

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 25, 1967 - 8:00 A. M.

Members Present: Mrs. Barbara Hyde, Chairman, Mrs. Grace Smith, Mr. Robert Baker, Mr. Richard Stranger, and Mr. Charles Love

Others Present: Mr. Richard Gray, City Manager; Mr. Keith Mumby, Mr. and Mrs. Homer Crouch, Mr. William Nelson, Dr. Robert W. Rigg, Mr. Don Warner, and interested property owners

I. MINUTES APPROVED AS CORRECTED

Mrs. Hyde asked for approval of the minutes of the December 28th meeting. Mrs. Smith said that it was Mr. Louis Burkey rather than Mr. Leo Burkey that had given the tract of land to the City. Minutes were then approved as corrected.

II. ✓ WITHDRAWAL OF OVERHILL CORPORATION REZONING

A letter was presented to the Planning Commission by Mr. Keith Mumby for the Overhill Corporation withdrawing the rezoning request for Lots 1 through 17 of Block 1, Overhill Annexation.

III. ✓ RECOMMENDATION OF REZONING LOTS 13 THROUGH 21 IN BLOCK 1 OF CRAIG SUBDIVISION FROM R-2 (TWO FAMILY RESIDENCE) TO B-1 (LIMITED BUSINESS)

This proposed rezoning was requested by Mr. and Mrs. Homer C. Crouch and presented to the Planning Commission by Mr. Keith Mumby. Mr. Mumby explained that Mr. and Mrs. Crouch, the owners and operators of the business at 444 Main Street known as Photography by Curtis, would like to have a dark room located in the basement of their home at 1226 North Seventh Street. They would like to hire a part-time employee. The R-2 zoning does not permit this. There will be no customer trade or retail business conducted on the premises.

Mr. Allan Wolfe of 1317 North Seventh Street asked if someone would explain the uses in B-1 zoning. Mr. Warner explained what the allowed uses would be. Several property owners in the area had heard that land had been purchased to build a restaurant. Mr. Warner assured them that B-1 zoning would not permit this use.

Mr. Love moved that Lots 13 to 21, inclusive, in Block 1 of Craig Subdivision be recommended to Council for rezoning from R-2 (Two-Family Residence) to B-1 (Limited Business). Mrs. Smith seconded. Motion carried.

IV. ✓ RECOMMENDATION FOR PLANTERS AT 2323 NORTH SEVENTH STREET
REVOCABLE PERMIT

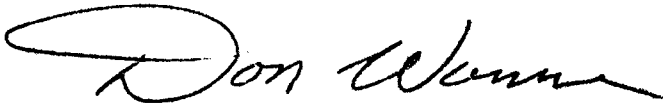
Dr. Robert Rigg, M.D. requested a revocable permit for proposed planters in the parking area in front of the new medical building at 2323 North Seventh Street. A plan of the planters which was drawn by Vandeusen and Bliska, Architects, was presented by Mr. William H. Nelson, Attorney for Dr. Rigg.

Dr. Rigg said that the height of the plants would not exceed the maximum allowed height so, therefore, they would not be traffic barriers.

Mr. Baker moved to recommend to Council that the revocable permit be granted. Mr. Stranger seconded. Motion carried.

V. ADJOURNMENT

The meeting was adjourned.



Don Warner
Development Director