

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 8, 1967 - 8:00 A.M.

AUDITORIUM - CITY HALL

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

Others Present: Mr. Augie Reyes, Rev. Eugene Profeta, Mr. Walt  
Palmer, Mr. Paul Walker, Regional Planning  
Director, and Mr. Don Warner

I. RECOMMENDATION OF B-1 (LIMITED BUSINESS) FOR PORTION OF  
FAIRMOUNT HEIGHTS SUBDIVISION

B-1 (Limited Business) for Fairmount Heights Subdivision  
was requested for this newly annexed area by Dr. Paul Marasco  
Dr. Marasco wants to build doctors' offices on this property.

Mrs. Hyde read a letter submitted by Dr. George Bosma for  
Bookcliff Development Corporation opposing B-1 zoning. The  
letter stated that enough land was available for this type of  
use and already zoned properly without adding additional  
property.

Mr. Warner explained that a petition had been circulated by  
Dr. Marasco to all property owners in the area and the  
residents released the restrictive covenants thereby allowing  
doctors' offices. This zoning would permit no retail business.

Mr. Baker so moved that we recommend to Council the B-1  
(Limited Business) zoning for the following described  
property:

Beginning at the Southeast Corner of Lot 4, Fairmount Heights  
Subdivision, Mesa County, Colorado, thence West to the South-  
west corner, Lot 8 of said Subdivision, thence North to the  
Northwest corner of said Lot 8, thence Northeasterly to the  
Northeast corner, Lot 5 of said Subdivision, thence South  
along East Line of said Lot 5 to a point 20 feet West and  
30 feet North of the Southwest corner, Lot 2 of said Subdi-  
vision, thence East 207.8 feet, thence Southeasterly 62.6  
feet to a point 10 feet South and 14 feet West of the North-  
east Corner, Lot 3 of said Subdivision, thence East 49 feet,  
thence South to a point 35 feet East of the point of beginning,  
thence West to the point of beginning.

Mr. Stranger seconded. Motion passed with Mr. Golden abstaining.

II. ✓ RECOMMENDATION OF CHANGE IN TEXT OF THE CITY ZONING ORDINANCE TO ALLOW ASSEMBLY USE 2.6 (MEMBERSHIP CLUB) USE IN I-2 (HEAVY INDUSTRY) AND I-1 (LIGHT INDUSTRY).

A letter was read by Mrs. Hyde from Mr. Augie Reyes, President of the Latin Anglo Alliance, requesting that assembly use 2.6 (Membership Club) be added as a permitted use in the I-2 (Heavy Industry) zone. The Latin Anglo Alliance would like to have a membership club and community center in the Pentecostal Holiness Church at 760 Winters Avenue.

Mr. Warner explained that there is evidently a need for such a use in both the I-1 and I-2 zones because of the many residential uses remaining in these zones.

Mrs. Hyde suggested that if the change in text was recommended to Council, that the minutes note the Commission did so by request because if industry should enlarge in the areas, the uses may not be compatible.

Mr. Golden moved that the text of the City Zoning Ordinance be changed to allow assembly use 2.6 (Membership Club) in I-1 (Light Industry) and I-2 (Heavy Industry) zones. Mr. Baker seconded. Motion carried.

III. ✓ GENERAL DISCUSSION

Mr. Walt Palmer, of the Soil Conservation Service, explained that he felt his office has a lot to offer the City Planning Commission as well as the Regional Planning Commission. He said that his office would be willing to assist in any type of soil problems that may be encountered.

The development of Lilac Park was discussed. Mrs. Hyde said the lilac plants were badly abused by children playing in the park. Mr. Palmer said there was probably too much salt in the soil in that particular area, and he would be glad to help if he could. It was suggested that Mr. Ralph Stocker, Parks Director, and Mr. Palmer get together and discuss the problem.

Mrs. Hyde said that she was pleased to see Mr. Palmer at the Planning Commission meetings and hoped that he would continue to attend.

IV. ADJOURNMENT

Meeting was adjourned.

*Don Warner*

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Don Warner  
Development Director