

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Tuesday - February 21, 1967 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

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

Others Present: Mr. Frank Dunn, Mr. Paul Walker, Regional Planning Director

I. DISCUSSION OF COMING PUBLIC HEARING

Mrs. Hyde read two letters requesting rezoning.

✓ The first letter, from Jim Fuoco Motor Company, requested rezoning of Lots 7 through 12, Block 34 of the City of Grand Junction, from R-2 to C-2 to permit garage and auto sales on this property.

✓ The second request was submitted by Dufford and Ruland for Mr. Harold Hamilton for rezoning the East side of North Seventh Street from Elm to Kennedy Avenue. Mr. Hamilton owns the house located at 1406 North Seventh and want to use the residence for locating a doctor's office.

The Commission discussed these two requests. Both items will be on the March 29, 1967 agenda.

II. ✓ DISCUSSION OF POSSIBLE EXCHANGE OF PROPERTY

Mr. Frank Dunn offered to exchange a piece of property located on South Fifth Street at the river for property which had been given to the City by Mr. W. J. Moyer for a City Park. This park is located on Noland Avenue one block east of South Fifth Street. Mr. Dunn felt a park on South Fifth Street would improve the appearance of the area as well as provide a rest stop for tourists.

Mr. Dunn said he had heard Mr. Louis Spector had plans for a junk yard for salvage of auto parts in this area. Mr. Dunn was concerned as to the appearance it could create.

Mrs. Hyde said she thought the Federal Law recently passed would prohibit Mr. Spector from building a junk yard on a US Highway unless it was properly screened so that it would not be visible from the highway.

Mr. Love said a City Election would be necessary before a property exchange could take place.

Mr. Stranger suggested that the Development Department check the laws and regulations as to the location of junk yards, and also see if there are any restrictive covenants which would make it impossible to trade properties.

III. ✓ GENERAL DISCUSSION

Mr. Stranger said that Mr. W. R. Cheney, Planning Director for Colorado Game, Fish, and Parks will be in Grand Junction to discuss planning and recreational development on the Western Slope. The surrounding counties will receive invitations to attend this meeting. Mr. Stranger said the meeting was tentatively set for the fourth Thursday of March (March 23rd).

IV. ADJOURNMENT

The meeting was adjourned.

*Don Warner*

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Don Warner  
Development Director