

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 29, 1967 - 8:00 A. M.

AUDITORIUM - CITY HALL

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

Others Present: Mr. Richard Gray, City Manager, Mr. Paul Walker, Regional Planning Director, Mr. Don Warner, Development Director, and a group of interested persons

I. MINUTES APPROVED

Minutes of the last regular meeting of February 21, 1967 were approved as mailed.

II. ✓ REZONING OF BLOCK 4, TELLER ARMS SUBDIVISION FROM R-1-C (ONE-FAMILY RESIDENCE) TO R-3 (MULTIPLE-FAMILY RESIDENCE) TABLED. (SOUTH SIDE OF HILL AVENUE BETWEEN 24TH AND 26TH STREETS)

A letter was read by Mrs. Hyde from Mr. Carl Kuehn requesting rezoning for the purpose of acquiring F.H.A. participation. Mr. Warner explained that F.H.A. would not participate in financing if single family residence zone faced an R-3 ((Multi-Family Residence) zone.

Mr. Floyd Akers presented a petition to the Planning Commission signed by 37 of his neighbors opposing the rezoning request. He felt the nine houses on Gunnison Avenue would be adversely effected as the living rooms face north.

A property owner said there was an easement but no alley. Mr. Warner checked the plat book and found a 16 feet easement and a 10 feet alley right-of-way. The property owners on the north side of Gunnison Avenue did not want to face the alley where trash from the apartments would be visible.

Mr. Warner suggested that Mr. Kuehn be contacted to see if he had any objection to front or side yard trash pickup.

Mr. Stranger moved to table the subject until sufficient information could be obtained on alley and easement right-of-way. Mr. Colescott seconded the motion. Motion carried.

Mr. Warner informed the residents that they would be contacted as to when this item will again appear before the Planning Commission.

✓III. REQUESTED REZONING OF LOTS 1 THROUGH 4, BLOCK 2, OF ROSE PARK SUBDIVISION AND LOTS 31 AND 32 OF ELM AVENUE SUB-DIVISION TABLED. (EAST SIDE OF SEVENTH STREET FROM BUNTING AVENUE TO KENNEDY AVENUE AND THE NORTHEAST CORNER OF BUNTING AVENUE AND KENNEDY AVENUE

Mr. Ed Ruland presented the rezoning request from R-2 (Two-Family Residence) to B-1 (Limited Business) for Mr. Harold Hamilton, property owner at 1406 North Seventh Street. Mr. Ruland presented facts and figures pertaining to the request. If rezoned, Dr. Harold Adams would like to make a doctor's office at this address. The American Lutheran Church has agreed to let Dr. Adams use their parking lot for his patients, and he would in turn pave the parking lot. Landscaping would also be included in improvements.

Mr. Warner explained that the rezoning of this property had to be adjacent to the B-1 (Limited Business zone or be a four-acre area.

After considerable discussion, the Commission agreed that a master plan should be made of both sides of North Seventh Street and the residents contacted so that they could be present at a hearing and voice an opinion.

Mr. Ruland agreed to circulate a petition among the residents to see if they were opposed to the rezoning request.

Mr. Golden moved to table the item until a further study could be made. Mrs. Smith seconded. Motion carried.

✓IV. RECOMMENDATION OF C-1 (LIGHT COMMERCE) FOR PROPER ZONE CLASSIFICATION FOR DRIVE-IN WITH EATING FACILITIES INSIDE ESTABLISHMENT

Mr. Donald Stacey presented facts and figures as why an establishment such as Col. Sanders Kentucky Fried Chicken should be included in the B-3 zone classification.

Mr. Warner felt a business of this type should be included in C-1 (Light Commerce), 5.1 instead of the Business use 4.6.

After considerable discussion, the Commission decided that the recommendation to Council would best fit under Commerce Use 5.1. Mr. Warner is to work with City Attorney, Gerald Ashby, and make this addendum to 5.1.

Mr. Colescott moved that this use or any other such use be included in Commerce Use 5.1 and that it be reworded to read as such. Mr. Stranger seconded. Motion carried.

V. ✓ REQUESTED REZONING OF LOTS 11 THROUGH 15, INCLUSIVE,  
BLOCK 17, CITY OF GRAND JUNCTION FROM B-1 (LIMITED BUSINESS)  
TO R-3 (RETAIL BUSINESS) OR C-1 (LIGHT COMMERCE) DENIED.  
SOUTHWEST CORNER OF SEVENTH STREET AND BELFORD AVENUE

Mr. Don Stacey presented plans to the Commission for the proposed Col. Sanders Kentucky Fried Chicken Franchise. Mr. Stacey felt it would be a nice enough establishment that the problem of teen agers would be avoided, therefore, it would not become an extreme traffic hazard. Mr. Stacey presented publications that had appeared in National magazines for Col. Sanders Kentucky Fried Chicken Franchise. Mr. Stacey said that ninety per cent of the business would be from 4:00 P.M. to 7:30 P.M.

Mr. Stacey said that all contracts had been signed on all phases of the business to insure that if rezoned, the establishment would be built and another business could not take its place.

A petition signed by property owners and submitted to the Commission opposing the rezoning, was mentioned by Mr. Stacey. Mr. Lincoln Coit appeared representing 75 residents opposing the petition. Mr. Stacey said no petition was circulated for those in favor because he felt the importance of a petition was not of any significance.

Mr. Ronald Boice, the person who plans to operate this proposed business in Grand Junction, said Kentucky drive-ins are not classified within the same class as drive-ins and there is very little garbage or litter as ninety per cent of the business will be take-out trade.

Mr. Stacey explained that business was already in the area involved. Mr. Stacey then explained that this business would employ ten people (ten full-time and four part time). The building would cost approximately \$30,000.00 and would have approximately \$50,000.00 worth of equipment inside.

Mr. Warner said that two motions should be made - one for each proposed zone classification.

Mr. Baker moved to recommend to Council that B-3 (Retail Business) for Lots 11 through 15, inclusive, Block 17, City of Grand Junction be granted. Mr. Golden seconded. Motion defeated.

Mr. Golden moved to recommend to City Council that Lots 11 through 15, inclusive, Block 17, City of Grand Junction be zoned C-2 (Light Commerce). Mrs. Smith seconded. Motion defeated.

✓VI. REZONING OF LOTS 7 THROUGH 12, BLOCK 34, CITY OF GRAND JUNCTION FROM R-2 (TWO-FAMILY RESIDENCE) TO C-2 (HEAVY COMMERCE) RECOMMENDED TO COUNCIL. (SOUTH SIDE OF HILL AVENUE BETWEEN FIRST AND SECOND STREETS)

Mrs. Hyde read a letter from Jim Fuoco Motor Company requesting rezoning from R-2 to C-2.

Mr. James Fuoco said that no immediate enlargement was planned, but that he would like to have the proper zone classification in effect if they did plan to expand. Until expansion, the area will be used for employee parking and for parking for cars which are to serviced.

Mr. Baker moved to recommend to Council that this property be recommended to Council for C-2 (Heavy Commerce from R-2 (Two-Family Residence). Mr. Stranger seconded.

Mr. Colescott asked if junk yard would be a permitted use in this zone classification. He was informed that this use would not be allowed.

Motion carried.

✓VII. APPROVAL OF WILLOWBROOK SUBDIVISION REPLAT

Mr. Warner showed the replat of Willowbrook Subdivision to the Commission and explained that an area which included 10 lots is replatted for 17 single family units rather than 10 duplex lots.

Mr. Golden moved to recommend the replat of Willowbrook Subdivision to Council. Mrs. Smith seconded. Motion carried.

✓VIII. APPROVED RECOMMENDATION TO COUNCIL FOR REVOCABLE PERMIT FOR MESA COUNTY JUNIOR COLLEGE DISTRICT

Mr. Warner showed and explained the plot plan to the Commission members. The revocable permit would permit electrical and gas lines in the alley between Texas Avenue and Elm Avenue, running East from College Place to the West line of lot 21 of South Garfield Park Subdivision.

Mr. Stranger moved to recommend to Council the revocable permit for Mesa County Junior College. Mr. Baker seconded. Motion carried.

✓ IX. RECOMMENDATION TO CHANGE CONTENT OF TEXT REGARDING TRAFFIC HAZARDS

Mr. Warner explained that the change was very slight. It added in part (b) of Section 6, Supplementary Regulations on Traffic Visibility to include sign of display which could be regulated as constituting traffic hazards.

Mr. Colescott moved to recommend to Council that the above words be added. Mr. Golden seconded. Motion carried.

X. ADJOURNMENT

The meeting was adjourned.



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Don Warner  
Development Director