

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 31, 1967 - 8:00 A. M.

AUDITORIUM - CITY HALL

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

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

I. MINUTES APPROVED

Minutes of the April 26, 1967 meeting were approved as  
mailed.

✓II. RECOMMENDATION OF REZONING FROM R-2 (TWO-FAMILY RESIDENCE)  
TO B-1 (LIMITED BUSINESS) ON NORTH SEVENTH STREET SOUTH OF  
ELM AVENUE

Mr. Warner briefly discussed this tabled rezoning request  
for the benefit of the new Planning Commission member, Mr.  
Richard Youngerman.

The rezoning request had been tabled at the Planning Commis-  
sion meeting of March 29, 1967 when the Commission agreed that  
there should be a major plan and the entire area should be  
considered for rezoning rather than just a portion.

A map of the area was presented to the Commission showing the  
locations of property owners which had signed a petition  
opposing the rezoning.

At the request of Mr. Stranger, Mrs. Hyde read the petition  
which expressed reasons for opposition.

Mr. Ed Ruland, representing attorney for Mr. Harold Hamilton,  
presented facts and figures why rezoning of the area was  
needed and respectfully requested that the Commission  
recommend the rezoning to Council.

Mrs. Rosella Cobb, circulator of the petition and resident  
of 1507 North Seventh Street, Mr. W. L. Whisler of 1307 North  
Seventh Street, Mrs. William Stephens of 748 Elm Avenue, and  
Mrs. George Warren of 1305 North Seventh Street, expressed  
their objections.

Mr. Warner assured the residents that this requested zone change would not permit retail business of any kind.

Mr. Golden stated he felt to change the zoning is only to recognize what the situation is. The service-type uses have been there for a good number of years and the residents have continued to live there.

Mr. Golden moved to recommend to Council the North 180' of Lot 18, Lot 19, South 217' of Lot 20 ALL in Capitol Hills Subdivision; Lots 26 through 32, inclusive, of Block 1, Elm Avenue Subdivision; and Lots 1 through 4, inclusive, of Block 2, Rose Park Subdivision, from R-2 (Two-Family Residence) to B-1 (Limited Business). Mr. Stranger seconded. Mr. Golden, Mr. Stranger, and Mr. Youngerman voted aye. Mr. Colescott and Mrs. Smith voted nay. Motion carried.

Mr. Warner explained at the request of Mrs. Cobb that this was not the final passage, but only a recommendation to City Council.

III ✓ DENIED REZONING REQUEST FOR BLOCK 4 OF TELLER ARMS SUBDIVISION FROM R-1-C (ONE-FAMILY RESIDENCE) TO R-3 (MULTI-FAMILY RESIDENCE)

This item had been tabled at the March 29, 1967 meeting until additional information could be obtained regarding easement and right-of-way.

Mr. Warner explained that there was a 16' easement and a 10' alley right-of-way.

Mr. Warner read a memo from Mr. T. P. Wagenfuhr of Federal Housing Administration which stated that land planning and zoning which permits single family dwellings to front other than single family dwellings is not considered an acceptable procedure and therefore, prohibits F.H.A. participation in proposed construction for mortgage endorsement.

Area residents expressed their opinions opposing the rezoning request.

Mr. Colescott said he was in favor of leaving the zoning as it is. It was zoned this way at the time the property was purchased, and he could see no good reason for change.

Mr. Golden said he did not feel the Planning Commission should get involved in the financing.

Mr. Colescott moved to deny this request. Mrs. Smith seconded. Motion carried to deny recommendation to Council.

IV. ✓ GENERAL DISCUSSION

Mr. Stranger requested that the City Planning Commission voice an opinion to be presented to the Regional Planning Commission on a proposed resolution regarding recommended use for a small area in our County which access can be obtained only through Montrose County. The recommended use for this small area is multiple use. The Planning Commission agreed that this would be the only practical recommendation.

V. ADJOURNMENT

Being no further business to come before the Commission, the meeting was adjourned.



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Don Warner  
Development Director