

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION.

Wednesday - November 29, 1961 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Arthur Hadden, Ray Meacham, Robert Baker, V. L. Colony, Mrs. William Hyde, and Mrs. Robert Russell.

Others present: Development Director Don Warner, and Building Inspector James E. Stockton.

I. MINUTES APPROVED.

The Chairman noted that copies of the minutes of the Regular meeting of October 25, 1961 had been mailed to all members. Hearing no objections or corrections, he declared the minutes of the regular meeting on October 25, 1961 be approved as written.

II. HEARING ON RE-ZONING FROM B-3 TO C-1 - TELLER ARMS.

No one appeared in opposition to this proposal. Mr. Lloyd Files appeared and was heard in favor of this change. The hearing was closed.

Chairman Nelson stated that the re-zoning from B-3 to C-1 would comply with present zoning along North Avenue in the City limits. Don Warner said that C-1 is the tourist oriented type of business. Mr. Meacham suggested that the request be granted and be approved because it conformed with the rest of the zoning. Mr. Meacham moved that the Planning Commission request be approved for C-1 zoning the North 160' of Blks. 5, 6 and 7 of Teller Arms Subdivision. Motion was seconded by Mr. Baker and carried.

III. CONTINUED DISCUSSION OF SIGN SET-BACK ON NORTH AVENUE.

Dean Dickey and Ray Goldston appeared and Dean Dickey spoke to the Commission on this subject.

Chairman Nelson noted that they had been out and looked at the situation of the signs on North Avenue and asked if there was anything further that the Commission would like to say on the matter. It was unanimously agreed upon that if signs were to be allowed in the set-back area it would be a traffic hazard. Movement of the present signs that are considered traffic hazards will be requested in the very near future and letters will be mailed out as soon as possible requesting this change. Mr. Colony made a motion to let the ordinance remain as written. The motion was seconded by Mrs. Hyde and carried.

IV. DISCUSSION OF HOUSING CODE.

Building Inspector James Stockton talked to the Planning Commission on some of the points involved in a Housing Code. An informal discussion followed on the uses of Housing Codes and their value to cities. It was decided to go into this matter further at the next regular Planning Commission Meeting. It was also suggested that this matter be discussed with the Board of Realtors.

V. BUILDING REMODELING.

There was a discussion on refacing of buildings in the down-town area. It was pointed out that these buildings are at the property line and that there should possibly be a way of granting a special permit to reface a building for modernization if such refacing extended into the right-of-way no more than an inch and a half to two inches from the side-walk level up to a point 8 feet above the side-walk level with a possible further extension above that point. This is to be discussed further by the Development Department with the help of local Arthitects.

VI. ADJOURNMENT.

There being no further business to come before the Commission, the meeting was duly adjourned.