

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - April 25, 1962 - 8:00 A. M.

AUDITORIUM - CITY HALL

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

Others Present: Don Warner, Development Director.

I. MINUTES APPROVED:

Chairman Nelson asked if there was any discussion on the regular meeting held on March 28, 1962, There was none. The minutes stood approved as read.

II. DISCUSSION OF PROPOSED REVISION IN TEXT OF ZONING ORDINANCE.

(Loading zones, front yard fences, corner lot fences, porches).

The Planning Commission considered the following changes to the zoning ordinance and recommended the same be adopted:

Section 5. PARKING AND LOADING

- b. (1) Every building as a part of an institutional, business, commercial or industrial use hereafter erected, moved, converted, extended, enlarged or increased shall maintain the following off-street loading spaces:

TO BE AMENDED TO READ:

- b. (1) Every building as a part of an institutional, business, commercial or industrial use hereafter erected, moved, converted, extended, enlarged or increased, EXCEPT THOSE ON PREMISES WHICH ABUT AN ALLEY SUBJECT TO ALLEY LOADING RESTRICTIONS IN THE TRAFFIC ORDINANCE PROHIBITING THE PARKING OF PASSENGER VEHICLES, WITHOUT SPECIAL PERMIT, FOR ANY PURPOSE, shall maintain the following off-street loading spaces;

Definition of "Sign" reading as follows:

Sign....Any words, lettering, figures, numerals, phrases, sentences, devices, designs, pictures, or trade marks by which anything is made known, such as are used to designate a firm, an association, a corporation, a business, a service or a commodity or product, or any type of publicity or propaganda whether placed on natural objects or on a building, fence or other man-made structure, which are visible from any public street, or public road right-of-ways. Signs legible from two opposite directions shall be considered two signs for area but not for permit purposes.

TO BE AMENDED TO READ:

Sign....Any words, lettering, figures, numerals, phrases, sentences, devices, designs, pictures, or trade marks by which anything is made known, such as are used to designate a firm, an association, a corporation, a business, a service or a commodity or product, or any type of publicity or propaganda, whether placed on natural objects or on a building, fence or other man-made structure, which are visible from any public street, or public road right-of-ways.

Section 4. SIGNS

- b. (3) Any free-standing sign structure or sign on top of a building shall not be located closer than allowed by setback and yard requirements to any lot line and shall not exceed the maximum building height permitted in the zone district. Any sign supported by such free-standing sign structure and any part of which projects over the public right-of-way must be at least 12 feet above grade and cannot extend further than a point 2 feet in back of the curb face.

TO BE AMENDED TO READ:

- b. (3) Any free-standing sign structure or sign on top of a building shall not be located closer than allowed by setback and yard requirements to any lot line and shall not exceed the maximum building height permitted in the zone district. Any sign supported by such free-standing sign structure and any part of which projects over the public right-of-way OR THE REQUIRED SETBACK AREA must be at least 12 feet above grade and cannot extend further than a point 2 feet in back of the curb face.

Section 6. SUPPLEMENTARY REGULATIONS

- n. (5) (b) Porches that are open, unenclosed, or screened in at ground level or below the main floor level, and chimneys and fire escapes may extend into a required yard not more than six feet but in no case closer than three feet to any lot line.

TO BE AMENDED TO READ:

- n. (5) (b) PORCHES THAT ARE OPEN, SCREENED OR GLASSED IN (50% OF EACH EXTERIOR WALL AREAS TO BE GLASS OR SCREEN) MAY EXTEND INTO THE REQUIRED FRONT YARD NOT MORE THAN SIX (6) FEET.

ADD TO "Permitted Uses" in Zone Districts B-3, Retail Business, C-1, Light Commerce, C-2, Heavy Commerce, the use,

1.5.....MULTI-FAMILY RESIDENCE

ADD TO "Conditional Uses" in R-1-A One-family residence, the use,
2.3.....SWIMMING POOL SEMI-PUBLIC

Section 6. SUPPLEMENTARY REGULATIONS

- a. On corner lots that part of a backyard fence which extends to the side property line may be 5 feet high.

TO BE AMENDED TO READ:

- a. On corner lots that part of a backyard fence which extends to AND ALONG the side property line may be 5 feet high.

- i. Set-back and Floor Area in Developed Areas: In blocks with more than 50% of the buildable lots already developed, new construction shall conform to the average set-back of the existing buildings, and floor area may conform to the average floor area if less than that specified.

TO BE AMENDED TO READ:

- 1. Set-back and Floor Area in Developed RESIDENTIALLY-ZONED Areas: IN RESIDENTIAL ZONE DISTRICTS in blocks with more than 50% of the buildable lots already developed, new construction shall conform to the average set-back of the existing RESIDENTIAL buildings IN THE BLOCK, and floor area may conform to the average floor area IN THE BLOCK if SAID AVERAGE IS less than that specified FOR THE ZONE DISTRICT.

THE FOLLOWING CHANGE IS PROPOSED IN THE ZONE DISTRICT MAP:

The north 120 feet of Blocks A and F, Mesa Gardens Subdivision, to be rezoned from R-1-C, Single Family Residence, to P, Off-street Parking.

Block A of Mesa Gardens Subdivision, except the north 120 feet, to be rezoned from R-1-C, Single Family Residence, and R-2, Two-family Residence, to B-1, Limited Business.

Above area is between 22nd Street and the alley East of 19th Street and between Ouray Avenue and Grand Avenue.

III ADJOURNMENT

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