

*Buller*

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 16, 1962 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

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

Others present: City Manager Joe Lacy, Development Director, Don Warner, Building Inspector, J. E. Stockton and Dean Dickey.

I. MINUTES APPROVED:

Chairman Nelson asked if there was any discussion on the regular meeting held April 25, 1962. There was none. The minutes stood approved as read.

II. CONSIDERATION OF PROPOSED CHANGE IN ZONING DISTRICT MAP.

The following change in the Zone District Map was approved for recommendation to the council.

The North 120 feet of Blocks A and F, Mesa Gardens Subdivision, to be re-zoned 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 re-zoned 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. CONSIDERATION OF PROPOSED CHANGES IN ZONING ORDINANCE TEXT.

The following changes in the Grand Junction Zoning Ordinance Text were approved for recommendation to the council.

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 the 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 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.
- c. (1) No sign may extend over the public right-of-way more than six feet or closer than 5 feet to the curb face unless the bottom point of such sign is at least 14 feet above the top of the curb. In no case shall any projecting sign extend beyond the face of the curb.

TO BE AMENDED TO READ.

- c. (1) No sign may extend over the public right-of-way or setback area more than six feet or closer than 5 feet to the curb face unless the bottom point of such sign is at least 14 feet above the top of the curb. In no case

PLANNING COMM/ May 16, 1962

shall any projecting sign extend beyond the face of the curb.

Representatives of Western Neon Company, Colorado Neon Company and Cochran Outdoor Advertising Company appeared at the meeting.

Proposed changes in porch regulations, set-back regulations and apartment regulations were tabled for further consideration and hearing was continued until the next regular meeting of planning commission.

IV. ADJOURNMENT.

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