

Binder

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday November 28, 1962 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Ray Meacham, Art Hadden, Mrs. Barbara Hyde, Mrs Betty Russell, Elmer Nelson, Vic Colony.

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

Mr. Meacham moved that Vic Colony be nominated temporary chairman in the absence of Bob Baker. The motion was seconded by Elmer Nelson. The motion carried. Bob Baker arrived later.

The meeting was called to order by Acting Chairman Vic Colony.

I. MINUTES APPROVED.

Acting Chairman, Vic Colony asked if there was any discussion on the minutes of the Regular Meeting held October 31, 1962. There was none. The minutes were approved as written.

II. SET ZONING HEARING FOR DECEMBER 19, 1962.

Mr. Nelson made a motion that we set the Regular Quarterly Zoning Hearing date for December 19, 1962, at 8:00 A.M. Mrs. Russell seconded the motion. Motion carried.

III. DISCUSSION OF APARTMENT USE IN B-3 AREA.

The Development Department has had several inquiries about building apartments in B-3 areas. Several things indicate the advisability of allowing this type use: (1) Proximity of these locations to offices & retail business establishments. (2) Avoidance of traffic problems when people can walk to work rather than take cars into an already crowded parking situation. (3) Convenience of living close to shops & theaters for those who do not have cars.-- The Commission discussed this in some detail and it was suggested that further discussion of possibly allowing a 1.5 use to be conditional in B-3 zones be held at the regular December meeting.

IV. REZONING REQUEST.

Mr. Nelson requested a proposed change in zoning from R-3 (Multiple-family residence) to B-1 (limited business) covering lots 1 thru 5, Block 3 and lots 1 thru 5 Block 4, Park Place Heights Subdivision, Mr. Nelson now owns one-half of the property requested for re-zoning. This matter will be heard at the December 19th hearing.

V. CAPITAL IMPROVEMENTS PROGRAM.

There was a general discussion of the Capital Improvements Program of items that could be included in the long range Planning Program.

VI. MEETING ADJOURNED.