

REGULAR MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 29, 1963 -- 8:00 A.M.
Conference Room - City Hall

Members present: Messrs. Robt. Baker, Art Hadden, Elmer Nelson,
Mrs. Robt. Russell, and Mrs. Grace Smith.
Members absent: Mr. Vic Colony and Mr. Ray Meacham.
Others present: Development Director Don Warner.

PROPOSE B-1 ZONING FOR NORTH 7th STREET ANNEX

Development Director Warner said that B-1 zoning which would allow professional offices had been requested for this area. He noted that the area, which is just across from St. Mary's Hospital, would seem to be best suited for professional offices but not suited for retail business. He pointed out that there is a church to the south and that soon there will be a school in the area, and that it is surrounded by good medical office-type uses.

Motion was made by Mr. Nelson that the annexation at North 7th Street and Wellington be advertised for hearing as proposed B-1 zoning. Motion was seconded by Mrs. Smith, and carried.

PROPOSE B-2 ZONING FOR SOUTH 40' LOT 6, BLK 1, BOOKCLIFF PARK

Mr. Warner recommended that the south 40 ft. of Lot 6, Block 1, Bookcliff Park be changed from B-1 zoning to B-2 zoning, noting that it would be more logical to break the zoning line at an alley. Also, B-2 zoning allows neighborhood business, a use which is already in the area.

Motion was made by Mrs. Russell that the south 40 feet of Lot 6, Block 1, Bookcliff Park be advertised for hearing to be changed from B-1 to B-2 zoning. Motion was seconded by Mrs. Smith, and carried.

ZONING HEARING TO BE JUNE 26th

Mr. Warner noted that the next zoning hearing would regularly be held on June 19th. However, he will be out of the City on that date and asked that another date be set for the hearing. Motion was made by Mr. Nelson that the regular quarterly zoning hearing be held on June 26th, 1963, along with the regular Planning Commission meeting. Motion was seconded by Mr. Hadden, and carried.

T-ALLEYS

Mr. Warner read a memo from Mr. Lacy regarding the visibility at T-alleys. These are mostly located in the older part of town in residential areas where garages have been built on the corners, and apparently there is nothing that can be done about those in existence. However, no new ones will be allowed.

TREES ON NORTH AVENUE

Mr. Baker noted that a row of trees have been planted in the 1600 block on ~~North~~ ^{Alameda} Avenue which are too close to the right-of-way and will block the visibility in a short time. This matter will be referred to Ralph Stocker, Parks Superintendent.

ADJOURNMENT

The meeting was adjourned at 9:00 A.M.