

BOARD OF ADJUSTMENT & APPEALS HEARING

Friday, February 10, 1961

1:30 P.M.

MINUTES

Members present: Glen Hopper, Floyd Felt, and Bruce E. Brownson.
Members absent: Ray Hume and G. E. Randolph
Also present: Development Director Don Warner, Bldg. Inspector
James E. Stockton, and several interested citizens.

The meeting was called to order by Mr. Hopper.

SUBJECT OF MEETING

The meeting was called to consider the request of the PMI Industries, Inc. (Victor G. Paul, Martin Mason, and H. M. Ingraham) for conditional use 4.3 in B-1 zone in order to establish a Help-yourself Laundry and Dry Cleaning business in above location.

ACTION REQUIRED BY BOARD

Development Director Don Warner explained that to operate a self-service laundry and dry cleaning business in the building under consideration would be a conditional use in B-1 zoning, and that a conditional use requires action by the Board upon the following four factors:

1. Apparent community need for the use.
2. Suitability of location for the use.
3. Property values of surrounding area. (Effect of)
4. Plan of development of use.

APPLICANT'S STATEMENTS

The applicants submitted the following statements in reply to the above four conditions:

1. Apparent community need for the use. Mr. Martin explained that this is an entirely new type of business for Grand Junction and that they felt the community was in need of this type of business and that it would benefit a lot of people. He explained that it does not conflict with professional cleaning, but that it makes it possible for people to clean many articles easily that they might ordinarily wash at home, and so is a great convenience to them. The fact that it is a combination laundry and dry cleaning business makes it convenient for people.
2. Suitability of location for the use. This location is a very convenient spot to draw from a large volume of potential users of a service of this kind. Since external effects such as noise or odor do not exist, it is felt that this is the best available location in town -- it is easy to approach and there is ample parking space as it is not located in the congested business area.

3. Property values of surrounding area (effect of). It was the opinion of the applicants that the building would be improved in appearance and should not in any way affect the value of any of the property in the surrounding area.
4. Plan of development of use. The applicants said that the existing building was sufficient for the development of their future use and they did not contemplate any addition to the building.

Mr. Martin further explained that this was a new method of dry cleaning and that the type of cleaning fluid used in the machines is non-inflammable.

Mr. Gravenstein of the Norge Company explained that in other places in similar operations there is an attendant on duty all of the time and that the business is just open 16 hours per day instead of the usual 24-hour day of most help-yourself laundries. No doubt this same practice would be followed here. He emphasized again that the solvent used in the machines is non-inflammable and non-toxic. There are no odors connected with the operation since the fluid used is filtered and re-circulated rather than being discarded and there is a final deodorizing stage to the cleaning operation; however they do install a vent which insures that should any odor happen to occur it will be taken away.

He said that the operation has been approved by the Health Department in Denver and also in all states except California, and it will be approved there some time this month. It was his opinion that it should bring in quite a bit of business to the City.

A petition was presented by the applicants showing that residents in a four-block area adjacent to this building were in favor of the request. Also a statement signed by the three members of PMI Industries (Victor G. Paul, Martin Mason, and H. M. Ingraham) was presented, wherein they stated:

- (1) That no inflammable materials will be used on the premises in operating said business; and
- (2) That no other person or persons shall be permitted to use inflammable materials by us in the operation of said business thereon.

DISCUSSION

When questioned about "spotting" operations, Mr. Gravenstein said no flammable materials were used for this - just water.

Mr. Hopper asked if Fire Chief Frank Kreps approved of this, and Mr. Warner said that this had been discussed with him and that he had said that since all solutions used were non-inflammable he could see nothing wrong with this type of operation.

ACTION OF BOARD

In view of the fact that the Board felt that the applicants had sufficiently complied with all four factors for a conditional use as specified in the zoning ordinance, and in consideration of the discussion and petition and signed statement presented, Mr. Felt made the motion that the Board grant this request for conditional use 4.3 in B-1 zone in order to establish a Help-yourself Laundry and Dry Cleaning business in subject area (NW corner 7th and Teller), subject to the necessary provisions of the zoning ordinance. Motion was seconded by Mr. Brownson, and carried.

ADJOURNMENT

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

Bunker

Case No. 1-61

Hearing 2-10- 19 61

1:30 P.M.

BOARD OF ADJUSTMENT

~~XXXXXXXXXX~~ CONDITIONAL USE

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: PMI INDUSTRIES, INC.

OWNER: Victor G. Paul, Martin Mason, H. M. Ingraham

APPEARANCES: Victor G. Paul, Martin Mason, H. M. Ingraham, and others.

For Applicant:

For Opposition: None

PREMISES AFFECTED: NW corner, 7th and Teller (Lots 19 and 20, Block 17,
City of Grand Junction)

SUBJECT: Request for conditional use 4.3 in B-1 zone in order to establish
a Help-yourself Laundry and Dry Cleaning business in above
location.

ACTION OF BOARD: After discussion and consideration of letters and petition
presented, motion was made by Mr. Felt and seconded by
Mr. Brownson that the Board grant this request subject to
the necessary provisions of the zoning ordinance. Motion c
carried.

This action of the Board of Adjustment is not a permit. Apply to the
Building Department, City Hall, for a building permit.