

M. Mastrovich
Binder

GRAND JUNCTION BOARD OF ADJUSTMENT AND APPEALS

Tuesday - November 12, 1963

Auditorium - City Hall

Members Present: Warren L. Turner, Chairman, Richard L. Reed, George E. Randolph, E. H. Settle, and Anthony M. Mastrovich

Others Present: Development Director Don Warner, Building Inspector J. E. Stockton, Applicants Mr. Bouchard and Mrs. Kane, and twelve residents of adjoining property

This meeting was called as a public hearing on the request for conditional use 5.8 (car washing business). A map was shown with the proposed location indicated. Development Director Don Warner explained a request from the City Engineering Department that the Board consider requiring the paving and curbing of 21st Street to the North side of Bunting Avenue. It was explained that 21st Street has never been opened, that there is a major drainage problem in this area, and that added traffic generated by the opening of 21st Street would require paving, not only for drainage, but also to eliminate excessive dust conditions for residents in the area.

Mr. Bouchard explained that the proposed use was to be a coin-operated car wash with the customer actually doing the washing of his own car. Several of the group in attendance complained about present traffic in the alley to the north of the drive-in restaurant, machine shop, and washateria. Mr. Bouchard and Mrs. Kane were questioned by members of the group as to whether they would be willing to install a fence along the north line of Lots 12, 13, 14, and 15 to eliminate access to the alley. Mr. Bouchard and Mrs. Kane said that they would have to study the proposal more thoroughly.

A motion was made by Mr. Settle and seconded by Mr. Mastrovich that the decision on the matter be tabled for a future meeting to be called by the chairman as soon as practicable to allow Mr. Bouchard and Mrs. Kane time to discuss the fence installation and report their findings to the Board. The motion also contained a request to Don Warner that the names and phone numbers of those present be listed and that they be notified in advance of the time and place of said meeting. Motion carried.