

GRAND JUNCTION, COLORADO

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - September 27, 1964

Conference Room - City Hall

Members Present: Warren Turner, Chairman, Rudolph Susmen, Anthony M. Mastrovich, E. H. Settle, and George E. Randolph.

Others Present: J. E. Stockton, Don Warner, Amos Raso and John Bouchard.

I. CAR WASH, 2ND AND GRAND AVENUE - CONDITIONAL USE

This was the date set for hearing on conditional use (5.8 mechanical car wash) in a C-1 zone. The land in question is owned by Mr. Amos Raso and located on Lots 15 thru 18 in Block 77, City of Grand Junction. (on North side of Grand Avenue between 1st and 2nd) Mr. Raso and Mr. Bouchard are requesting that a conditional use be granted to build a mechanical car wash on the lots.

Mr. Bouchard showed his plan of development for the proposed car wash.

The location was determined to be suitable for the use, because of street classification of Grand Avenue and do to the fact that this property is bounded on the west by C-2 zoning in which a car wash would be an allowed use rather than a conditional use.

In the discussion on the effect on the surrounding property value, it was noted that the property owner on the east had written to the Planning Commission stating that he was in favor of this use. This property owner also stated that he thought this change would raise the value of all surrounding property.

It was further noted that the Planning Commission had granted a change of zoning with this car wash business in mind.

Mr. Bouchard stated that there was an apparent community need for the use since the existing self-service washes were heavily used and there was no self-service car wash close to this area.

Mr. Susman made a motion to grant the requested condition use, Mr. Mastrovich seconded the motion. Motion carried.

II. ADJOURNMENT.

There being no further business to come before the Board, the meeting was regularly adjourned at 8:00 R.M.



Don Warner, Development Director