

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - January 26, 1965 - 8:00 A.M.

Conference Room - City Hall

Members Present: Warren Turner, Chairman, Rudolph Susman, George Randolph and Anthony Mastrovich.

Others Present: J. E. Stockton, Don Warner, Rev. Jeff Lockhart and interested property owners.

I. CONDITIONAL USE - 2.4 ASSEMBLY USE (CHURCH).

Mr. Turner read the letter of application from the Chapel of Prayer, Inc. requesting the Conditional Use - 2.4 Assembly Use (Church) for Lots 1 and 2, Block 69, City of Grand Junction (901 Ouray Avenue). Rev. Jeff Lockhart told the Board that there would be 3 services a week and about 50 to 125 people per service.

Several property owners in the area spoke objecting to this use of the building because of inadequate parking.

A general discussion followed on the suitability of the location, apparent community need, property values of surrounding area and plan of development. The major objection was lack of parking which would result in heavy parking in front of surrounding homes.

Mr. Susman made a motion to deny the Conditional Use - 2.4 Assembly (Church) at 901 Ouray. Mr. Randolph seconded, motion carried.

II. CONDITIONAL USE - 5.3 USED CAR SALES.

Mr. Turner read the letter of application from Lee S. Hunt requesting the Conditional Use - 5.3 Used Car Lot for the East 50.45 feet of Lots 11 to 15, Block 116, City of Grand Junction. He also read the terms of the lease agreement between Mr. Amos Raso and Mr. Hunt.

The amount of traffic on 7th Street was discussed. Access to this location (on the Shopping Park) was discussed as being a problem. It was felt that this was not a proper use for this location.

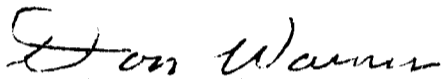
Mr. Randolph made a motion to deny the Conditional Use - 5.4 Used Car Lot for the Southwest corner of 7th Street and Main Avenue. Mr. Susman seconded, the motion carried.

III. GENERAL DISCUSSION.

A general discussion was held on the agenda for the meeting on February 9, 1965. Conditional Use - 2.6 Membership Club on Block 1, West Lake Park Annex. (1620 North 1st Street)

IV. ADJOURNMENT.

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



Don Warner
Development Department