

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 28, 1973

City Hall Auditorium 8:00 A.M.

M I N U T E S

Members Present: Chairman Levi Lucero, Virginia Flager, Jerry Wilds, Eugene McEwen, Ray Paruch and Dick Youngerman.

Others Present: Rick Cisar, Don Warner, Ted Ford and Harvey Rose.

1. Approval of minutes of previous meeting:

Minutes were approved as mailed.

2. #13-73: Consideration of a request for a Conditional Use (5.1) Drive-in Banking Facility in the B-3 Retail Business zoning district.

Mr. Dick Youngerman stated that he won't be voting because of his interest in this request. Rick Cisar gave a description of the property being discussed and proposed site plan. Mr. Paruch asked if there would be a pedestrain ROW sign. Mr. Cisar stated that this could be a condition if the request was approved. Mr. Lucero asked if the adjacent property owners had been notified. Mr. Cisar said they had. Mr. Ben Carns was present and stated that there had been two meetings with the school. Mr. Jim Wilds was present representing St. Joseph's School and stated that should any traffic problems arise in the future, they would like the Planning Commission help work out the problems. Mr. Paruch said that he was concerned with the traffic problem. Mr. Quimby of First National Bank stated that if a traffic problem arises, then they would be happy to hire a patrolman.

Jerry Wilds made a motion to approve the request with the condition that the drive-in bank have a stop sign and a "No Left Turn" sign at the exit. Virginia Flager seconded and the motion carried unanimously.

3. #19-73: Consider petition to vacate a portion of the East-west alley of Block 73, City of Grand Junction.

Rick Cisar gave the board a description of the property and site plan. The sanitation department requests that two additional alleys going north be deeded to the city. Mr. Jack Porter was present and presented a model of what is planned for the new library and there was a discussion on the necessity of a west alley. Dick Youngerman made a motion to approve the request with the condition that 1.) Two new alleys be deeded to the city and 2.) necessary utility relocation be made at petitioner's expense. Jerry Wilds seconded and it passed unanimously.

4. #17-73: Consider petition to vacate High Street through Parcel No. 1 and abutting Parcel No. 2 & 3 of the Moon & Day's Addition.

Mr. Cisar gave a description of the property in question. The owner plans to expand the existing mobile home park. He now has 6 units and wants to expand to 44 units. Mr. Lucero asked if the area is serviced by sewer, Mr. Cisar siad that there were some sewer and some septic

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tanks, Virginia Flager asked if this item has been through the Utility Coordinating Committee. Mr. Cisar said that it hadn't. Virginia Flager made a motion to table until more information is submitted, Mr. Paruch seconded and the item was tabled.

5. #18-73: Consider plat of the Colorado West Development Park involving 51.18 acres with I-2 Heavy Industrial zoning.
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Mr. Cisar described the property to the board. Mr. McEwen stated that there was a change in easement requirements. Mr. Cisar said that there was a request from Public Service that there be a change in easements. A discussion followed on the ROW requirements. The city wants a 50 foot from center line ROW on D Road and 12th Street.

Mr. Patty was present and a discussion followed with Mr. Warner on the possibility of an overpass. An overpass would require too much land and expense. The commission feels that they should get the ROW now or they may have to buy it at a later time. Mr. Paruch feels there is an inequity in obtaining our ROW. We are working with the Small-Cooley Plan as to what the future traffic patterns will be. Mr. Patty feels that the question of ROW should have been brought up before this time. A discussion followed by the commission on the ROW along 12th St. and D Road. The ROW is now 60 feet. Jerry Wilds made the motion that the request be approved with the condition that we have a 50 foot from center line dedication on D Road and 12th Street and that the statement of ownership changed to reflect all property owners, Virginia Flager seconded and the motion passed. Mr. McEwen abstained from voting because of his interest in IDI.

6. #21-73: Request from Mr. A. W. Genove (2621 N. 12th St.) for an entrance drive into his property, described as follows:
Beg S 809.50 feet + 267 ft. W of NE Cor, Sec 15, T1S R1W; thence N 89°43' W for a distance of 723 ft; thence S 00°00'00" for a distance of 100.01; thence S 33°23'30" E for a distance of 484.05 ft; thence E 00°00'00" for a distance of 305.6 ft; thence N 00°00'00" for a distance of 312.29 ft; thence E 00°00'00" for a distance of 151ft; thence N 00°00'00" for a distance of 192.17 ft to the Point of Beginning.
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Mr. Cisar described the area in question and stated that Mr. Genova requests an entrance drive in order to have better access onto his property. Mr. Wilds asked if it would be designed to have a deceleration lane on Highway 6 & 50. Mr. Cisar stated this could be a condition if the request is approved. A discussion by the Board followed. Mr. McEwen made a motion to approve the request with the following conditions: 1.) A deceleration lane be provided by applicant with the entrance drive and 2.) That only ingress into the property be provided by the entrance drive. Virginia Flager seconded the motion and it passed unanimously.

7. GENERAL DISCUSSION:

Mr. McEwen stated that he would like to see some sort of plan to fit into the Small-Cooley Plan. We need a future plan for roads, alleys, etc.

Mr. Lucero stated his concern over members having conflicts of interest and felt that if a conflict arises, the member should move to the audience.

Mr. Lucero asked Mr. McEwen to head a committee to study underground utilities and Mr. Wilds to help with the project.

There being no further business, the meeting was adjourned.