



CITY OF GRAND JUNCTION

CITY OF GRAND JUNCTION PLANNING COMMISSION
November 28, 1973

MINUTES

Members Present: Blake Chambliss, Gene McEwen, Virginia Flager, Jane Quimby, Levi Lucero, Bob Van Houten and Jerry Wilds.

1. Approval of minutes of previous meeting:

Minutes were approved as mailed.

2. #54-73: Consider a request for expansion of a Conditional Use 3.2, Day Care Center in an R-1-C zoning District.
Petitioner: Mrs. James Patterson, Jr.
Location: 604 Bluegill, Lot 8, Block 3, West Lake Park

Mr. Cisar informed the board that we had received a letter from Mr. Patterson requesting that this item be withdrawn from the agenda.

3. #56-73: Consider a request for a height variance from 35 feet to 84 feet in a R-3 zoning district.
Petitioner: Saint Mary's Hospital
Location: 2635 North 7th, Grand Junction

Mr. Chambliss excused himself from this discussion because of his involvement with St. Mary's Hospital. Mr. Cisar described the plan for the addition to the hospital. A discussion by the board followed. Mr. Wilds asked what the height of the existing building was. Mr. Cisar said that the new addition was to be the same height as the existing building. Mr. Wilds asked if there would be any problems with the approaching airplanes. Mr. Cisar stated that he checked on this and as long as buildings were kept under 300 feet, there would be no interference with the flight pattern. Mr. Lucero asked for opponents, there were none. Virginia Flager made a motion to grant the variance, Jerry Wilds seconded and the motion passed unanimously.

4. #46-73: Consider Final Planned Business Development for North Avenue Furniture involving 11 lots.
Developer: Richard Sparkman
Location: The NE Corner of the intersection of 9th St. and Belford Ave.

The final plan did not come into the planning office soon enough for review by the reviewing departments so this item is up for consideration by the board only. Mr. Vanderwood, architect for North Avenue Furniture, was present and described the new plan. The plan as shown has parking for 94 cars. A discussion followed on moving the sidewalk back and having landscaping on both sides of the walk. There would be grass

GRAND JUNCTION PLANNING COMMISSION

November 28, 1973

MINUTES

between the sidewalk and street and shrubs between the building and sidewalk. Mr. Sparkman was present and discussed what they would like to do about the trash problem. They plan to screen the trash area. Mr. Sparkman also stated that they have spent a lot of time and effort on this project and now the three lots next to him on North Ave. are for sale and he would like to be assured that something wasn't built that would distract from his project. The board told Mr. Sparkman that they can not guarantee what would happen in the future. Mr. Cisar noted that this is just up for review at this time and will come up again at the next meeting for full review. The discussion was closed.

Jane Quimby made a motion to approve the preliminary plan subject to the sidewalks being moved with landscaping on both sides and additional landscaping in the parking lot. Bob Van Houten seconded the motion and it passed unanimously.

5. GENERAL DISCUSSION:

A. Density requirements for Planned Business District.

Mr. Cisar read the proposed addition to the City Zoning Ordinance. He noted that this was on the agenda just to inform the board of what he was working on and that no action needed to be taken at this time. A discussion by the board followed.

B. Karen Lee Subdivision, Final Plat:

Conni McDonough, Subdivision Coordinator, was present and explained what was planned for Karen Lee Subdivision. This subdivision is being processed as a Transitional Subdivision requiring city and county review, approval and acceptance. A discussion followed by the board on streets, drainage, etc. Mr. Chambliss made a motion to approve this subdivision subject to the city engineering department approval and completion of the annexation commitment by Gerald Ashby, Jane Quimby seconded and the motion passed unanimously.

C. Skyline Subdivision, Preliminary Plan:

Ms. McDonough explained that this is being presented to the board because it is within one mile of the city limits and the county regulations require a review by the City Planning Board. Ms. McDonough then explained what was being planned for this subdivision. A letter from the Colorado Geological Survey expressed concern for potential high water occurring from development. Ms McDonough did a re-evaluation involving the County Health Dept. and the Soil Conservation Service and the plan was approved by the County Planning Commission.

There was no action necessary on this item as it was presented for information only.

Mr. Cisar informed the board of meetings that were planned for this month. The next regular meeting of the Planning Commission will be held the 27th of December and the luncheon will be December 21st. The board was agreeable to this.

There being no further business, the meeting was adjourned.