

CITY OF GRAND JUNCTION
PLANNING COMMISSION
AUGUST 28, 1974

File
Planning
Commission
Minutes

MINUTES

The regular meeting of the City of Grand Junction Planning Commission was called to order at 8:00 A.M., in the Civic Hall Auditorium by Chairman Levi Lucero with the following members present: Virginia Flager, Blake Chambliss, Eugene McEwen, Jane Quimby, Jerry Wilds, and Robert Van Houten.

Also Present were: Don Warner, City Planner; Bonnie Pehl, Acting Secretary; and about five interested persons.

The minutes of the previous meeting were approved.

Jane Quimby asked if a letter should be sent to the City Council recommending that zoning should be considered with annexations to the City.

Don Warner said that since he would be working on both zoning and annexations, that he would do them at the same time.

1. #20-74: Consider the final plat of the Fruitridge Subdivision.

Petitioner: Ronald E. and Susan M. Potts.
Location: SE 1/4 NE 1/4 of Section 10, T1S, R1W,
North of Margie Street, East of Ella Street,
and 247.14 feet West of North First Street.

Don Warner: I am sure you are all familiar with the request here. I have consulted with the engineers on this. They have paved the streets. I have asked how much right-of-way they need for curbs and gutters. They asked for six feet off the front three lots. They said that if we vacated the back end it should be a utility easement.

Virginia Flager: Have the neighbors been contacted?

Don Warner: We are not working on the neighbor's yet, just on these lots. The street is twenty-four feet wide, two twelve foot lanes. With the six feet from the lots on both side of the street it will be thirty-six feet without any parking.

Levi Lucero: The rest of the property will have to be purchased by the city?

Don Warner: Yes. The improvements won't be installed until all of the right-of-way is received. Engineering is saying that we can use thirty-six feet rather than the usually required fifty feet since there will be no parking on it.

Levi Lucero: Do you have that written; I think you should.

Don Warner: I will get a letter from the Engineering Department.

Virginia Flager: Have the people in that area been properly notified? I can't believe that after the meeting we had concerning that area that there is no one here that is interested in what is going on.

Blake Chambliss: The purpose of that meeting with the people was so that they knew what was happening. I think this will be a good solution to the problem on that street

Virginia Flager: Considering the temper of that crowd at the school that night, I can't believe that nobody cares enough to come to this meeting.

Don Warner: I will be happy to send individual letters to the...

Robert VanHouten: How many people are involved?

Don Warner: There are seven.

Eugene McEwen: Why should they not be notified that the decision is final?

Levi Lucero: This was not the only thing in the discussion. I feel that resolving it in the way we do today is the simplest way. We can approve it at this hearing. I would like to close the hearing and proceed with the agenda.

Eugene McEwen: I would make the motion that we accept the six foot right-of-way on Wellington which is the recommendation of the Engineering Department; and that we approve the final plat subject to receiving the six foot right-of-way.

Levi Lucero: I have a motion that we accept the six foot right-of-way on Wellington according to the recommendation of the Engineering Department; and that we approve the final plat subject to receiving the six foot right-of-way.

Robert VanHouten: I second the motion.

The motion was passed unanimously.

Blake Chamboiss: Since this is a recommendation to the City Council and there is the question of the neighbors, may we send it to the City Council with the stipulation that the neighbors be notified of the City Council meeting and that the Engineering recommendations be put in a letter and the neighbors receive a copy of that letter.

The recommendation was seconded by Virginia Flager and it was passed unanimously.

The vacation is for ten feet. What does that do about the legality in terms of minimum frontage?

Don Warner: It makes no problem. If we make a change in right-of-way the legality is not changed. If they changed it by selling frontage of the lot or when they get a building permit it would be affected.

Virginia Flager: I can see no reason to vacate that now; the point is I would like to have this road in the future, if there would happen

to be another problem in that area this road could be an answer to it. This will not affect the houses so why change it? If there is no reason to require the extra, leave it alone so it will be available in the future.

Levi Lucero: Is there a specific request to vacate that ten feet?

Don Warner: No there is not.

Because there was not a specific request for the vacation of the street no action was taken and Margie Street was left open.

2. #41-74: Consider the preliminary plat of the Wellington Medical Subdivision.

Petitioner: Sisters of Charity of Leavenworth Health Services Corp.

Location: At a point on the North line of Section 11, T1S, R1W of the Ute Meridian, more commonly known as the NE corner of the intersection at Seventh Street and Wellington Avenue.

Mr. Chambliss removed himself from the discussion and the action on the Wellington Medical Subdivision.

Don Warner: Public Service requested an easement around lots 1, 2, and 3. If the buildings are to be connected, lots 1, and 2 could be a problem with 1 and 2 designed the way they are. When the plans come in to build a unit, we can look at vacating the easement.

Eugene McEwen: Unless somebody uses the easement.

Levi Lucero: Is it going to be necessary to have a zone change?

Don Warner: No.

Robert VanHouten: Rather than leave one easement and vacate it, why not eliminate it and add it later?

Jerry Wilds: We want these easements ahead of time so that they are there if we need them.

Eugene McEwen: This should go to the utilities coordinating committee, and I move that this be discussed by them.

Virginia Flager: I second the motion.

The motion was passed.

Don Warner: Let me add something. Mountain Bell says they want a Ten foot easement along all side lot lines and a Fifteen foot easement along all rear lot lines. Also, a dedication for the utility easements and private roads and streets in the subdivision to be reflected in the final plat.

Eugene McEwen: I make a motion that we approve the preliminary plat subject to the decision of the utilities coordinating committee.

The motion was seconded by Jerry Wilds and passed unanimously.

Robert VanHouten: You are going to have to come back for a building permit. I don't think there is adequate access. I will be opposed to the building permit unless there is adequate access to this subdivision.

Levi Lucero: Let's get back to the other items. (During the discussion in the previous item Susan Potts and Keith Mumby entered the meeting.) Did you have something you wanted to say Mr. Mumby about the Fruitridge Subdivision.

Keith Mumby: Yes. On the plat that Mrs. Potts brought over to me it showed that she would give you a six foot right of way in the front of her lots and that you would vacate the ten feet in the back on Margie Street. I understand that you took the six feet and did not vacate the ten feet on Margie Street.

Levi Lucero: We asked if there was a specific request for the vacation and were told that there was not.

Don Warner: I have no recollection of a request for a vacation. This is the plat I got from Engineering and I gave to Mrs. Potts.

Virginia Flager: If we vacate this, the whole area is in a mess. Everybody at that earlier meeting was concerned that there was no access to that area. We are leaving it there for a future problem that we may have to cope with.

Keith Mumby: We are not going to give the six feet if we do not get the vacation. It was a package deal.

Susan Potts: I don't want a street down both sides of my house.

Virginia Flager: The point is, we have been criticized for not having foresight in these streets. I see no reason to vacate this street. You can look ten years into the future and see that this street may be necessary. Then it has cost you nothing. You have been given what you want. That area is a problem area.

Robert VanHouten: Some time you are going to build a house. I can't see that this really affects you. I don't think that you will live there long enough to ever see anything done with that street. I think you have a workable subdivision that will serve your purpose and it leaves the City an alternative. My honest opinion is that the solution you have this morning is the best one for the City and one we can ask you to live with.

Susan Potts: The street is forty feet wide, it is the same as Wellington. If you take six feet on the front of our lot, we won't have any to give you in the future.

Levi Lucero: We have taken action on the. If you are not satisfied with the decision, you can come before the City Council.

Keith Mumby: We are withdrawing the six foot right-of-way.

Blake Chambliss: We have approved the subdivision subject to the six foot right-of-way on the north.

Keith Mumby: What is the reason for the six foot right-of-way?

Don Warner: It is an Engineering recommendation. They feel that Curbs and gutters will be needed on that street

Blake Chambliss: Bob said it very well. We are looking at a working solution. We have made a decision. We are setting patterns now that may affect the city a hundred years from now.

3. Consider the zone of PDM for the Green Acres Trailer Park.

Robert VanHouten: I make the motion that we approve the zone of PDM for the Green Acres Trailer Park.
Virginia Flager seconded the motion and it was passed.

4. Discussion:

Don Warner: Mr. Weaver is a man that repairs heavy equipment. He goes from toasters to bull dozers. He has a shop on Orchard Mesa and he would like to know if the HO zone would include his operation.

It was agreed that Mr. Weaver's operation would fit into the HO zone. It was also mentioned that the idea behind HO zone should be mobile machinery instead of automobiles.

The Set-back requirements on Ute and Pitkin were discussed next.

Don Warner explained that there was a request for a variance coming before the City Board of Adjustments and he wanted to discuss the set-back requirements on Ute and Pitkin with the Planning Commission.

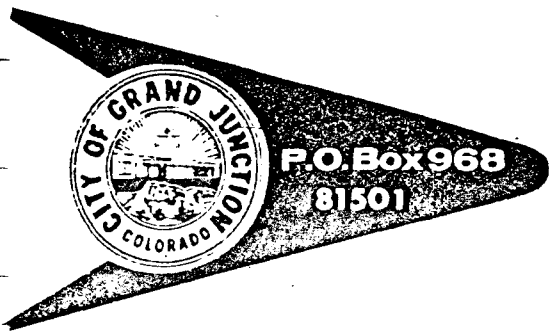
Levi Lucero: I would like to go ahead and change the set-backs on Ute and Pitkin.

Blake Chambliss, Robert VanHouten and Don Warner were appointed to look into the set-back requirements on the two streets.

Blake Chambliss handed out some material pertaining to planning and where the planning commission is going to go in planning. He expressed his concern about the state of the planning commission and the planning staff as to where they stand. He expressed his feelings about the apparent dropping of the search for a Director of Development.

The Planning Commission also asked that requests from the public be expressed specifically to the Commission and that they be stated specifically on the agenda.

The meeting was adjourned at 9:50 A.M.



CITY OF GRAND JUNCTION
DEVELOPMENT DEPARTMENT

Dial (303) 242-0445

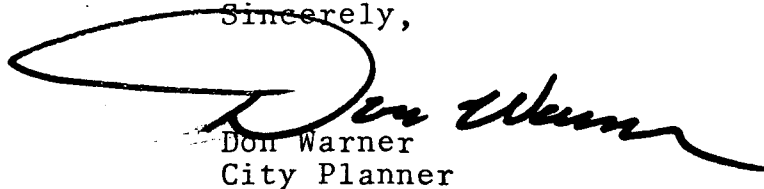
September 16, 1974

Dear Grand Junction Planning Members:

The firm of Nelson, Haley, Patterson & Quirk has been retained to do a study in relation to the Colorado River Water Quality Management Program. They will give a presentation on this item following the City Council meeting on October 2, 1974.

It would be desirable for the members of the Grand Junction Planning Commission to attend this meeting. The City Council meeting convenes at 7:30 P.M., and this presentation will follow that meeting.

Sincerely,



Don Warner
City Planner

DW/bp

Legal Ad

Publish one Time: Wednesday, August 14, 1974

Bill: City of Grand Junction

Proof of Publication: City Clerk, Box 968, City

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF
THE CITY OF GRAND JUNCTION

The City Council of Grand Junction will hold a Public Hearing Wednesday, August 21, 1974; at 7:30 PM in the Civic Hall Auditorium at City Hall to consider the following:

- 1. Consider vacating and retaining as utility easements the following described alleys:

East line of

The ~~East~~ 7.5 foot alley along Lot 7, and the 7.5 foot alley along the North line of Lots 8 and 9, all in Block 2 of the Parkland Subdivision in the City of Grand Junction.

- 2. Consider the Cedar Circle Bulk Development (duplexes) for the property located 150[±] feet North of Walnut Avenue and West of 15th Street.

*and use
Lots 2+7
of Payne
Sub*

- 3. Consider zoning for the following annexations:

*Head
BUM*

- A. All that part of Section 36 T1N, R1W of the Ute Meridian lying East of Horizon Drive and South of Interstate 70 except Partee Heights Subdivision to be zoned H.O., Highway Oriented, ~~and~~ Blocks 1, 2, 3, 4, 5, 8, 9, 10, and 11 of the Partee Heights Subdivision to be zoned R-1-B, single family residential.
- B. The SW 1/4 of the SW 1/4 of the NW 1/4 of Section 6 of T1S of R1E of the Ute Meridian, Mesa County, Colorado, known as the Garfield View Subdivision to be zoned R-1-B, single family residential.
- C. Beginning at the SW corner of the SE 1/4 NW 1/4 Section 15, T1S, R1W, Ute Meridian, Mesa County, Colorado; thence running East on a true Meridian 1,320 feet to the SE corner of the said SE 1/4 NW 1/4; thence North along the East line of the said SE 1/4 NW 1/4 of said Section 15 to the right-of-way of the Denver and Rio Grande Western Railroad, fifty feet from the center of the main tract; thence North 40°44' West along said right-of-way for 131 feet; thence South 61°33' West 1,408 feet to the West line of said SE 1/4 NW 1/4; thence South to beginning, known as the West Side Plant Annexation to be zoned I.L., limited industrial.
- D. Beginning at a point 30 ft. South of the NW corner of the NE 1/4 NW 1/4 of Section 7, T1S, R1E of the Ute Meridian, thence South 350 ft.; thence 420 ft.; thence North 350 ft.; thence West 420 ft. to the point of beginning, Mesa County, Colorado, known as the Mantey Heights Water Tank Annexation to be zoned R-1-A, single family residential.

- E. The West 488 ft. of Lot 19 of Jayne's Subdivision. In Section 1, T1S, R1W of the Ute Meridian, Mesa County, Colorado, known as the Waldrop Annexation to be zoned R-1-A, single family residential.
 - F. That part of Lots 9 and 10 Jayne's Subdivision, Section 1, T1S, R1W of the Ute Meridian lying South of the Government Highline Canal, in Mesa County, Colorado, known as Jayne's Annexation No. 1 to be zoned R-1-A, single family residential.
 - G. That part of Lots 2 and 7 Jayne's Subdivison, Section 36, T1N, R1W of the Ute Meridian lying South and West of Interstate 70, in Mesa County, Colorado, known as the Jayne's Annexation No. 2, to be zoned R-1-A, single family residential.
4. Consider a rezoning request from B1, Limited Business to HO, Highway Oriented zoning for Lots 18, 19, 20, 21, and 22 in Block 132, City of Grand Junction located at the NW corner of the intersection of 12th Street and Ute Avenue.