

Board

GRAND JUNCTION PLANNING COMMISSION

MINUTES

The regular meeting of the Grand Junction Planning Commission was called to order in the City Hall Auditorium at 8:00 A.M., on April 30, 1975, by Chairman, LEVI LUCERO with the following members present: VIRGINIA FLAGER, BLAKE CHAMBLISS AND JANE QUIMBY.

Also present were: DON WARNER, City Planner, Karl Metzner, City Planning Technician; BARBARA HINSPAHR, Acting Secretary; and approximately 15 interested persons.

The minutes of the previous meeting were approved as mailed.

It was noted that on Agenda for April 30, 1975, item number ten should have said permission instead of revocable permit.

1. FINAL PD-20 FOR GRAND VALLEY APARTMENTS - HIGH DENSITY.

Petitioner: Dennis Granum
Location: 13th and Bookcliff

Blake Chambliss was excused from Planning Board because of company involvement

Don Warner showed and explained development plan.

Dennis Granum stated that the height would be around 27 feet and that there will be 33 units. He also stated that it was their intention to put concrete ditch on West side of property. They plan to start development ten days after approval from City Council.

JANE QUIMBY MADE A MOTION TO RECOMMEND TO CITY COUNCIL FOR APPROVAL OF FINAL PD-20 FOR GRAND VALLEY APARTMENTS. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

2. REQUEST FOR A ROAD VACATION - YOCUM SUBDIVISION.

Petitioner: Charles A. Buswell
Location: East of 7th St. and South of Wellington

It was stated that road was of no value to Church now or in the future.

There was no objection from Review Agencies.

Staff recommended Vacation of Road.

BLAKE CHAMBLISS MADE A MOTION FOR VACATION OF RIGHT-OF-WAY. VIRGINIA FLAGER SUGGESTED THAT AN AMENDMENT BE MADE THAT THEY COULD VACATE WITH STIPULATION THAT IF UTILITIES TO THE NORTH ARE NEEDED BY CITY, AN EASEMENT WOULD BE GRANTED FREE OF CHARGE TO CITY OF GRAND JUNCTION. JANE QUIMBY SECONDED MOTION AND IT PASSED UNANIMOUSLY.

3. REQUEST FOR ROAD VACATION - GRAND JUNCTION STEEL

Petitioner: Grand Junction Steel
Location: 12th and 4th Avenue

Mr. James Golden, Attorney for Grand Junction Steel said that he would like to talk with Engineering Department before making any commitments.

VIRGINIA FLAGER MADE A MOTION TO TABLE UNTIL MEETING MAY 28, 1975. JANE QUIMBY SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

4. REQUEST TO REZONE R-1-C to B-1, SINGLE FAMILY RESIDENCE TO LIMITED BUSINESS.

Petitioner: Darnell Optical Co. & Planning Staff
Location: Southeast corner 7th & Wellington

It was Staff recommendation that zoning line from B-1 be extended forty feet to include all property bought and because additional right-of-way will be required on 7th Street.

There was no comment and no opponents.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO GRANT REZONING AS REQUESTED. BLAKE CHAMBLISS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

5. INTERMOUNTAIN BIBLE COLLEGE PLANNED UNIT DEVELOPMENT. (Preliminary)

Petitioner: Erskine E. Scates, Pres. Intermountain Bible College
Location: Northeast 27 Road and Wellington Avenue

John Quest gave details of Site Plan. He stated that arrangements with Western Slope Gas have been made for Regulating Station. These arrangements will be put into writing from Public Service and Western Slope Gas before Final.

The City of Grand Junction is going to accept a Power of Attorney so that Patterson Road improvements can go in when necessary.

There were no further questions or opponents.

JANE QUIMBY MADE A MOTION TO APPROVE PLANNED UNIT DEVELOPMENT AND RECOMMEND TO CITY COUNCIL. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

6. FINAL PLANNED UNIT DEVELOPMENT IN H.O. HIGHWAY ORIENTED.

Petitioner: Doctor Orr
Location: 12th and Ute Avenue

Blake Chambliss was excused because of his involvement.

Comment from review board was that vegetation should be kept low enough in order not to obstruct traffic.

VIRGINIA FLAGER MADE A MOTION TO APPROVE WITH THE STIPULATION THAT RIGHT-OF-WAY ON EAST SIDE OF PROPERTY BE DEEDED TO CITY OF GRAND JUNCTION. JANE QUIMBY SECONDED MOTION AND IT PASSED UNANIMOUSLY.

7. REZONE FROM B-1 TO H.O., BUSINESS TO HIGHWAY ORIENTED.

Petitioner: Bob Gerlofs
Location: 11th & Ute Avenue

Bob Gerlofs stated that it would be a three story structure with two stories apartments and the lower part for retail sales or professional businesses.

There were no opponents.

* BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO CITY COUNCIL. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

8. REQUEST FOR PERMISSION FOR WALL AND PLANTING.
(CONSTRUCTION IN SETBACK AREA)

Petitioner: Mr. John Shattuck
Location: 1810 North Avenue

Don Warner explained action needed.

Mr. John Shattuck and Mr. Dave Bertlin explained entrances and parking. It was stated that the height of decorative fence is three feet.

The City Engineering Department will check on the height of fence from the standpoint of traffic visibility.

JANE QUIMBY MADE A MOTION TO RECOMMEND TO BOARD OF ADJUSTMENT FOR APPROVAL. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

9. REQUEST FOR ROAD VACATION (NORTH 5TH STREET NORTH OF BOOKCLIFF)

Blake Chambliss was excused because of involvement.

Discussion was held on use and reason for vacating.

Blake Chambliss suggested that this item be tabled so that more plans could be shown. Virginia Flager requested that Gus Byron have comment.

JANE QUIMBY MADE A MOTION TO TABLE FOR FURTHER INFORMATION ON PLANS. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

10. DARLA JEAN SUBDIVISION - PRELIMINARY (COUNTY ITEM)

Petitioner: Noel B. Norris, Herman H. Wisdom,
 Sego Services, Inc.
Location: Northwest of 29 and F Roads

Paul Arpke explained Preliminary Plan. Comment from City Engineers was that Radius are less than 200 feet. He stated that they would get with Engineers to resolve problem.

After discussion, Conni McDonough recommended to table for further information from Engineers.

JANE QUIMBY SECONDED RECOMMENDATION AND IT PASSED UNANIMOUSLY.

11. TEXT AMENDMENT - (SIGNS FOR APARTMENT BUILDINGS)

BLAKE CHAMBLISS MADE A MOTION TO TABLE FOR FURTHER INFORMATION. JANE QUIMBY SECONDED MOTION AND IT PASSED UNANIMOUSLY.

DISCUSSION:

12. A. PROCEDURE FOR MINOR PUD'S (outline and permission to go final)

There was objection from Planning Commission Members on this item.

13. B. TABLED - ORCHARD MESA ZONING

Members of the City Planning Commission met Tuesday, May 5, 1975 at 11:00 A.M. to look at Orchard Mesa Zoning.

14. C. APPOINTMENT OF MEMBER TO PARK AND SCHOOL SITE COORDINATION COMMITTEE.

Blake Chambliss volunteered to serve on this committee.

15. D. RECOMMENDATION FOR PLANNING COMMISSION MEMBER TO REPLACE
EUGENE McEWEN.

Recommendations to replace Eugene McEwen were:

Chuck Wiman, Jill Grubbs, Janine Ryder and Ed Horn.

Letters were read recommending Janine Ryder.

Ed Horn had been recommended by Stan Anderson.

~~Community Action~~ had recommended Jill Grubbs.

L O W Votes
Janine Ryder commented that her desire to be on The Planning Board stemmed from wanting to learn something on the inside of Planning. "She said that she was looking forward to years from now."

JANE QUIMBY MADE A MOTION TO RECOMMEND JANINE RYDER TO MAYOR KOZISEK FOR A REPLACEMENT FOR EUGENE McEWEN. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

16. E. HOUSING AUTHORITY PRESENTATION.

Blake Chambliss was excused because of his involvement.

Don Warner read a letter from Housing Authority requesting that City of Grand Junction convey to Authority lot situated at North 8th Street and Rood Avenue for the Authority's first project..

VIRGINIA FLAGER MADE A MOTION THAT IT BE RECOMMENDED TO CITY COUNCIL THAT LOT BE DONATED TO HOUSING AUTHORITY FOR LOW-INCOME HOUSING JANE QUIMBY SECONDED MOTION AND IT PASSED UNANIMOUSLY.

Meeting was adjourned at 11:45 A.M.