

GRAND JUNCTION PLANNING COMMISSION WORKSHOP

February 9, 1977

M I N U T E S

The Grand Junction Planning Commission Workshop was called to order at 7:00 a.m. in the Bar X Motel by Chairperson VIRGINIA FLAGER, with the following members present, JANINE RIDER, FRANK SIMONETTI, BLAKE CHAMBLISS, JOHN ABRAMS AND DR. MAC BREWER.

Also present were: DON WARNER, Sr. County Planner, KARL METZNER, Planner. Blake Chambliss left the room because his firm was involved in this item.

1. W.R. Hall - PD -B Outline Development Plan

Janine Rider recommended approval to the Council with the following conditions. That needed right-of-way for the road on the South (at location of large drainage ditch) should be deeded to the City. Right-of-way for 28 road should be deeded to the City also. An agreement for entering the paving district for the Road on the South. with developers paying 100% of the cost for their half of the road. Also those seperately owned properties on the North should be allowed to enter this PD id they so wish. Plans should be developed with the future connection to Court Road. Mac Brewer seconded the motion and it passed 3 to 2.

2. 10th and Belford PD

It was requested that the south end of fence on the West side should be even with the South end of the fence on the East side of Parkview Plaza. The area between the side walk and the curb should be grassed and street trees should be planted. 5 foot sidewalks would be required on the south side. The existing sidewalks should line up with the new sidewalks.

Frank Simonetti recommended approval to Council with the above conditions. Mac Brewer seconded the motion and it passed.

3. Rezone from R-3 to B-1 on Patterson.

It was stated that Engineering had no need to extend Little Bookcliff Drive through this property.

Blake Chambliss recommended approval to Council and it was seconded by Mac Brewer. The motion passed unanimously.