

GRAND JUNCTION PLANNING COMMISSION

May 26, 1977

M I N U T E S

The recessed meeting of the Grand Junction Planning Commission reconvened on May 26, 1977 at 7:40 a.m. in the City Council Chambers. The meeting was called to order by Acting Chairman FRANK SIMONETTI, with the following members present: JOHN ABRAMS, DR. MAC BREWER, BLAKE CHAMBLISS and JANINE RIDER.

12. POLICY STATEMENT - CURB CUTS ON HORIZON DRIVE

Don Warner read proposed statement on curb cuts on Horizon Drive. Members discussed proposal and suggested following change:

Add Item g) The above conditions will apply to all undeveloped, redeveloped or substantially modified properties.

Janine Rider made a motion to accept policy statement as amended. Mac Brewer seconded the motion and it passed unanimously.

13. TEXT CHANGES

- a) Preliminary Plat Requirements
- b) Final Plat Requirements
- c) 4.8 Use
- d) Definitions and Limitations

a) Preliminary Plat Requirements - Discussion of changes was held. Blake Chambliss suggested wording change on Item 6b to read:

Geologic report discussing potential construction limitations due to soils or geologic hazards.

Blake Chambliss made a motion to recommend to City Council to enact Preliminary Plat Requirements as amended. Janine Rider seconded the motion, it pass unanimously.

b) Final Plat Requirements - Blake Chambliss questioned the necessity of a professional engineer preparing the composite. Discussion was held on changing requirement to professional engineer or licensed land surveyor. All agreed to this change.

Mac Brewer made a motion to recommend to City Council to enact Final Plat Requirements as amended. John Abrams seconded the motion, it passed unanimously.

c) 4.8 Use - The purpose of this proposed change is to move nurseries and greenhouses out of heavier commercial use into lighter use. Blake Chambliss asked if 4.8 is a conditional use. Don Warner said it is a conditional use in B-1 and it is not allowed in B-3.

Janine Rider made a motion to recommend to City Council to enact this change. Blake Chambliss seconded the motion, it passed unanimously.

d) Definitions and Limitations - Change is being made due to comments of unclarity. Discussion was held concerning changes pertaining to corner lot setbacks.

Blake Chambliss made a motion to accept change. Janine Rider seconded the motion and it passed unanimously.

Discusstion Items:

a) Discussion of requested amendment to sign code.

At the present time the sign code allows no penants, flags or wind operated signs that move. State and National flags are allowed. Greg Robson of Vanderwood and Henry presented a written proposal to each commission member for use of corporate flags. Mac Brewer questioned the use of banners. Don Warner stated that banners are allowed on special occasions only such as rodeos, etc., but no product advertising is allowed on banners.

The Commission could see no problems with proposal. Don Warner will advertise this item for next meeting.

Petitioners from Item 10 of previous day meeting returned to Commission for approval of PD-B change. Petitioners will change plans from triple to duplex and will not have stacked parking. This will be advertised as bulk development for Council.

Blake Chambliss made a motion to recommend approval to Council subject to changes. Janine Rider seconded the motion and it passed unanimously.

Item 8 - Lamplite Park - Owners of property had contacted staff to check commission members reaction to adding neighborhood shopping center to east and south property. It would be property across from Circle K and be zoned PD-B. Concept is the same as 12th and Patterson. Commission will consider this proposal.

b) Discussion of request for hydraulic shop on PD-B.

Request to classify the use for West Grand Hydraulic Repair. The discussion centered on whether this use was heavier than that allowed in the 5.2 category (service station). It was determined that Planning Commission members would go by the present site and observe the operation and advise staff as to their feelings on this classification.

20. C59-77: INDIAN CREEK SUBDIVISION - SKETCH

Commission would like 1/4 section line access to the northwest.

21. C73-77: GREEN MEADOWS SUBDIVISION - SKETCH

Commission liked tie to West and single access on F Road. Did not like single individual property access on F Road.

22. C56-77: MINERVA PARK SUBDIVISION - SKETCH

Agreed with County comments. Suggested reducing access points on 25-1/2 Road. Requested vertical curbs with adjacent sidewalks.

23. C57-77: REDAHCO SUBDIVISION - SKETCH

Sketch plan was discussed at a previous meeting.

24. C35-77: LINCOLN ORCHARD MESA SUBDIVISION - SKETCH

Sketch plan was discussed at a previous meeting.

Added item:

C70-77: CHAR-DE-RAE ACRES - SKETCH

No significant comments.

Mr. Epstein, property owner along Horizon Drive, asked Planning Commission policy on development along Horizon Drive. Blake Chambliss said the Commission would like to promote residential and not business growth along Horizon Drive. John Abrams said greater density on top of hill would be allowed, and a parkway be made of flatland.

Meeting adjourned at 9:40 a.m.