

GRAND JUNCTION PLANNING COMMISSION
Wednesday - January 27, 1971 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Richard Stranger, Blake Chambliss, Mrs. Robert Russell and Raymond Paruch.

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engelke, City Manager Richard Gray, Mrs. Arch Gould and B. A. Kellogg.

I. MINUTES APPROVED

The minutes of the December 30th meeting were declared approved by the Chairman.

II. PUBLIC HEARING - CHANGE IN ZONING TEXT RECOMMENDED TO COUNCIL

The Commission reviewed the advertised change in zoning text. The public hearing closed. Blake Chambliss moved and Richard Stranger seconded that the following change in zoning text be recommended to City Council:

That part of the City Zoning Ordinance reading as follows:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(6) Industrial Use....

6.6 Meat Processing....consists of meat processing plants which include slaughtering. This use may include some outside holding of live animals but not to include feed lots.

Also, that part of the City Zoning Ordinance reading as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(12) I-1 Light Industry

B. Conditional Uses:

Industrial Use..... 6.6

Also, that part of the City Zoning Ordinance reading as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(13) I-2 Heavy Industry

B. Conditional Uses:

Industrial Use..... 6.6

The motion passed.

III. VACATION OF ALLEY IN BLOCK 21 RECOMMENDED TO COUNCIL

Don Warner and B. A. Kellogg explained the Bulk Development plan for Block 21, City of Grand Junction, located between 10th and 11th Streets and Teller and Belford Avenues.

After considerable discussion and approval of the preliminary plat, Ray Paruch moved and Betty Russell seconded that the request for vacation of the alley in Block 21, City of Grand Junction, be recommended to City Council with the restrictions that it be converted to a utility easement. The motion passed.

A final Bulk Development Plat to be submitted to Planning Commission later.

IV. PRELIMINARY PLAT OF CINDY ANN SUBDIVISION RECOMMENDED TO COUNCIL

The proposed Cindy Ann Subdivision at 28th and Orchard Avenue was discussed. Betty Russell moved and Blake Chambliss seconded that the preliminary plat of Cindy Ann Subdivision, 28th and Orchard Avenue, be recommended to City Council for approval contingent on approval from all utility companies. The motion passed.

V. INFORMATION - OLDER AMERICAN CENTER PLANS

Information was given regarding the Older American Center's plan to build on 125' X 60' property they own on the Northeast corner of 8th and Rood Avenue.

The parking was discussed and the plans for the building will be submitted to the Building Department later.

VI. INFORMATION - LETTERS ON ZONING VIOLATIONS

Two letters were read to the Planning Commission regarding zoning violations at 404 North Sherwood Drive. This house is located in a single family zone and it was reported that it is apparently being used as a multi-family dwelling.

The City Building Inspector will check this further.

VII. DISCUSSION - GOULD PROPERTY - 12TH AND HORIZON DRIVE

Mrs. Arch (Ann) Gould presented a potential Planned Unit Development plat for 40 acres of property located at 12th and Horizon Drive. Discussion was held on accomplishing the intended development. Densities were discussed. Also, the possibility of control by home-owners association was discussed.

The Commission stated that they would be very happy to see this plan developed along the lines of a plat. It was also mentioned that a Planned Unit Development zone was being prepared for the Zoning Ordinance. It was felt that this would accomplish the needs of this project. Mrs. Gould stated that she would talk with her attorney on further information about land use control.

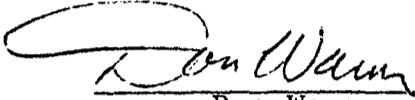
It was noted that the multi-family development would be ready to go first and this should be considered in the scheduling of the plan.

VIII. SUGGESTION - PARALLEL PARKING ON ROOD AVENUE

Richard Stranger suggested the south side of Rood Avenue between 6th and 7th Streets be changed to parallel parking.

IX. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director