

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 24, 1971 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Blake Chambliss, Richard Stranger, Harry Colescott, Mrs. Robert Russell and Levi Lucero.

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engelke and Mr. Gerald Wieker.

I. MINUTES APPROVED

The minutes of the January 27th meeting were declared approved.

II. REQUEST FOR EASEMENT VACATION - BLOCK 1, OLYMPIC ACRES SUBD.-  
RECOMMENDED TO COUNCIL

Don Warner explained the request for vacation of easement in Block 1, Olympic Acres Subdivision. Letters of consent to the vacation were received from Comtronics Cable TV, Mt. States T & T, Public Service, City Utilities Dept. and City Engineering Dept.

After discussion, Dick Stranger moved and Harry Colescott seconded that the following description be recommended to City Council for vacation:

North 10 feet of Lot 1, Block 1, and the North 10 feet of the West 100 feet of Lot 2, Block 1, and the South 10 feet of the West 207 feet of Lot 5, Block 1. All in Olympic Acres Subdivision.

The motion carried.

III. ANNEXATION DISCUSSION - 17th AND WALNUT AVENUE

Mr. Gerald Wieker is proposing to purchase the property on the Northeast corner of 17th and Walnut Avenue if he will be able to acquire R-2 Zoning after annexation. He plans to build a four-plex on this property if it is annexed and zoned R-2. He cannot build on the property unless it is annexed as he needs city sewer for this project.

Harry Colescott suggested the complete area be studied regarding annexation and zoning.

The consensus of the group was to ask Don Warner to study the area for annexation from Walnut Avenue north to Grand Valley Canal or Patterson Road.

It was also the consensus of the group to consider annexation of the small tract of property at 17th and Walnut by itself if they are unable to annex the total property suggested above.

The Commission did not think favorably of the R-2 Zoning suggestion in this area. The R-2 density would cause too much traffic through the single-family residence areas.

Mr. Gerald Wieker was not interested in Bulk Development which was mentioned to him.

IV. DISCUSSION - VACATION OF 6TH STREET BEHIND 2300 NORTH 7TH

Chairman Bob Baker read a letter from Robert W. Rigg requesting vacation of the property on Sixth Street immediately west of his property in the 2300 Block of North 7th Street. He stated that if the North Sixth Street was not going to be opened as a street, he would like it vacated. If the vacation is granted there would need to be a deeding of a cul-de-sac.

After discussion, Don Warner was asked to set a joint meeting between the Planning Commission and City Council to get the consensus of both groups regarding the vacation or opening of 6th Street.

It was the feeling of the Planning Commission to vacate if there is to be no street.

V. DISCUSSION - BULK DEVELOPMENT - BEHIND 2122 NORTH AVENUE

A preliminary bulk development plot plan was presented to Planning Commission. The proposal is for R-2 Bulk Development. This plan is to be presented at a later date.

VI. DISCUSSION - DAILY SENTINEL BUILDING - 634 MAIN STREET

Discussion was held regarding the plans at 634 Main Street - The Daily Sentinel Building. Jared Morse, Architect, is to explain the plans to Don Warner regarding request for a revocable permit or the vacation of an alley.

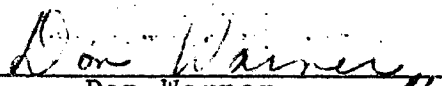
VII. DISTRIBUTION OF PLANNED UNIT DEVELOPMENT DRAFT

Robert Engelke distributed copies of the Planned Unit Development draft which was prepared by the Planning Department.

This draft is not in ordinance form and is subject to change. It will be decided whether this will be an added section in the Zoning Ordinance or a separate ordinance.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned.

  
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Don Warner  
Development Director