

GRAND JUNCTION PLANNING COMMISSION
Wednesday, March 31, 1971, 8:00 A. M.
CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT. Don Warner, Development Director; Robert Engelke, Regional Planning Director; Richard Gray, City Manager; T. L. Benson; G. R. Guyton; James Golden; Virginia Flager; Bud Lovato and Jim Patty.

I. MINUTES APPROVED

Acting Chairman Ray Paruch called the meeting to order. The roll call was taken and the minutes of the February 24th meeting were approved.

II. PUBLIC HEARING - REQUEST FOR 1.8 RESIDENTIAL BULK DEVELOPMENT FOR APARTMENTS APPROVED *1300 N. 21st St.*

Don Warner and Tom Benson, owner of land on the East side of 21st Street at Bunting Avenue, explained the request for 1.8 Residential Bulk Development for apartments.

Don Warner informed the Commission of the surrounding area zoning.

Virginia Flager, 2005 Bunting Avenue, was present and stated that she was against this bulk development as it would pose parking and traffic problems in this area. She was worrying about the dust from North 21st Street. It was stated that this street would be paved this summer.

Virginia Flager stated that she is also against an apartment building on this site rather than nine four-plexes in this R-2 Zone. She said the one driveway off of North 21st would cause too much traffic in this area.

Don Warner stated that there would not be a change in zoning under this Bulk Development. Bulk Development will allow 36 units to be built in one building rather in four-plexes on the same required lot area.

An alley strip of 25 feet will be deeded to the City on the North side of this development.

Tom Benson stated that he would begin development of this area at once if the Planning Commission approved the Residential Bulk Development.

Levi Lucero made a motion that the plan of Tom Benson's of 1.8 Residential Bulk Development for apartments on the East side of 21st Street at Bunting Avenue be approved as corrected.

Richard Stranger seconded the motion.

Blake Chambliss said that he did not think this Bulk Development was improving the situation. He would rather the building be moved further East with parking in front of the building on the West rather than all the parking in the rear. He did not believe the people living on the west side of the apartment house would like to park in the back and would tend to use the street parking on 21st Street.

It was mentioned that the Planning Commission could insist on "No Parking" in front of this proposed building site on 21st Street.

1300 N. 21st St.

The motion made by Levi Lucero and seconded by Richard Stranger was passed by a majority vote. Blake Chambliss voted no.

III. PUBLIC HEARING - REQUEST FOR REZONING TO C-1 RECOMMENDED TO COUNCIL - 506 - 28 3/4 Road

Don Warner explained the rezoning request of G. R. Guyton, 506 28 3/4 Road. Mr. Guyton plans to extend the "Fun Park" that is located south of the requested rezoning area.

Jim Golden, spokesman for G. R. Guyton, and G. R. Guyton explained to the Commission the plans Mr. Guyton has for the area. A proposed parking area on the open ground and proposed picnic area in the orchard area.

The hearing closed.

Blake Chambliss made a motion and Betty Russell seconded that the request for rezoning of the following from R-1-C (Single-Family Residence) to C-1 (Light Commerce) at 506 28 3/4 Road be recommended to City Council for approval:

The North 330 feet of the West 315 feet of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 7, T1S, R1E, of the Ute Meridian, Mesa County, Colorado.

The motion passed unanimously.

IV. PRELIMINARY PLAT OF NORTHERN HILLS ESTATES SUBDIVISION
APPROVED

N E Corner, 26 3/4 Rd & Battlement

Don Warner, Development Director, and Bud Lovato and Jim Patty, representatives of NHP&Q, explained the preliminary plat of Northern Hills Estates.

Mr. Richard Gray stated that the sewer and water lines would be placed before the paving of the proposed street in the subdivision.

After considerable discussion, Levi Lucero made a motion that the subdivision plat be recommended to Council for approval. Because Mr. Lucero is employed by Bray & Co., he withdrew his motion and abstained from voting.

Betty Russell moved and Blake Chambliss seconded that the preliminary plat of Northern Hills Estates Subdivision be recommended to Council for approval subject to consent from all utility companies.

The motion passed. Levi Lucero abstained from voting.

V. DISCUSSION - ALLEY EAST OF DAILY SENTINEL BUILDING

Don Warner stated that he had not talked with the people who own the building east of the alley. More discussion on this proposed arcade at a later date.

VI. GENERAL DISCUSSION

Mr. Richard Gray discussed the water problem with the Ute Water Conservancy District in the First Fruitridge area.

VII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director