

MEETING OF THE GRAND JUNCTION PLANNING COMMISSION  
August 25, 1971

The meeting was called to order by Acting Chairman Ray Paruch with the following members present: Levi Lucero, Richard Stranger, Blake Chambliss, Mrs. Betty Russell and Raymond Paruch.

The minutes of July 28th meeting were approved as corrected.

Public Hearing - Request for rezoning from R-2 (Two-family residence) to E-3 (Retail Business) on property on the West side of 1200 Block of North 7th Street. Denied

Chairman Paruch called for opponents to the request.

Mrs. Georgia Warren, who lives at 1305 North Seventh and owns both 1301 and 1305 North Seventh, spoke in behalf of the neighborhood and herself. She spoke of the amount of traffic because of the high school and Safeway. She said they were definitely opposed to this because they felt it would add to their traffic problems already in existence.

Dr. Olgesby, Superintendent of Schools, felt concern if this were to be rezoned as business going into this property could create additional discipline problems, possibly might make necessary a fence on the rear of the school building. He felt it was not good planning to place Commercial property adjacent to a school because of the problems between the students and the business itself.

The Chairman then asked for proponents to the request.

Jim Fatty, N.H.P.C., said they planned to put in a convenience grocery and other businesses.

Forest Clodfelter, 1221 North Seventh, said presently the hazard comes to the residents from the Schools, not the other way around.

Carl Dewey, said he has had a number of requests from people who are interested in the development in the area to bring some type of little business into the area.

Don Warner explained the E-3 business zone uses.

The public hearing was then closed.

Mrs. Betty Russell said she was concerned about the traffic. She said she would like to know how far back this zoning would actually be off of North Avenue.

Don Warner said approximately two blocks.

Mrs. Russell stated she was opposed to the change.

Blake Chambliss said he was concerned with the creeping on North Seventh Street of businesses. He said he was sure the Planning Board did not want to turn this into another North Avenue. Chambliss said he thought that E-3 could create some substantial problems for the school but certain business uses could help the school also. He stated he was opposed to going to E-3. He said he was not sure how he would feel about a planned business zone where we could actually look at the development being done.

Blake Chambliss moved, Richard Stranger seconded and it was carried that this request be denied. Levi Lucero abstained.

Public Hearing - Request for Bulk Development on the area east of 12th Street and South of Unity Church (Ann Gould). Approved Concept

Planning Director Engelke explained the concept of Planned Business Zone.

Dr. Gould explained the concept of what they are working on. He said as soon as the Planned Unit Development is established, then they will follow along with it.

Blake Chambliss moved, Mrs. Betty Russell seconded the concept as described by Mrs. Gould be approved and this also contains the fact that Mrs. Gould will return to the Commission with the concept of where the buildings will be set, etc. This included approval of a four story design for one multi-unit building in Tract "A". The motion was unanimously carried.

Discussion - Handicap Facilities  
Mr. Daniel Shark, representing the Handicapped, said he felt since if this is an all-American City, then it should be for all americans. He felt there should be public places where the handicapped could go, ramps are needed, bathroom facilities, door widened, hand rails put up, parking facilities, etc.

Don Warner stated the Uniform Building Code as adopted will require all of these things in new construction and these immediately become part of the City and County regulations. However, there are no teeth as far as retro-active requirements in getting the present buildings to conform.

Mrs. Evella Parks, Western Slope Rehabilitation, said we could make a pamphlet stating facilities and localities for the handicapped.

Mrs. Pat Cadez stated parking such as behind Woolworths, the people cannot reach the parking meters. Also there is no way to get into the Post Office, License Bureau, Polling Booths.

Don Warner said if a survey could be made by the handicapped, as to what services are available and what are needed, the Chamber of Commerce will publish the pamphlets. If we are given the information, we will see to it that the pamphlet is put out.

Members of Senior Citizens group present: Bill Ratekin, Roy Chacon, and Lloyd Files.

*V* Discussion of  
Mrs. Chacon asked about the vacation of 10th Street, if this was still going to be vacated and closed off and if 9th Street through to Bookcliff was going to be opened up.

Don Warner replied the plan proposed for Hi-rise for the senior citizens is now for a low-rise for the same area. The concept has changed to individual buildings.

Mr. Paruch said he would like to talk to Mr. Gus Byrom himself to see how the traffic would be affected.

A representative from an association for the Blind said ordinances already in effect are not being enforced, such as lights, low hanging branches etc.

*VI* Discussion of Eulok Development in Meek's Subdivision. *Concept Approved*

Bob Engelke said this is bounded on the South side by Industrial zoning. This project is well thought out and will provide a buffer zone on the South side.

Don Warner said it will be an improvement. Approval of the concept only will be considered today. A public hearing will be held later on details. Dick Stranger moved, Levi Lucero seconded, and approval of the concept was given as presented.

*VII* Discussion of request for partial 11th Street vacation.

Blake Chambliss made the motion to vacate the 10 feet on each side of 11th Street between 3rd Avenue and 4th Avenue leaving a gap for an alley.

Dick Stranger seconded the motion and it was unanimously approved.

VIII Discussion of the extension of rights-of-way adjacent to the city limits.

Don Warner stated we might have to buy right-of-way if we cannot get it otherwise. If you put conditions on annexation, you then must make a decision on how badly you want the annexation. You must decide whether it is important to annex or get the right-of-way?

Mr. Engelke stated you can pass conditions upon the issuance of a Building Permit for right-of-way dedication according to the recommendation for the Comprehensive Plan. The Comprehensive Plan should determine where the right-of-way should be. We do not require sufficient information around a subdivision at the present time. Relationship from one plat to another should be stated as to right-of-way, etc. This is part of the Comprehensive Planning process. When we receive a plat, we want to make sure we have the right type of street system.

X Mr. Engelke distributed the proposed Mobile Home Ordinance for the Commission's study and recommendation. (This will be considered at next months regular meeting.)

XI There is to be a hearing set for the 18th of September on Planned Unit Development. Also for the Senior Citizens Center discussion of vacation of street.

XII Revokable permit request for remodeling of Sentinel Building on Main Street. They need 2" on Main Street and 4" on the alley side for trim. Richard Stranger moved, Levi Lucero seconded, and it was unanimously carried that the requested extension into Main Street and alley right-of-way be allowed.

XIII There being no further business, the meeting adjourned.

R.O. Engelke  
Robert O. Engelke  
Regional Planning Director