

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 15, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Development Director Don Warner, City Manager Richard Gray, Regional Planning Director Robert Engelke, Traffic Engineer Gus Byrom, Greg Dillon and Connie McDonough, representing Chambliss Associates.

I. MINUTES APPROVED

Blake Chambliss made a motion and Dick Stranger seconded that the minutes be approved as corrected.

II. PUBLIC HEARING - ADD SECTION 6.1 PLANNED DEVELOPMENT TO ZONING TEXT

Betty Russell made a motion and Dick Stranger seconded that Section 6.1 Planned Development (as advertised) be recommended to Council for addition to the City Zoning Ordinance. The motion passed unanimously.

III. DISCUSSION - ANNEXATIONS

A. BETWEEN 15TH AND 19TH STREETS AND WALNUT NORTH TO THE GRAND VALLEY CANAL

Don Warner stated the Development Department has prepared an enclave annexation resolution for the area between 15th and 19th Streets, Walnut Avenue north to the Grand Valley Canal.

It was stated the streets north of Walnut Avenue can be given sewer by the City Departments and a sewer district will not need to be formed. An enclave annexation (unilateral) has to be serviced immediately, while an annexation (petition type) to City means the City can wait to deliver services. Planning Commission agreed with this enclave annexation.

B. PEACH ANNEXATION #2 - NORTH OF PEACH ANNEXATION - 27 1/2 Rd to 28 Rd and F to F 3/4 Roads.

Planned Development is planned for the area on the Northwest corner of F 1/2 and 27 1/2 Roads. Mr. and Mrs. W. L. Peach have signed the petition so the other persons involved can annex for the purpose of City sewer. This 2nd Peach Annexation will go to

Council. This is part of the same annexation approved with the 1st Peach Annexation, but had to be taken in stages for perimeter reasons.

C. UNITY CHURCH EAST - SE CORNER OF 27 and F 1/2 Roads

Approximately 10 acres east of Unity Church. There will be an annexation petition circulated for this area.

IV. VACATION OF NORTH 10TH STREET APPROVED WITH CONDITIONS

Greg Dillon and Connie McDonough, representing Chambliss Associates, presented the plans for the Senior Citizens project between Bookcliff and Walnut Avenues and 9th and 11th Streets.

Discussion followed regarding traffic and the surrounding property owners, by Gus Byrom, Traffic Engineer, and other City Staff Members and the Planning Commission.

Ray Paruch mentioned the people living on the north side of Walnut Avenue, south of the proposed project, would like the portion of 10th Street paved that was to be left open. He was told, if all of 10th Street were vacated, the street right of way would belong to the two owners adjacent to North 10th Street.

Gus Byrom stated from a purely traffic viewpoint, North 10th Street would be the best street to be kept open, but looking at the complete picture regarding plans for the area, North 9th Street would be better as an open street. It was noted that after North 9th Street is opened, it will run into an alley South of Walnut Avenue. Senior Citizens will pay for half of the paving of North 9th Street from Walnut to Bookcliff as owners of the East side. Enough owners must sign a petition so street improvements are assured before North 10th Street is vacated.

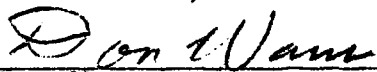
Dick Stranger made a motion and Levi Lucero seconded the Planning Commission recommend to City Council the vacation of North 10th Street from Walnut to Orchard Avenues, subject to the paving and opening of North 9th Street and that said improvement be completed before traffic is eliminated from North 10th Street, and also, that a 20 foot East-West alley be deeded and paved from 9th Street to 11th Street at the south end of the development.

The motion carried unanimously. Blake Chambliss abstained from the discussion and the vote.

V. INFORMATION - THE 14TH ANNUAL INSTITUTE FOR PLANNING OFFICIALS

The 14th Annual Institute for Planning Officials, September 30 and October 1, 1971, University of Colorado, Boulder. Those planning to attend will leave here Wednesday noon and return Saturday morning.

VI. ADJOURNMENT - There being no further business, the meeting adjourned.



Don Warner
Development Director