

GRAND JUNCTION PLANNING COMMISSION

Wednesday - October 20, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Don Warner, Robert Engelke, Richard N. Gray, T. L. Benson and Conley Campbell.

I. MINUTES APPROVED

The minutes of the September 29th meeting were approved as written.

II. PUBLIC HEARING - REQUEST FOR CONDITIONAL USE 1.5 (Multi-Family Residence) GRANTED

Don Warner explained the request of T. L. Benson for a Conditional Use 1.5 (Multi-family Residence) in a C-1 (Light Commerce) Zone at 1306 North 25th Street. Plans were presented of this development. This development will be similar to the development at 1300 North 21st. The hearing was closed.

Richard Stranger commented that he felt the apartments should be developed on property that has previously been used, leaving the open property for the original intended zoning. Density of apartments should be kept in the core of the city as a renewal tool. Don Warner explained that this request, if granted, would be used as a buffer zone between the commercial zone and the residential zone. Betty Russell said she thought this location would be a logical place for apartments, with the shopping areas close by.

After considerable discussion, Richard Youngerman made a motion that the request for a Conditional Use 1.5 (Multi-Family Residence) in a C-1 (Light Commerce) Zone of the following described property be granted:

Beginning North 89°47' West 331.37 feet and North 00°07' West 320 feet from the Southeast Corner of Section 12, T1S, R1W, North 89°47' West 331.37 feet North 00°07' West 337.8 feet South 89°47' East 331.37 feet South 00°07' East 337.84 feet to beginning, EXCEPT the South 163 feet and EXCEPT the West 25 feet for street.

Levi Lucero seconded the motion. A roll call vote was taken. Richard Youngerman, Levi Lucero, and Betty Russell voting yes, and Blake Chambliss and Richard Stranger voting no.

III. DISCUSSION - REZONING AT 1100 BLOCK OF MAIN STREET - R-2 to R-3

Don Warner explained the reason for the discussion of rezoning at 1100 Block of Main Street. Helen Flynn has a non-conforming use (boarding State Home people) in this block. She was questioning

the building inspector as to what she would have to do with the house next door to bring it to standards for the same use. At this time, she was told this was not the proper zoning for this use and Mrs. Flynn asked the possibility of rezoning to R-3.

Richard Stranger stated he has heard Mrs. Flynn is doing a good job and a good service. He thinks this would be a good use in the area, it would increase the density by the use of a dwelling. This will be a redevelopment plan.

Blake Chambliss stated he thought the Planning Commission needs to face the problems of zoning and make decisions as a complete picture of the city, rather than separate plans being approved as presented.

Betty Russell stated she did not think apartments were needed only in the downtown area. The college area is in desperate need of housing.

Richard Youngerman suggested a time and place be set for a two day scheduled workshop for the City Planning Commission and City Staff Members to face the problems of zoning, etc. and make decisions as to the direction of zoning. The first day will be for information input and the second day for discussion.

IV. DISCUSSION - BENEFITS AND IMPROVEMENTS FOR BLIND AND HANDICAPPED

Mr. Conley Campbell, representing the Colorado Westerners Council of the Blind, discussed several items of concern to the blind and handicapped. Items mentioned were street lights at certain crosswalks and obstructed sidewalks. Mr. Richard Gray told Mr. Campbell to call the City Hall any time there was something of this nature to be reported, and he would see that it was taken care of.

V. STATE HIGHWAY DISCUSSION IN EL POSO AREA

Dick Prosenice, Engineer from State Highway Dept., presented a proposed plan for the area south of El Poso. The plan shows the closing of West Grand down the hill and opening of Mulberry Street onto Highway 340.

Betty Russell made a motion that this plan be advertised for public hearing for an evening meeting in November, inviting the El Poso residents, Gus Byrom and Dick Prosenice. Levi Lucero seconded the motion and it passed unanimously.


VI. ELECTION OF OFFICERS - NEXT MEETING

The Election of Officers for the Grand Junction Planning Commission will be held at the next regular meeting, October 27.

Grand Junction Planning Commission - 3
October 20, 1971

VII. 10% BONUS ON THE BACKWASH PROJECT ANNOUNCED

City Manager Richard N. Gray announced the approval of a 10% bonus on the backwash project. Mr. Gray complimented Bob Engelke for his work on this project.



Don Warner
Development Director