

GRAND JUNCTION PLANNING COMMISSION

Wednesday - October 27, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Don Warner, Richard Gray, Vincent Gray, and Mr. and Mrs. Fred Sperber.

I. MINUTES APPROVED

The minutes of the October 20th meeting were approved as written.

II. PUBLIC HEARING - REQUEST FOR CONDITIONAL USE 5.5 (BAKERY) in a B-3 ZONE APPROVED

Don Warner explained the request of Sperber Construction and Vincent Gray for a Conditional Use 5.5 (Bakery) in a B-3 Zone. The Staff recommended approval of this request. There will be a new building in place of an old house at 924 North 7th Street. The hearing closed. Betty Russell asked if there was to be off-street parking. Mr. Sperber answered yes. Also alleys exist on two sides of this area.

Blake Chambliss made a motion and Levi Lucero seconded that the approval be given to the request for a Conditional Use 5.5 (Bakery) in a B-3 (Retail Business) Zone on Lots 6 and 7 and the South Half of Lot 8, Block 18, City of Grand Junction, Colorado. (924 North 7th Street) (Home Style Bakery). The motion passed unanimously.

III. ELECTION OF OFFICERS

Blake Chambliss nominated Betty Russell as Chairman of Grand Junction Planning Commission. The motion was seconded by Richard Stranger who moved that nominations be closed and a unanimous ballot be cast. This motion passed unanimously.

Betty Russell nominated Levi Lucero as Vice-Chairman of Grand Junction Planning Commission. The motion was seconded by Richard Stranger who moved that nominations be closed and a unanimous ballot be cast. This motion passed unanimously.

IV. PLANS MADE FOR EVENING MEETING REGARDING HIGHWAYS

Plans for an evening meeting concerning highways was discussed. A tentative date of November 18th at 7:30 p.m. was set. A representative from the Highway Department and residents of the El Poso Area and Gus Byrom, City Traffic Engineer, will be invited. The meeting will be held at the Community Action Center in the El Poso Area.

V. PROPOSED BULK DEVELOPMENT IN AN R-1-C ZONE

Don Warner explained the proposed Bulk Development that is to be advertised for Public Hearing, November 24, 1971. This development will be in 8-plex units with the same density, only more open space than single-family residences.

This will be on the Southwest Corner of 15th and Wellington. A high fence will be placed along the North side of the canal.

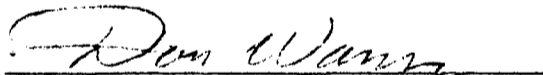
The same type proposal is being discussed by the developers for the property at 15th and Patterson Road.

VI. TWO-DAY SCHEDULED WORKSHOP BEING PLANNED

Blake Chambliss and Dick Stranger were appointed on a committee to set the plans for a two-day scheduled workshop for the review of the zoning map and to face the problems of zoning, etc.

VII. ADJOURNMENT

There being no further business, the meeting adjourned.


Don Warner