

GRAND JUNCTION PLANNING COMMISSION

Wednesday - November 24, 1971 - 8:00 a.m.

CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Chairman Betty Russell, Ray Paruch, Levi Lucero, Eugene McEwen, Dick Youngerman and Blake Chambliss.

OTHERS PRESENT: Don Warner, Robert Engelke, Richard Gray and Fred Fuhrmeister, Staff Members, and Mr. and Mrs. Ralph Collins, Glendon Anderson, Hersh McGraw, Hank Rogers, Ward Garing, Hugh McCormick, H. L. Senter, Mr. and Mrs. Wayne Riddlemoser, Maybelle Kanavel, Henry Faussonne, H. M. Neff and Keith Mumby.

I. WELCOME TO EUGENE MCEWEN, NEW PLANNING COMMISSION MEMBER

Chairman Betty Russell welcomed Eugene McEwen as a Planning Commission member.

II. MINUTES APPROVED

The minutes of the October 27th meeting were approved as written.

III. PUBLIC HEARING - BULK DEVELOPMENT - SOUTH SIDE, 1300 BLOCK OF WELLINGTON AVENUE - APPROVED

Keith Mumby, Atty., representing Facilities Planning and Development Corporation, explained the Bulk Development in an R-1-C Zone. Glendon Anderson, Development Director, stated the plans for the Bulk Development were to fulfill the needs that exist for housing. The name of the proposed bulk development is Wellington Gardens. A 6-foot fence around the area is planned. Plans and plats were presented of the entire Bulk Development. Many questions were asked of the Developers and the Staff by the residents surrounding this proposed development: Regarding the storage areas - Must the equipment be kept in this area? - Yes.

Would the fence be put up before construction started? - Yes, between this development and the Collins' property, after the fill work is completed.

Why this location? - Relate and orient to Mesa College for young married students and young faculty.

Don Warner read the correspondence from the residents and explained that this Bulk Development was to be no more dense than the regular R-1-C single family zone.

Will there be a manager on the premises? - Yes, he will be housed in the present house which will be remodeled as living quarters and laundry room, etc.

The main objections seemed to be to the increased traffic this development would supply and the trend to apartment building this may start. Bob Engelke explained the density. The homes in this area were built when there was no sewer line in this area and they had to build on large lots because of the septic tanks. The density of R-1-C Zoning is more than the presently area, but now the need for 1/2 acre lots is not present because of the sewer service.

The City water supply will be a 6" water main.

The question of opening 15th Street was mentioned. Don Warner explained the paving of a street must be petitioned by the owners of frontage on a street and the frontage must be at least 51% to assure paving.

Garbage collection? - City Sanitation Department has requested three pickup stations in this development.

Blake Chambliss asked if the developers plan to pave the street. Cannot give a definite answer until it is seen how the development is running.

Was the Traffic Engineer consulted? - Yes, but he made no specific study because there was to be no density change.

The Public Hearing closed.

Identification sign size can be set by the Planning Commission. No advertising signs can be used, only identification signs. Ray Paruch stated that several items seem to surface at each hearing on such a proposal as this - sewer, streets and sidewalks. He can understand how this would be very nice to have the City pay for all of these, but as a taxpayer that has already installed all of these things at his own expense would not appreciate paying for other peoples sewer, sidewalks and streets thru taxes.

Ray Paruch made a motion that the Planning Commission approve the Wellington Gardens Bulk Development Plan as presented. This Bulk Development is on the South side of the 1300 Block of Wellington Avenue in a R-1-C (Single Family Residence) Zone. Levi Lucero seconded the motion and it passed unanimously. Plans on file in Planning Office.

IV. PUBLIC HEARING - REQUEST FOR REZONING FROM R-1-C TO R-2-A  
BETWEEN OURAY AND GRAND AVENUES AND NORTH 26TH AND 27TH STS  
TABLED

Don Warner explained the location of the request for rezoning from R-1-C to R-2-A. Henry Faussonne, Mutual Savings and Loan, explained that Mutual Savings owns the property and Sege Corp. will sponsor the builders and developers. Underground services are planned. Mr. Faussonne stated that they could sell this property as individual lots with ease, but believes this should develop as R-2-A Zoning density. This rezoning request would increase the density.

Blake Chambliss made a motion to deny the request for rezoning. The motion died for lack of a second.

After considerable discussion, Henry Faussonne asked that the hearing be tabled for further study.

Blake Chambliss made a motion and Levi Lucero seconded that the request for rezoning from R-1-C (Single Family Residence) to R-2-A (Two Family Residence) (Between Ouray and Grand Avenues and North 26th and North 27th Streets) be tabled for further study. The motion passed unanimously.

V. PROPOSED WESTRIDGE SUBDIVISION PLAT APPROVED

The preliminary subdivision plat, Westridge Subdivision, (between Kennedy and Franklin, West of Juniper) was presented to the Planning Commission. Don Warner explained the location and stated that this was approved by the staff. Dick Youngerman made a motion that the Westridge Subdivision plat be approved, contingent on approval from all Utilities and the City Engineering Department. Levi Lucero seconded the motion and it passed.

VI. DISCUSSION - WINTERS AVENUE BE RENAMED

Don Warner mentioned that he had been contacted by Alex F. Soinski, Northwest Machinery Co., 831 Winters Avenue. Mr. Soinski asked that the streets South of Fourth Avenue to the river be renamed in some chronological or alphabetical order as no one can find his shop by Winters Avenue address. This will be discussed at a future meeting.

VII. DISCUSSION - SENIOR CITIZENS PLANS - EAST OF BOOKCLIFF BAPTIST CHURCH - EAST OF 12TH AND PATTERSON

H. M. Neff stated that a group of senior citizens were planning to purchase land from the Bookcliff Baptist Church, East of the Church at 12th and Patterson, for a condominium type development for the senior citizens to occupy. He mainly requested information as to financing and what this idea of housing would entail in regard to zoning, etc. He was told a request for Bulk Development would be necessary if anything other than single family residences were wanted in this R-1-C Zone. Suggestions of HUD and Baptist Church financing were mentioned.

VIII. REVOCABLE PERMIT FOR SURFACE USE OF NORTH-SOUTH ALLEY ON NORTH SIDE OF 600 BLOCK OF MAIN STREET RECOMMENDED TO CITY COUNCIL FOR APPROVAL

Blake Chambliss, Architect of Printers Alley, explained the request for a revocable permit to build planters and plant trees in the North-South alley on the North Side of 600 Block of Main Street. The request is for surface use by the adjacent property owner, The Daily Sentinel. This alley has heavy utility use, therefore all utility and engineering departments must be satisfied with the construction. Seven brick ground-level planters are proposed in the alley.

Levi Lucero made a motion that the request for a revocable permit for the construction of brick planters and structures and planting of trees in the North-South alley in Block 105, City of Grand Junction, which lies West of Lots 16 thru 20 and East of Lot 21 (North side of 600 Block of Main Street) be recommended for approval contingent on approval by the utility companies and City Engineering Department.

Gene McEwen seconded the motion and it passed. Blake Chambliss abstained from voting.

IX. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner  
Development Director