

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 26, 1972 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Acting Chairman Levi Lucero, Richard Stranger, Richard Youngerman, Ray Paruch and Gene McEwen.

OTHERS PRESENT: Robert Engelke, Don Warner, Richard Gray, Fred Fuhrmeister, and R. T. Mantlo, City Staff Members; Harry Colescott, City Councilman; and Keith Mumby and T. L. Benson.

I. MINUTES APPROVED

The minutes of the January 12th meeting were approved.

II. PUBLIC HEARING - PD B (PLANNED DEVELOPMENT - BUSINESS) ADDED TO CITY ZONING ORDINANCE - RECOMMENDED TO COUNCIL FOR APPROVAL

Bob Engelke read and explained the proposed addition to the Planned Development section of the City Zoning Ordinance. After considerable discussion, Dick Stranger made a motion and Dick Youngerman seconded that the following be recommended to City Council and added to the City Zoning Ordinance:

SECTION (15) PLANNED DEVELOPMENTS

A. GENERAL PROVISIONS, CO ORDINATION, USES PERMITTED

3. Types of Planned Developments

e. PD B

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and also,

SECTION (15) PLANNED DEVELOPMENTS

A. GENERAL PROVISIONS, CO ORDINATION, USES PERMITTED

3. Types of Planned Developments

e. PD B

Within the PD B District, the uses permitted shall be the same as PD 8 except that the business and commercial uses may constitute 100% of the uses located in the District. In the case of the PD Zone, the Planning Commission may waive the two acre requirement.

The motion passed unanimously.

III. DISCUSSION - PROPOSED MOBILE HOME ORDINANCE

Keith Mumby, representing the Mobile Home Park Owners Assn., stated the Assn. does recognize the need for control of mobile home parks because of the increase in the number and size of mobile homes. He said there was a set prejudicial view of mobile homes which has changed because of the difference in the mobile homes. Continued upgrading is needed of parks. There would be no reason for the developer of a mobile home park not to follow these regulations as proposed in this ordinance, but for the present mobile home park owner, this

will be a very expensive project because it will add to the financial burden. Some objections to the proposed ordinance are as follows: Increase of minimum space between the mobile homes; 20' between all mobile homes at all points; who pays the expense of larger water mains; street widths; off-street parking spaces; recreation provision; storage facility; skirting; service building; anchors; and time of compliance.

Items mentioned that will probably be changed are: Language clarification of various regulations; end to end footage; time of compliance; and water supply problem is to be reviewed.

IV. DISCUSSION - BUTTOLPH SUBDIVISION - RETURNED TO PLANNING COMMISSION FROM CITY COUNCIL

A discussion of the Buttolph Subdivision was held. At the City Council Meeting, January 19th, the City Council raised questions in regard to all subdivision preliminary plats. Ray Paruch reviewed the Council's discussion. The initial improvements of streets, sidewalks, curb, gutter and irrigation of the subdivision should be a burden to the developer not the City. The consideration of financing could be under an unsubsidized Street Improvement District policy that has been used in prior years.

After considerable discussion, Richard Stranger made a motion that the Commission recommend to City Council the City Staff work out a policy regulating the financing for right of way, drainage and irrigation and that this be the responsibility of the subdivider and not the City. The motion was seconded by Richard Youngerman and passed unanimously.

V. REQUEST FOR VACATION OF RIGHT OF WAY - BOOKCLIFF AVENUE - WEST OF 15TH STREET - RECOMMENDED TO COUNCIL

Don Warner explained the request for vacation of right of way on Bookcliff Avenue, West of 15th Street.

After considerable discussion, Richard Youngerman made a motion the following right of way be vacated contingent on approval from all utility companies:

That part of Bookcliff Avenue North of Lot 19,  
Block 6, Fairmount Subdivision.

Ray Paruch seconded the motion and it passed.

VI. DISCUSSION - REZONING OF 1100 BLOCK OF MAIN STREET

It was suggested that the Commission advertise for rezoning all of Block 110 and all of Block 111 from R-2 to R-3.

VII. DISCUSSION - SIZE OF SIGN FOR WELLINGTON GARDENS - 1405 WELLINGTON

The size of an identification sign for Wellington Gardens was discussed.

Richard Youngerman made a motion that 15 sq. ft. be the maximum size for a sign at Wellington Gardens, 1405 Wellington Avenue. Richard Stranger seconded the motion and it passed.

VIII. DISCUSSION - PRELIMINARY PLAT - TOM BENSON PROPERTY (GOULD PROPERTY) NORTH OF 12TH AND PATTERSON

Tom Benson, developer and contractor of the property North and West of 12th and Patterson, explained the preliminary plat of this property to the Commission. The concepts of this plat were approved by the Commission, details of the development will be discussed later. The Commission advised Mr. Benson to request rezoning to Planned Development and commence the process of Planned Development.

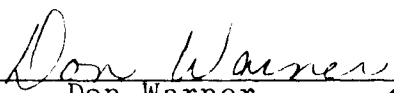
IX. DISCUSSION - VACATION OF 28 ROAD - NORTH OF BOOKCLIFF TO CANAL

Don Warner explained the request for vacation of right of way of 28 Road, North of Bookcliff to the Canal. Children have been injured from bicycles and motorcycles traveling this street North from Bookcliff Avenue.

Ray Paruch made a motion the approval of this request for vacation of the following be recommended to City Council contingent on approval from Utility Companies and contingent on the building of a curb at the expense of the adjoining property holders. Dick Stranger seconded the motion and it passed unanimously.

X. ADJOURNMENT

There being no further business, the meeting adjourned.

  
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Don Warner *db*  
Development Director