

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 29, 1972 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

M I N U T E S

MEMBERS PRESENT:

Levi Lucero, Acting Chairman, Richard Stranger, Blake Chambliss, Ray Paruch, and Gene McEwen.

OTHERS PRESENT:

Don Warner, Robert Engelke, and Richard Gray, City Staff Members.

I. MINUTES APPROVED.

The minutes of the February 23rd meeting were approved.

II. PUBLIC HEARING - REZONING TO PD 12 of the LAKESIDE SUBDIVISION.

Tom Benson presented a drawing of the planned unit development at the Unity Church area on 12th Street. Don Warner stated that PD 12 allowed 407 units, but at the last meeting a 300 unit limit was set. Mr. Stranger stated that there should be no further density changes. Mr. Warner said that this should include all of Mr. Benson's property, not just the Lakeside subdivision. Mr. Lucero closed the hearing. Mr. Stranger made a motion to accept the preliminary plat of the planned unit development and the plat of the Lakeside Subdivision. Blake Chambliss seconded the motion and it passed unanimously.

III. PUBLIC HEARING - PROPOSED ONE UNIT CHANGE IN BULK DEVELOPMENT R-I-C Zone at 1405 Wellington Avenue.

Glen Anderson, representing Wellington Gardens Facilities Planning Construction, Corporation, stated that the initial proposal was that the old house on the property under discussion was to be remodelled, but it was decided not to remodel for the following reasons.

1. Structurally, the building was not what originally thought to be.
2. The remodelling would be too expensive.
3. The building would not look good in the present environment.

He stated that the proposal now was to move the house off the site and build another building similar to those around it.

building were to be sold to another party, then the site may never be developed as is now planned. Therefore, it was his feeling that there should be a time limit placed on the "beautification" of the site. Mr. Clark stated that although he agreed to the beautification of the area, he did not favor the time limit due to unpredictable financial position. Blake Chambliss asked to see a plan on paper showing the prospective site. Mr. Clark stated that he had very little time to re-submit and wait for the commissions consent. Mr. Warner stated that the board could meet in a few days to reconsider if Mr. Clark could submit a plot plan. Mr. Stranger stated that Mr. Clark could operate under the conditional use zoning but the planning commission could put what stipulations they want on him. He then moved that when a plot plan is submitted, the board reconsider the proposed operation, but presently it will be tabled. Mr. Chambliss seconded the motion and it passed unanimously.

VI. PUBLIC HEARING - ZONING CHANGE FROM R-I-C (Single family residence) to C-I (Light commerce) 28 AND 28 1/2 ROAD.

A zoning change from R-I-C to C-I for 660 feet north of North Avenue Roads 28 to 28 1/4 was tabled. A member from the audience Mr. Charles Williams, who is a resident in the above vicinity, questioned if the hearing was considering a zoning change from 28 to 28 1/2 road. Mr. Lucero answered no and Don Warner explained that the next item on the agenda would be dropped because of bad description in a legal ad. Mr. Williams then asked who was initiating this action, and Don Warner explained that there had been no request, but merely action of the planning commission. Mr. Warner stated that the zoning line would be at the south line of Epps Subdivision. Mr. Williams again questioned the necessity of this change because it will be on his property line. Mr. W. R. Hall, of 516 28 Road stated that he would recommend zoning to Elm Avenue with this business aspect of rezoning. Blake Chambliss stated that he would object to the zoning going deeper than 660 feet due to the traffic problem which would evolve. Mr. Hall said that he felt this change in zoning would invite more traffic to 28 Road. Mr. Engelke then stated that the commission could not consider an extension on the proposal today. Mr. Warner stated that they could take applications for later hearing. Mr. Stranger stated that he was convinced that this is good zoning for commercial area and that to go 660 feet would not be destructive, but he would object to going any deeper. Mr. Warner suggested that there should be more consideration on this matter and that it should be readvertised as a planned business zone. Blake Chambliss moved that the zoning change be tabled, Mr. Stranger seconded the motion and it passed unanimously.

VII. ALLEY VACATION BETWEEN 3rd and 4th STREETS, LOTS 3,4,5,6. BLOCK 12 of SHERWOOD PARK.

Mr. Warner explained that there was a proposal to vacate the alley and revert to a 20' easement. No objection to the change had been voiced by any one previously. Warehouse market

is presently zoned C-2. Mr. Stranger made a motion to vacate the alley in question and revert it to a 20' utility easement and that the vacation of the south alley be subject to approval to the property owner on the west. Mr. Paruch seconded the motion, and it passed unanimously.

IX. ALLEY VACATION OF BLOCK 96

Valley Federal architect, Jack Porter presented the proposal. He explained the plans for the proposed building on Block 96. Mr. Stranger asked what the reason was for new access into Rood rather than White. Mr. Paruch asked if the west portion will be closed. Jack Porter replied that it will remain an alley. Mr. Stranger stated that the access into Rood bothered him. Don replied that the future one way street plan must be taken into consideration. Routing the alley around the Federal Building would be advantageous. Mr. Stranger stated that he still was against having the alley there. City Manager, Dick Gray stated that the City wanted a dedicated alley in order to permit the garbage trucks to get in and out easily. He stated that the city preferred an alley over easement and that the alley was presently one-way westbound. Jack Porter said that their concern was to accommodate the city. Mr. Paruch moved the alley be vacated as described contingent on said agreement with the utility company and deeding of alternate access alley to Rood Avenue. Mr. McEwen seconded the motion and it carried unanimously.

X. DISCUSSION OF MOBILE HOME ORDINANCE

Mr. Keith Mumby, attorney, presented views of mobile home park owners and explained end to end spacing for trailer courts and water main sizes. A discussion followed. Mr. Mumby stated that the feeling of the park owners was that there should be an accompanying regulation with the ordinance explaining how this ordinance will be enforced. The park owners want to know their responsibility and the responsibilities of the home owners. He suggested that a committee be formed composed of representatives of the planning commission, building inspectors, park owners and utility companies to determine the legal areas of enforcement. Planning Director Engelke said that the planning commission did not want to see the city have to enforce all the requirements. Mr. Stranger moved that the Mobile Home Ordinance be recommended to the council. The motion was seconded by Mr. McEwen and it passed unanimously.

XI. GENERAL DISCUSSION

Mr. Clark representing the AAMCO Transmission Shop again appeared asking if he could construct a fence and install it without presenting a plot plan. Mr. Warner stated that

the commission must have a binding document. Mr. Clark stated that he couldn't postpone his work for any length of time. Mr. Warner asked Mr. Clark if he could submit a letter stating his intentions and present it to the commission in a few days for reconsideration. Mr. Clark agreed to submit a letter stating that he would do what he could in a three year term to beautify his property by building a fence around the compound yard, surrounding the fence with a hedge. Mr. Clark asked the commission if a 3 year time limit would be agreeable. Mr. Paruch agreed. Mr. Stranger suggested that the commission meet at a later date and reconsider with Mr. Clarks letter and plot plan.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned by Mr. Lucero at 10:10 A. M.