

GRAND JUNCTION PLANNING COMMISSION

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

Civic Auditorium - City Hall

M I N U T E S

Members Present: Chairman Betty Russell, Levi Lucero, Ray Paruch, Dick Youngerman, Gene McEwen, and Blake Chambliss.

Others Present: City Staff Members, Don Warner and Dick Gray.

Consideration of Minutes

Dick Youngerman made a motion to approve the minutes of the special meeting of July 12, and the regular meeting of June 28, Gene McEwen seconded the motion and the minutes were approved unanimously.

Vacation of 26 3/4 Road

Attorney Gary Cowan came before the commission representing Dr. Robert Linnemeyer and Mr. B. A. Kellogg who requested that 26 3/4 Road North of Capra Way and South of Lakeside Subdivision be vacated for the purpose of allowing pedestrians access. At the July 12 meeting the commission discussed this matter and generally felt that there was no need for this road, and the motion was made to approve the vacation subject to utility easement and 10 foot walkway easement, providing that paved walkway be built by the owners of the property. At this time, Mr. Cowan states that Dr. Linnemeyer and Mr. Kellogg are not satisfied with the 10 foot walkway. He said that they prefer a narrower walkway of possibly 5 feet. The commission discussed the possibility of a 5 foot walkway and decided that it would be too narrow and suggested an 8 foot walkway. Mr. Cowan said that he felt this would be a compromise but he stated that he didn't know whether it would be acceptable to his clients. He said that one of the complaints with a 10 foot walkway was that it would be wide enough for a car to go through where a 5 foot would not. Don Warner suggested that a metal pole be placed in the middle of the pathway at each end to prevent vehicle entry. He also suggested that the walkway could be fenced. The members felt an eight foot walkway would be sufficient and safe for pedestrians and bicycle path as well. Ray Paruch made a motion that the right-of-way requirement be reduced to 8 feet rather than 10. Mrs. Russell stated that this change would be with the same stipulations as were made with the motion at the last meeting for paving of the walkway by the owners. Levi Lucero seconded the motion and it passed unanimously.

General Discussion

Don Warner led a discussion on junk cars explaining what type of cars are considered junk cars, and what type are allowed. He explained that a car, if in operable condition and if licensed, cannot be considered a junk car even if it is just sitting on a persons

Grand Junction Planning Commission Minutes

July 26, 1972

Page 2

property. He stated that antique cars are recognized if the owner acquires an antique license. Mr. Warner said that the building inspectors have required removal of many junk cars. The discussion is to be continued at the next planning commission meeting.

The members discussed the Dangerous Building Codes. Mr. Warner stated that if a building is unsafe, regardless of who owns the house, the building inspectors have the authority to declare such a building unsafe. The building code covers unsafe occupied housing, but we cannot get it torn down if unoccupied. Mr. Warner stated that this is where the dangerous building code would be helpful. Mrs. Russell requested that the planning commission members receive copies of the Dangerous Building Codes and Mr. Warner said that they were on order. Mrs. Russell said that she was glad that the city council came to the planning commission with these problems. There was further discussion on the weed ordinances, and regional planning commission functions and the members, having no further business, agreed to close the meeting. Mrs. Russell adjourned the meeting at 9:30 A. M.