

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 30, 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,
Gene McEwen, and Blake Chambliss.

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

Consideration of Minutes

Blake Chambliss made a motion to approve the minutes of the meeting of July 26, 1972, Ray Paruch seconded the motion and the minutes were approved.

Vacation of alley, Block 96

John Porter requested vacation of part of the alley, Block 96, for Valley Federal Savings & Loan. He requested that the east 200.7 feet of the present alley be vacated and a new alley deeded east of the Federal Building. Don Warner submitted letters from utility companies stating that they would be agreeable to vacation. Ray Paruch made a motion that the request for vacation be recommended to city council subject to deeding of new alley section. Levi Lucero seconded the motion and it passed unanimously. (25' alley requested)

Request for over-height building, Block 96.

Betty Russell read letter regarding tower. Don Warner read city zoning regulations regarding building height. There was a discussion on the fire hazard of this size building and Don Warner explained what had been done in the way of research regarding the fire hazard.

John Porter led a discussion on the fire code. Blake Chambliss brought up the question of adequate parking in relation to the size of building, John Porter said that there was adequate parking planned. Blake Chambliss made a motion to recommend approval of the 150 foot height to city council. Richard Stranger seconded the motion and it passed unanimously.

Discuss I.D.I. Platting of Industrial Land.

No one was present to discuss the platting so Don Warner explained what was requested. I.D.I. wishes their property to be annexed into city. There was a question as to sewer and water availability in the subject land. Don Warner said that there was sewer and water service in the area. Blake Chambliss asked about flood plan from Corp of Engineers before commission approval. Don Warner suggested that they get annexation under way and then work

on getting Corp of Engineers report as annexation is such a lengthy process. Blake Chambliss made recommendation to start on annexation and Levi Lucero seconded, motion passed.

Preliminary Plat Lakeside Subdivision Filing #2.

There was a discussion on angle of street. Don Warner suggested that approval to carry contingency of utility easements. Blake Chambliss asked if dead-end utilities cause any problems. Don Warner gave a review of steps taken on this subdivision thus far. Blake Chambliss made recommendation for approval of the plat with the stipulation that the street on the northwest meet Horizon Drive at a 90° angle. Dick Stranger seconded and it was passed.

Revocable Permit for Storm Sewer (K-Mart)

Don Warner discussed K-Mart's need for storm sewer under 28 Rd. City engineering department asked that this be approved. Levi Lucero asked if there had been a decision on the size of sewer, Don said that the City Engineers would determine size and other requirements. Dick Stranger made a motion to recommend that council grant revocable permit for storm sewer, Levi Lucero seconded and it was passed.

Revocable permit for Planter for City Market Warehouse.

John Porter gave a description of what was planned. Betty Russell asked if parking was meter parking. Don Warner said no, it is private parking. Ray Paruch made the motion that the Planning Commission recommend to City Council granting of permit. Levi Lucero seconded and it was approved.

Alley Vacation (City Market) 9th & North Ave.

John Porter, representing City Market, gave outline of what improvements and additions were planned by City Market. Review of utilities and Don Warner said that no changes were required by the city. There was then a discussion of traffic flow in front of the market. Discussion followed on hazard of building setting too close to street. The question was raised as to whether there was compensation to city on vacation of alley. Don Warner said that city is not allowed to sell public right-of-way. Ray Paruch made a motion for alley vacation with contingency that building be set back 10 feet. The motion was not seconded. Dick Stranger made motion to vacate alley. Blake Chambliss feels that it is our responsibility to alleviate problem corner (9th & North). John Porter asked if approval by traffic department be acceptable to commission. Blake Chambliss moved that the original motion be amended to be contingent on working with traffic engineer to correct traffic situation at 9th and North, Gene seconded. Vote was called on the amendment and it passed, 5

yes, 1 no. Vote was called on original motion as ammended, motion passed.

General Discussion

Mr. Payne came before commission to get opinion on rezoning for duplexes. This was not a hearing for rezoning but a discussion to get the commission's feelings on the possibility of rezoning, if it is advisable or not. After discussion, Betty Russell said that they needed to look into situation before making comment on it. Put on agenda for later date. Betty Russell proposed that they postpone discussion on Capital Improvement Plan and Dangerous Building Code as they were out of time. Dick Gray said that budget was to be presented on September 27th. Betty suggested that they have another meeting next week to discuss two items postponed. Next meeting was set for September 6th at 8:00 a.m.

Blake Chambliss announced that the Planning Institute would be in Boulder on September 13, 14 & 15.

Gene made move to adjourn, Mrs. Russell adjourned the meeting at 10:10a.m.