

GRAND JUNCTION PLANNING COMMISSION

Wednesday - October 25, 1972

M I N U T E S

Members Present: Acting Chairman Levi Lucero, Blake Chambliss, Ray Paruch, Eugene McEwen, and Dick Youngerman.

Others Present: City Staff Members Don Warner and Bob Engelke.

Item 1: Consideration of minutes for August 30, September 6, and September 27th.

Eugene McEwen made a motion to approve the minutes of the last three meetings, Blake Chambliss seconded and they were approved as mailed.

Item 2: Request for rezoning for Lots 20 and 21, Block 7, City of Grand Junction, from R-2 to B-3.

Tabled from September 27th meeting to check traffic problems. Don Warner gave a description of the property. Don Warner also said that Gus Byrom, traffic engineer, felt the proposed change would be conducive to a better traffic flow. Blake Chambliss made a motion to recommend to City Council approval of this rezoning, Dick Youngerman seconded and it passed unanimously.

Item 3: Request for Conditional Use 3.2 (Day Nursery) at 604 Bluegill Dr.

Levi Lucero read letter from Mrs. Patterson regarding Conditional Use. All physical qualifications have been approved. Mr. Patterson was present to explain what his wife had planned for the nursery. They have two children of their own and want to take care of eight additional children. Mrs. Patterson plans to get additional help for the care of the children from Mesa College. Ray Paruch asked if there would be any problem with traffic, Mr. Patterson said that there was plenty of parking and that the children would be arriving and departing at different times. Levi Lucero asked if there were any opponents, there were none. Dick Youngerman made a motion to approve the conditional use, Blake Chambliss seconded and it passed unanimously.

Item 4: Request for Conditional Use 5.8 (Mechanical Car Wash) at the Northwest corner of North Ave. and Cannell St. (Conoco station).

Don Warner read a letter from Conoco (Mr. Lipson) and gave description and location of station. Blake Chambliss asked if this would create a traffic problem, Don Warner said no because traffic movement would be on station property. Levi Lucero asked if there was any comment from the audience, there was none. Ray Paruch made a motion to approve the conditional use, Dick Youngerman seconded and it passed unanimously.

Item 5: Request for Vacation of Alley: North-south alley, Block 3, Milldale Subdivision.

This alley has never been opened, has no utilities and has a building across the south section. Commission discussed the property in question. Dick Youngerman made a motion to recommend to council approval of the vacation, Eugene McEwen seconded and it passed unanimously.

Item 6: Request for Vacation of Alley: East-west alley, Block 18, Milldale Subdivision

Don Warner gave description of property in question. There is an easement request from the Utility Companies. An 8 foot chain link fence will be put around the property. Levi Lucero asked if there were any opponents, there were none. Eugene McEwen made a motion to recommend to Council approval of the request subject to easement for existing utilities, Dick Youngerman seconded and it passed unanimously.

Item 7: Request for Vacation of Alley: North-south alley east of Lots 24 and 9, Block 3, Benton Canon's First Sub.

The East-west alley in Block 3, Benton Canon's First Sub. East of center line of Lots 5 and 28.

Don Warner discussed the property. Mr. Keith Mumby was present to explain what was proposed. Bob Engelke asked if property owner would be responsible for graveling, Mr. Mumby said they would furnish gravel and city would spread it. Don said that this vacation would be subject to easement and subject to a deed for the east 1/2 of Lot 29 and the west 1/2 of Lot 28. Levi Lucero asked if there were opponents, there were none. Eugene McEwen made a motion to recommend to council approval of alley vacation subject to easement and deed for new alley, Ray Paruch seconded and motion carried.

Item 8: General Discussion:

Blake Chambliss suggested we needed a master development plan for the future.

There was a discussion the Bulk Development Plan between Rood and Main from 17th to 19th. There are 75 units proposed with 114 parking spaces. Blake Chambliss noted that the tallest units are on Rood and feels that these units should be backed up to Main St. There is a 6 ft. chain link fence planned on Main to avoid increased traffic and to keep children from going onto Main St. The commission feels as though a different type of fence would be more attractive.

Levi Lucero asked if we had checked lighting on Wellington Gardens. Don Warner said that the lighting had been checked and Fred Fuhrmeister had held up the Certificates of Occupancy until lighting was taken care of.

A discussion followed on Revenue Sharing. Blake suggested a public meeting. Levi Lucero adjourned the meeting at 9:15 A.M.