

GRAND JUNCTION PLANNING COMMISSION
Wednesday - November 22, 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 Bob Engelke and Don Warner.

Item 1: Consideration of minutes for October 25, 1972 meeting.

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

Mr. Paul Maybury, architect from Denver who was going to discuss the proposed Bulk Development was late arriving so the commission discussed Section 3.2 in the City Zoning Ordinance, "Nursery Schools and Day Nurseries".

Don Warner discussed the rules on nursery schools and day nurseries. He suggested that there be an amendment to change the number of children from four to six and to take the age out of it. He also stated that day care centers are needed in the city and that they are not a detriment to the neighborhood if run correctly. He noted that a state license is required to run a nursery and that they are checked by the Welfare Department, Fire Department, Health Department and Building Department. The proposed amendment will be presented at the next regular meeting.

Item 2: Discussion:

Levi Lucero told the commission that Dale Luke would like a special meeting on Conditional Use for a car wash.

Bob Engelke suggested that the December meeting be held on Dec. 20 instead of Dec. 29 because of Christmas. It was agreed by all.

Item 3: Consideration of a Bulk Development proposal. The block from 17th to 19th streets between Rood and Main.

Paul Maybury was present to show the commission revised plot plan, floor plan and elevations. There will be walks, curbs, gutters, sod, landscaping and a fenced play area. There was a discussion of the fence on Main St. and it is planned to be broken up with landscaping rather than be one continuous line of fencing. On the lighting, Mr. Maybury said that low intensity lighting was planned for the entire area. He also stated that management and periodic inspections by the FHA would avoid problems with the area. Blake Chambliss felt that the areas that needed to be resolved were: the east road, play areas, perspective of what is proposed on Main St, and that the parking areas be broken up with landscaping or islands.

Eugene McEwen made a motion for approval of the preliminary plan with the changes mentioned above to be work out with staff and Commission. Ray paruch seconded and it passed.

Meeting adjourned at 9:10 A.M.