

GRAND JUNCTION PLANNING COMMISSION

December 20, 1972

M I N U T E S

1. Members present: Acting chairman Levi Lucero, Blake Chambliss, Ray Paruch, Dick Youngerman, and Eugene McEwen.

Others present: Bob Engelke, Don Warner and Fred Fuhrmeister.

2. Consideration of Minutes of previous meeting: Ray Paruch made a motion to approve the minutes as mailed, Gene McEwen seconded and the motion passed.

3. Request for rezoning of Lot 12, Block 1, Northern Hills Estates from R-3 (Multi-family Res.) to B-1 (Limited business).

Mr. J. D. Snodgrass was present to represent Dr. Wyatt. Levi Lucero stated that he would not be voting because Bray and Co. has an interest in this request. Mr. Lucero pointed out that a request for B-1 zoning was brought before the commission one year ago and denied at that time because residents were opposed. Since that time, however, the area has changed and a Doctor's office would be in line with the area. A discussion followed. Levi Lucero asked for comments, there were none. He then asked for opponents. Mr. Quinton DeWeese, a resident of the area, was present and he opposed the zoning change. He felt it should remain a residential area. Mr. Schumacher was also present and he opposed because he felt this was a poor method of planning in the area and no real forethought. He also feels that some long range planning should be done in the area. Mr. Snodgrass answered that the doctor's office planned is 1/2 mile away from Mr. Schumacher. There was no further discussion and the hearing was closed. Blake Chambliss said he agreed with the opponents and felt that business zoning should not be extended west along Patterson Road. Mr. Chambliss made a motion to deny the zoning change, Ray Paruch seconded and a vote was taken. The rezoning was denied unanimously.

4. Request for Conditional Use 5.8, Mechanical Car Wash, 657 North Ave.

Mr. Dale Luke was present to explain what was planned for the station. There is an existing regular car wash area and they want to install mechanical washing equipment. They plan to remodel the present bay and cars would drive in and back out. Gene McEwen asked if the dirt went into the sewer system, Fred Fuhrmeister said no, there is a trap to catch dirt. Levi Lucero asked for comments, there were none and the hearing was closed. Gene McEwen made a motion to approve the conditional use and Ray Paruch seconded. It passed unanimously.

5. Proposed amendment in text: Section 3 Zone Classifications, 3.2 Nursery Schools and Day Nurseries.

Don Warner read the proposed amendment. Mr. Lucero asked if there were any comments. Ray Paruch asked if this amendment increases the number of children in the nursery school. Don Warner said only for day care homes and that this amendment brings our standards to the state requirements. Blake Chambliss made a motion to recommend to council approval, Gene McEwen seconded

and it passed. The amendment to read as follows:

3.2 Nursery Schools and Day Nurseries... an establishment providing specialized group care on a planned, regular basis for more than six children and who are away from their homes any part of the day, but not overnight. This use cannot be considered a home occupation unless it is accessory to the use of the building as a dwelling and meets other conditions for a home occupation.

6. Phase II, Planned Development, Lakeside Subdivision. Jerry Gould was present to represent Tom Benson. Levi Lucero asked if there were any comments. Don Warner stated that he has been in contact with the only neighbor, Dr. Bull, and he is happy with the development in the area. Levi Lucero closed the hearing. Dick Youngerman moved to approve Phase II, Blake Chambliss asked if this was the time to discuss landscaping. Mr. Gould said that the landscaping will be taken up at another meeting. Blake Chambliss feels that a landscaping plan is needed and a breaking up of large parking area. Tom Benson was present and explained that landscaping will be presented later. Eugene McEwen seconded the motion with the amendment that the parking area be broken up and landscaping of the area go before commission. Vote was taken and it passed unanimously.
7. Request for alley vacation, Third Ave. (North to South)
Don Warner showed the commission a plat of the area in question. He stated that the city and the utilities have no objection to this request. Levi Lucero asked for comments and there were none. Hearing was closed. Dick Youngerman made a motion to recommend to council approval of the vacation with the stipulation that applicant be responsible for the drainage of the alley and the expense of rerouting power line to the house on the east side of the alley. Eugene McEwen seconded and it passed.
8. Request for alley vacation, 1600 Block, North Avenue. Bar X Restaurant and Lounge.
Mr. Warner gave a description of the property in question. Traffic director, Gus Byrom, suggested that an alley be granted. No building is planned over the alley. Levi Lucero asked for comments, there were none and the hearing was closed. Blake Chambliss asked what impact would the parking have on the streets in the area (Glenwood and 16th St.). Don Warner said that if the vacation was granted there would be more parking than before. Eugene McEwen made a motion to recommend to Council approval of the request with the contingency that an easement be retained, the applicant be responsible for the drainage problem and a new alley be dedicated going north to Glenwood Ave. Dick Youngerman seconded and it passed unanimously.
9. Vacation of Second Avenue from 11th to 12th.
Mr. James Golden was present to represent Grand Junction Steel. Levi Lucero asked if there were any opponents, there were none. Don Warner submitted three letters: One from Public Service and they had no objection to the vacation; one from Mountain Bell with no objection; and one from Dave Hickman, City Engineer, who

feels the vacation should not be granted because of need to possibly relocate a water line through this area. There was a discussion on the water line. Mr. Cornelison was present and told the commission that the water lines have broken five times in their yard. Mr. Warner said that there were plans to move the water line in the near future at the city's expense. Blake Chambliss made a motion to table the request until the next meeting to clear with Mr. Hickman. Ray Paruch seconded and it was tabled.

10. Consideration of Preliminary Plat, Lamm Subdivision.

Don Warner discussed plat. Levi Lucero asked for comments, there were none. Blake Chambliss made a motion to approve preliminary with the stipulation that applicant secure full Right of way on the north and the east and provide drainage suitable to the City Engineer. Ray Paruch seconded and it passed.

11. Consideration of Preliminary Plat, Princess Subdivision.

Levi Lucero stated that he would not be voting because Bray Realty was the developer. Mr. Lucero asked for comments. Jim Patty of NHPQ was present to discuss what is planned. Blake Chambliss made a motion to approve the preliminary plat, Ray Paruch seconded and it passed.

12. Consideration of Plat of IDI Subdivision

Eugene McEwen stated that he would not be voting because he has an interest in the subject. Mr. Warner gave a description of the plat and stated that proposal meets all requirements of the city. Right of way will be furnished by IDI. Blake Chambliss brought up the question of increased traffic on D Road and would there be a danger to the children from the State Home. He also felt that there should be walkways installed. Levi Lucero asked for comments. Bob Gerlofs was present to discuss any questions on the roads around the area. Mr. Cornelison was also present and stated that he would like to widen 9th Street from D Road north to the one-way street to handle the heavy traffic load. Now the trucks have to take both lanes. Mr. Lucero asked for comments, there were none. Blake Chambliss made a motion to approve the preliminary plat, Dick Youngerman seconded and it passed. Blake Chambliss stated that he feels the commission should get together and work on the development in the area.

13. Discussion of a Request for Annexation on Orchard Mesa.

Don Warner described the area in question. Mr. Warner pointed out that this area fits with the city's plans for annexation. Dave Jensen was present to discuss any plans for the area. Bob Engelke said that the present zoning in the area is R-3. Don Warner said that this area can't get sewer unless it is annexed. Discussion was closed. Commission plans to look at the area.

14. Discussion of new Planning Commission members.

Mayor Stan Anderson was present to discuss new members. He recommended Virginia Flager and Jerry Wilds. Blake made a motion to recommend to council approval of these two names as new members, Mr. McEwen seconded and it passed.

15. General Discussion

There being no further business, the meeting was adjourned.