

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 29, 1968 - 8:00 a.m.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Richard Stranger, Herbert Wright.

OTHERS PRESENT: Mr. Richard Gray, City Manager, Don Warner, Development Director, Dave Munns, Paul Walker, Charles Fredericks.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the April 24th meeting approved as sent and read.

II. DAVE MUNNS TO DISCUSS DEVELOPMENT OF EL POSO

Dave Munns explained to the Commission that El Poso does not want to be annexed to City now. They want only sewer and water service from the City. El Poso has a group of approximately 35 families with John Trijillo as their spokesman. These people have helped themselves and have had donation work from individual corporations to clean up the area.

The City accepts only the sewers constructed to City Specifications, and the people of El Poso will do the work. Dave Munns said they had checked with the Engineering Department regarding the grades and elevations for the sewer. The lines must go under the tracks or pumps must be used. El Poso is asking for assistance in engineering and digging. They cannot afford assessments to the property and the majority have no septic tanks.

Charles Fredericks added that the FHA had looked at El Poso. They seem interested and have not said "no" regarding loans. It would be much easier to finance if sewer and water were available.

Don Warner stated and Paul Walker agreed - The County must rezone El Poso before the City.

A motion was made by Herb Wright that the Planning Commission recommend to County that El Poso be rezoned and the City rezone the surrounding area accordingly. Seconded by Grace Smith. Passed.

Dick Stranger moved the Planning Commission recommend to the City Council to authorize pre-engineering work to determine what is necessary for water and sewer lines. Seconded by Herb Wright. Passed.

III. ZONING REQUESTS PRESENTED TO MESA CO. COMMISSION

Paul Walker presented to G. J. Planning Commission the zoning requests presented to Mesa Co. Commission at its last regular meeting. The "Light Industrial District" Zoning was proposed and the Regional Board voted to deny an IDI request to change the zoning on the 147-acre industrial park proposal from agricultural and forestry to commercial. A delay in the hearing on the original zoning request had been requested until all surrounding areas have had a chance to study the new zoning ordinance.

The area South of F Road and West of 25 1/2 Road was discussed. Herb Wright moved the Commission recommend the area be rezoned to R-2. Seconded by Dick Stranger. Passed.

IV. PERMISSION TO CHANGE "OFF-STREET PARKING", SEC. 5

Don Warner asked permission to advertise proposed change of Sec. 5, PARKING AND LOADING, of the City Zoning Ordinance to:

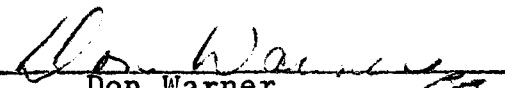
a. Off-Street Parking: Unless otherwise provided, as in an organized parking district, the following minimum standards for off-street parking spaces shall be mandatory for all new construction.

(1) Standards....The following are minimum standards for parking spaces to be maintained in connection with the buildings and uses indicated. In the case of a use not specifically mentioned the parking will be as required for the nearest similar use:

A motion for permission of change of the above was made by Dick Stranger, seconded by Barbara Hyde and passed.

V. ADJOURNMENT

There being no further business, the meeting was adjourned.

  
Don Warner  
Development Director