

Helen T.

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday, December 4, 1968, 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Blake Chambliss, Cecil Walt, Richard Strander, and Harry Colescott.

OTHERS PRESENT: Don Warner, Development Director; Richard Gray, City Manager; Frank Kreps, Fire Chief; Jack Schmidt, Asst. Fire Chief; Paul Walker, Bill Ratekin, Allan Masson, Mrs. M. E. Hartman and Augie Peyes.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the October 30th meeting approved as written.

II. HEARING ON REQUEST FOR HEIGHT VARIANCE - APARTMENT BUILDING

Don Warner explained the request made by Blake Chambliss for a height variance for the Monterey Park Apartments. He read the following items to be considered from the Zoning Ordinance: (a) The effect of the increased height on adjacent property including that of light, air and ventilation. (b) Availability and suitability of off-street parking. (c) Location and design of the structure with reference to fire, health and safety factors. (d) The economic impact on the community of the proposed structure.

Blake Chambliss showed plans and explained the location of the proposed building on the lots. The overall building height will be approximately 120 feet. The proposed apartment facility will consist of 127 senior citizen apartments in twelve stories. The property is owned by the Foundation for Senior Citizens and is adjacent to their existing apartments on North 10th Street, South of Bookcliff Avenue.

Frank Kreps, Fire Chief, stated the building was designed and located according to specifications for fire safety. He is not opposed to high-rise buildings. The Fire Dept. requires the structure to have at least two sides of it available to the aerial equipment. Blake Chambliss assured Mr. Kreps that this is planned with paved strips around the two sides. Jack Schmidt, Asst. Fire Chief, said that one elevator should be equipped with a separate circuit rather than the main switch that is usually turned off during a fire.

Mr. Allan Masson stated the building is being financed through HUD and would be stated the available only to people in the low-income bracket.

Mrs. W. E. Hartman, 946 Bookcliff Avenue, was present and stated she was not opposed to the structure but wanted only to see the sketches.

Because the zoning in this area is residential, the Commissary, Barber and Beauty Shops, etc. which are proposed would not be available to the public, only to the residents.

There being no opposition to the increased height, Dick Stranger moved and Grace Smith seconded that the variance in building height to 120 feet be granted and recommended to the City Council for consideration. The motion passed unanimously.

III. SET HEARING ON NORTH WILLOWBROOK SUBDIVISION ZONING

Permission was given to advertize and post a hearing for R-1-A (One-family Residence) Zoning for North Willowbrook Subdivision.

IV. SET HEARING ON WESTERN MEAT PACKERS ZONING

Permission was given to advertize and post a hearing for I-1 (Light Industry) Zoning for Western Meat Packers.

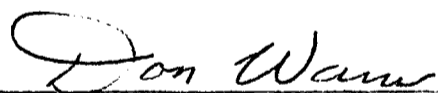
V. LETTER FROM CITY COUNCIL REGARDING HOUSING CODE COMMITTEE

The City Council requested the Planning Commission submit a list of names for suggested membership of a Housing Code Study Group. A list of organizations was made and letters are to be sent asking these organizations for a representative to be chosen and the name be submitted for suggested membership. Mr. Richard Gray, City Manager, requested the list be given to the City Council by January 1st.

Augie Reyes, Representative from the Community Action Council, was present and stated that the Community Action Council was very anxious to have a representative be included on the list of names.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director