

*Wm. Nelson*

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 26, 1969 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

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

OTHERS PRESENT: Don Warner, Development Director, Gus Byrom, Traffic Engineer, and Wm. Nelson.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the January 29th meeting approved as written.

II. ONE-WAY STREETS - Gus Byrom

City Traffic Engineer Gus Byrom explained drawings and an aerial photo of the City regarding one-way streets. The plan for proposed one-way streets is for 4th Street traffic moving south and 5th Street traffic moving north between Ute and Belford Avenues. Three lanes of northbound traffic on 5th to Belford approaching North Avenue - two lanes continue north and the left lane will be a mandatory left turn with a triangular island to make the traffic coming south on 5th turn right on Belford. Two lanes of southbound traffic on 4th Street from North Avenue to Pitkin with signals at Grand, Rood, Main, Colorado, Ute and Pitkin Avenues. There will be a possible left turn lane onto Main Street from both 4th and 5th Streets - this being the main question from the businessmen on Main Street. Islands, rather than street knobs, are planned for both one-way streets. It is expected that the one-way streets will reduce the number of possible collision points in each of the intersections and the additional traffic increase will be at least 40%.

III. REZONE AREAS SOUTH OF ST. MARY'S HOSPITAL - Wm. Nelson

Wm. Nelson proposed rezoning areas south of St. Mary's Hospital to Bookcliff Avenue - west of 7th Street. He plans to put luxury homes on 10 lots with a Cul-de-sac - directly north of 5th Street. For this reason he needs the zoning line running north and south changed to the west 50' to 60' toward 5th Street. He also plans a 30 or 40 unit apartment building for working people in this area in the R-3 Zone on the NW corner of 7th and Bookcliff. North of the above mentioned areas, he may build another medical building. No objections were made. The matter to be considered at a public hearing in a future meeting.

IV. PLANNING INSTITUTE IN BOULDER

Don Warner reminded the Commission of the Planning Institute in Boulder, March 20th and 21st.

V. ADJOURNMENT

There being no further business, the meeting was adjourned.

*Don Warner*

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Don Warner  
Development Director