

REGULAR MEETING  
GRAND JUNCTION PLANNING COMMISSION  
Wednesday - March 26, 1969 - 8:00 A. M.  
CONFERENCE ROOM - CITY HALL

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

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development Director, Augie Reyes, Wm. Nelson and Andrew Williams.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the corrected minutes of the February 26th meeting approved as written.

II. HEARING ON PROPOSED CHANGE IN ZONING - South of St. Mary's Hospital to Bookcliff Avenue

Don Warner explained the request of Wm. Nelson - showing rezoning locations from drawings and the zoning map. After further discussion, Blake Chambliss moved that the following described properties be recommended to the City Council for rezoning:

(1) All of Lot 4 and the east 65 feet of Lot 5 of Mesa Park Center. Requested rezoning from R-1-B (One-family Residence) and R-3 (Multi-family Residence) to B-1 (Limited Business).

(2) Beginning at the northeast corner of Lot 5, Mesa Park Center; thence west 65 feet along the north line of said Lot 5; thence north 11° west 270 feet, more or less, to the northwest corner of the Bookcliff Development Corporation property which is described as: Beginning at a point 1050.50 feet east and 388.5 feet north and north 11° 40' west 268.1' from southwest corner S 1/2 NE 1/4 NW 1/4 Section 11, T1S, R1W, of the Ute Meridian; thence north 73° east 65 feet along the north line of said property; thence south 11° east 300 feet, more or less, to the point of beginning. Requested rezoning from R-1-B (One-family Residence) to B-1 (Limited Business).

(Items 1 & 2 located: Extending north and south at west end of Center Avenue).

Grace Smith seconded the motion and it passed.

Barbara Hyde moved that the following described property be recommended to the City Council for rezoning:

(1) Beginning at the southeast corner of Lot 5, Mesa Park Center; thence south 235 feet; more or less, to the north line of Bookcliff Drive; thence west 65 feet; thence north 235 feet; thence east 65 feet to the point of beginning. Requested rezoning from R-1-B (One-family Residence) to R-3 (Multi-family Residence).

(Above item located: Line north of Bookcliff Avenue between Fifth and Sixth Streets projected).

The motion was seconded by Blake Chambliss and passed.

Don Warner asked Wm. Nelson to get the subdivision plot plan to the Development Department office as soon as possible.

The Commission discussed 6th Street and suggested that it come directly south from Center Avenue to Bookcliff Avenue rather than slanting.

III. CONSIDERATION OF ANNEXATION BOUNDARIES - BOOKCLIFF AVENUE ANNEXATION

Don Warner explained the boundaries of the proposed Bookcliff Avenue Annexation. Blake Chambliss moved the Commission recommend to the City Council that the following described property be annexed:

Beginning at a point 88 feet East of the Southwest corner of Lot 4 in Capitol Hill Subdivision, thence East 60 feet, thence North 640 feet, thence West to the west line of the right-of-way of the Little Bookcliff Railroad, thence Southwesterly along the west line of said right-of-way to a point due West of the point of beginning, thence East to the point of beginning, in Mesa County, Colorado. EXCEPT the South 15 feet thereof for road right-of-way. (800 Block, North side of Bookcliff Avenue). (Bookcliff Avenue Annexation).

The motion was seconded by Grace Smith and passed.

IV. CONSIDERATION OF ANNEXATION BOUNDARIES - COUNTY SHOP ANNEXATION

This annexation was requested for city sewer facilities. There are approximately 18 to 20 families and a church in this area. The County Shops Area is added because it makes up part of the already surrounded area. Cecil Walt moved that the Commission recommend to the City Council that the following described property be annexed:

Beginning at a point on the Northeast Corner of Lot 6, Block 5 of Benton Cannon's First Subdivision Amended Section 23 T1S R1W; thence Southerly along the East line of said Benton Cannon's First Subdivision Amended 930.30 feet to a point on the Southeast Corner of Lot 27, Block 12 of said Subdivision; thence West 369.34 feet along the North right-of-way line of Kimball Avenue to a point on the Southwest Corner of Lot 22, Block 11 of the Benton Cannon's First Subdivision Amended; thence North 390.00 feet to a point on the Northwest corner of Lot 11, Block 3 of said Benton Cannon's First Subdivision Amended said point also being the South right-of-way line of Crawford Avenue; thence East 393.10 feet along the South right-of-way line of Crawford Avenue to the point of beginning all in Mesa County Colorado. (County Shop Annexation). (County Shops Area and one block South).

The motion was seconded by Blake Chambliss and passed.

V. LITTLE BOOKCLIFF RAILROAD RIGHT-OF-WAY DISCUSSION

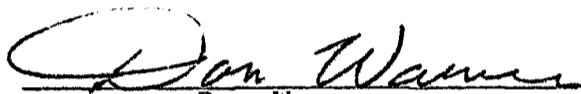
Cecil Walt suggested the City-County Attorney investigate ownership of the right-of-way of the Little Bookcliff Railroad. The Commission voted for the investigation.

VI. FLOOD PLAIN PROTECTION - BUREAU OF OUTDOOR RECREATION

Blake Chambliss said the Bureau of Outdoor Recreation had contacted him in regard to flood plain protection along the banks of the Colorado River. The green belt area along the river could possibly be protected by restricting building at certain elevations which could be flooded - possibly by zoning. Don Warner asked Blake Chambliss if he could get a flood plain area designation from the engineers. Grace Smith suggested the City work with the County in developing the plan. Blake Chambliss agreed to work with the Bureau of Outdoor Recreation and the Corps of Engineers to get some type designation.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned.

  
Don Warner  
Development Director