

CORRECTED MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION
Wednesday - April 30, 1969 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

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

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development Director, Berndt Holmes, Keith Mumby, Bob Brine, Mr. and Mrs. Harold Moss, Ross Russell and Robert Denning.

I. MINUTES APPROVED

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

II. ZONING HEARING - North side of Bookcliff Avenue in 800 Block

Berndt Holmes, representing a group of Doctors, explained the request for B-1 (Limited Business) for the North side of Bookcliff Avenue in 800 Block. Mr. Holmes stated the Doctors plan to build medical offices. There will be five buildings for eight doctors. The buildings will all be one-story with a covered courtyard in the center. The frontage facing Bookcliff Avenue will be landscaped with grass, shrubs, etc. Bookcliff Avenue parking is more than adequate. Dick Stranger moved that the Commission recommend to the Council that the following described property be zoned B-1 (Limited Business):

Beginning at a point 148 feet East of the Southwest Corner of Lot 4 of Capital Hill Subdivision as recorded in Book 2 of Plats page 19, County Clerk file, Mesa County Colorado, thence North 640 feet, thence West 52.3 feet to the West line of the Little Bookcliff Railroad right-of-way, thence S 33°02'W along the West right-of-way line of the Little Bookcliff Railroad to a point due West of the point of beginning, thence East to the point of beginning, all in Mesa County Colorado.

Blake Chambliss seconded the motion and it was passed.

III. RE-ZONING HEARING - Area North of 2222 North Avenue

Don Warner showed and explained the property lines from the plat book and the surrounding zones from the zoning map. Keith Mumby, representing the owner of Ipswich Inn, Mr. Bob Brine, explained the request for re-zoning. Mr. Brine wishes to use this property for an overnight pick-up camper parking area. This area would be part of a national pre-reservation system. A 6' solid fence would be built around the entire plot. The plot is to be paved except for certain grass areas. Each individual area is to have its own sewer, water, park bench and fireplace. A 25' alley will be deeded along the North side of the property. This will prevent the alley in the subdivision to the North from being dead-ended.

After considerable discussion, Dick Stranger moved that the Commission recommend to the Council that the following described property be re-zoned from R-2 (Two-family Residence) to C-1 (Light Commerce):

The West three acres of the East half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter in Section 12, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the South 318.2 feet thereof, EXCEPT Beginning at the Northwest corner of the East half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 12, Township 1 South, Range 1 West, Ute Meridian, thence South 67 feet, thence East 31.53 feet, thence North 67 feet, thence West 31.53 feet to the point of beginning, for street purposes.

With the provision that a 10' strip of R-2 Zoning remain adjacent to 22nd Street Cul-de-Sac right-of-way and above mentioned alley right-of-way to prevent commercial encroachment on the residential area to the North.

Grace Smith seconded the motion and it was passed.

IV. EAST GRAND AVENUE ANNEXATION RECOMMENDED TO CITY COUNCIL

The area east of the School District building and south of Grand Avenue to the Freeway was discussed. Sewer for this has been a problem for many years. One large tract ownership has prevented annexation.

Dick Stranger made a motion that the Commission recommend to the Council that this area be annexed by the enclave annexation law. This allows annexing land which has been 2/3 surrounded for three years. If this procedure does not accomplish the annexation, would recommend that the properties be allowed to annex individually.

The motion was seconded by Grace Smith and it was passed.

V. VACATION REQUEST TABLED UNTIL FURTHER PLANNING IS COMPLETED - 2nd Avenue, West of 9th Street

A letter from Verlan C. Bullock, owner of nine lots west of Ninth Street on 2nd Avenue, asking for vacation of this street was brought to the attention of the Commission. Mr. Robert Denning, Denning Lumber Co., stated that further planning is being considered in this area. This subject was tabled until further planning is completed.

VI. COUNCILMAN WALT THANKED FOR PAST SERVICE

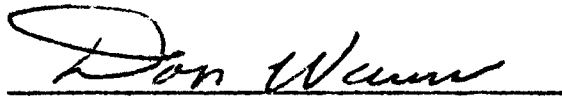
The Commission members expressed their appreciation to Mr. Cecil Walt, City Councilman and Commission Member, for his past service.

VII. APPOINTMENT OF HOUSING CODE STUDY COMMITTEE

Blake Chambliss noted that there should be some pattern of operation and study prepared in case the City Council proceeds with the appointment of a House Code Study Committee. Bob Baker appointed a committee to prepare a list of those items that would need to be studied and the pattern for the study. The committee is as follows: Blake Chambliss, Chairman, Dick Stranger and Barbara Hyde.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director