

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

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

OTHERS PRESENT: Don Warner, Development Director, Paul Walker, John Haseman, Gene Allen, Tom Younge, John Schumacher, and Bill Knoch.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the June 18th and July 16th meetings approved as written.

II. TUPPER ANNEXATION ZONING RECOMMENDED TO COUNCIL

Don Warner displayed the plat of Tupper Annexation and explained the request for zoning. Gene Allen explained further the request stating that single-family dwellings would be placed North of the multi-family dwelling zone. The R-3 area is lower elevation than the R-1-A Area. Apartments or condominiums with open area for landscaping and parking to be built in R-3 zone; the primary access to be from Patterson Road. The buildings in the R-3 will not be high-rise, possibly 2 1/2 stories. Twelve to fifteen units per acre will be placed in R-3 zone. John Schumacher, a resident in this area, asked if there would definitely be a buffer zone between the two zones. He was assured the zoning R-1-A automatically made a buffer zone. Tom Younge, representing himself and residents in the Northern Hills Subdivision area, stated he and his clients had discussed this requested zoning and had decided it would be advantageous for them to have this zoned as requested.

The Tupper Annexation lies on the North Side of Patterson Road between the Medicenter and Rico Way.

It was moved by Barbara Hyde that the Commission recommend to City Council that the following described property be zoned R-3 (Multi-family Residence):

From the Southwest Corner of the SE 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, East 50.0 feet, thence North 01°32'; West 30.0 feet for a Point of Beginning on the Northerly Right-of-way Line of "F" Road and the Easterly Right-of-way Line of 26 3/4 Road, thence North 01°32' West 188.2 feet, thence North 05°30' West 75.02 feet, thence North 45°50' East 215.30 feet, thence North 68°42'30" East 162.20 feet, thence North 86°58' East 340.00 feet, thence South 05°22'30" West 190.05 feet, thence South 21°58' West 215.43 feet, thence South 28°46' West 114.96 feet to the Northerly Right-of-way of "F" Road, thence West 479.1 feet more or less to the Point of Beginning.

The motion was seconded by Dick Stranger and passed.

It was moved by Raymond Paruch that the Commission recommend to City Council that the following described property be zoned R-1-A (Single-family Residence):

Lot 7 and 8 of First Addition Northern Hills Subdivision, as filed in Plat Book 9, Page 198 in the office of the Mesa County Clerk and Recorder.

Also

Beginning at the Southeast Corner of said Lot 8 of First Addition Northern Hills Subdivision, thence South $05^{\circ}22'30''$ West 100.00 feet, thence South $86^{\circ}58'$ West 340.00 feet, thence South $68^{\circ}42'30''$ West 162.20 feet, thence South $45^{\circ}50'$ West 215.30 feet to the Easterly Right-of-way Line of 26 $\frac{3}{4}$ Road, thence North $05^{\circ}30'$ West 124.98 feet, thence North 31.95 feet to a point of intersection with the Southerly Right-of-way Line of Rico Way, thence North $45^{\circ}50'$ East 204.28 feet, thence 75.73 feet along the arc of a curve to the Right having a radius of 98.24 feet (the chord bears North $67^{\circ}55'$ East 73.87 feet), thence East 157.88 feet to the Southwest Corner of said Lot 8, thence East 293.57 feet along the South Line of said Lot 8 to the Point of Beginning.

The motion was seconded by Dick Stranger and passed.

III. 28 1/4 ROAD ANNEXATION ZONING RECOMMENDED TO COUNCIL

Discussion was held after explanation of the proposed zoning of 28 1/4 Road Annexation. There was no opposition to this proposed zoning.

It was moved by Dick Stranger that the following described property be recommended to City Council for proposed zoning I-1 (Light Industry) as advertized:

West One Half Southeast Quarter Northwest Quarter Section 18 R1S T1E and beginning at the Southwest corner of the Southeast Quarter Northwest Quarter Section 18 R1S T1E thence South to the South right-of-way line U. S. Highway 6 & 24, thence North $74^{\circ}34'30''$ East 335.9 feet to intersection with the south line of said Southeast Quarter Northwest Quarter Section 18 thence West to point of beginning.
(Freeway and 28 1/4 Road Area)

The motion was seconded by Grace Smith and passed.

IV. COUNTY SHOPS ANNEXATION ZONING RECOMMENDED TO COUNCIL

Explanation of proposed zoning of County Shops Annexation was given. Discussion followed.

It was moved by Dick Stranger that the following described property be recommended to City Council for proposed zoning I-2 (Heavy Industry) as advertized:

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 Shops Area and one block South).

The motion was seconded by Blake Chambliss and passed.

V. DISCUSSION OF LAND BY RIVERSIDE PARK - Bill Knoch

Bill Knoch, representing the Preston Corporation, proposed to the Commission a trade of land upstream from Riverside Park for city-owned land in the Connected Lakes Area. The city tract is 10 acres, less about 3 acres of right-of-way and river land. This land would be used for its gravel. There was a discussion of the use of the resultant lake made from this land and adjacent gravel. It was felt that the Planning Commission should look into development control of the recreation possibilities for the area.

Bob Baker suggested the Planning Commission, as a group, and Bill Knoch look at the sites mentioned.

Blake Chambliss, Barbara Hyde and Don Warner are to check on possible voluntary convenents.

VI. REVOCABLE PERMIT REQUEST FOR PLANTERS RECOMMENDED TO CITY COUNCIL

A letter of request for a revocable permit for four planters on city right-of-way in front of service station at 18th and North Avenue was presented to the Commission. Discussion followed.

A motion was made by Harry Colescott to recommend to Council to approve the request for a revocable permit on Lot 12, Block 7, Elmwood Plaza Subdivision.

Grace Smith seconded the motion and it passed.

VII. ALLEY VACATION RECOMMENDED TO COUNCIL

The tabled item from the June 18th meeting for an alley vacation was again discussed. Don Warner had checked with the City Engineering Department and Fruitvale Water and Sanitation District on the location of utility lines and possible problems this vacation would cause. There were no objections from these departments to the alley vacation. The request for alley vacation was made by the Bethel Assembly of God Church.

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A motion was made by Harry Colescott to recommend to Council vacating of the east half of the alley that runs parallel to and South of North Avenue from Melody Lane to Sparn.

Raymond Paruch seconded the motion and it passed.

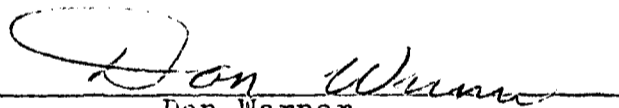
VIII. DISCUSSION - ANNEXATION BOUNDARY, LOT 16, PARK DRIVE SUBDIVISION

Lot 16, Park Drive Subdivision was the boundary mentioned for annexation. After considerable discussion, a motion was made by Dick Stranger that the Commission not consider annexing just one lot, but plan to look at larger area. If Lot 16 be annexed, also include lots 17 through 21 and the former Frank Best property if possible.

Grace Smith seconded the motion and it passed.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned.


Don Warner
Development Director