

Helin T.

GRAND JUNCTION PLANNING COMMISSION
Wednesday - October 29, 1969 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Blake Chambliss, Mrs. Clinton Smith,
Mrs. Barbara Hyde, Raymond Paruch & Richard Stranger

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development
Director, Theodore Naff, Paul Walker, Bill Knoch and
Keith Miller.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the
September 24th and October 1st meetings approved as written.

II. AMENDMENT OF ZONING TEXT TO BE DRAWN UP AND PRESENTED TO PLANNING
COMMISSION NEXT MEETING (Commercial Rooming House)

Bob Baker read a letter dated September 30th from William A.
Medesy, Pres. of Mesa College. This letter stated the difficulty
the college had in finding desirable housing for their students,
one reason being the wording of the ruling of a boarding house
in the Zoning Ordinance.

Don Warner read the changes as proposed. Discussion followed.
The Commission asked Don Warner to check with the State Health
Dept. in regard to their rulings of Boarding & Rooming House and
draw up another amendment and present it to the Commission at the
next regular meeting.

III. COMMISSION DECLINES RECOMMENDING REZONING REQUEST IN COUNTY -
(City Water Tank Area)

A request from Mr. & Mrs. R. T. Landing, 2815 F Road, for
consideration of rezoning in the County from R-2 to R-4 zoning
was read by Bob Baker. Discussion followed. Paul Walker said
he supposed the reason for the R-4 zone request was because of
the continuation of R-4 zoning which lies south of the canal
below this area.

This area is two-family residence zoning now and this is the
present type of development in the surrounding area. The
Commission voted unanimously not to recommend the rezoning to
R-4. The motion was made by Raymond Paruch and seconded by
Dick Stranger.

Don Warner was asked to write a letter to Mr. & Mrs. R. T.
Landing, with a copy going to the County Planning Commission,
stating that the Commission is not recommending the rezoning
from R-2 to R-4 and stating the reasons.

IV. DISCUSSION OF LAND BY RIVERSIDE PARK - Bill Knoch

Bill Knoch, representing the Preston Corporation, submitted a Proposal to the City regarding a trade of land upstream from Riverside Park for city-owned land in the Connected Lakes Area. Bill Knoch explained the locations from a map.

Dick Stranger said he thought the City should have control of more than 10 acres around the Preston Corporation owned property for the trade.

Blake Chambliss suggested that an appraisal of all land by the river be made. Don Warner was asked to get the appraisal for the trade land only.

Bill Knoch's Proposal to the City of the trade of land was tabled for more study.

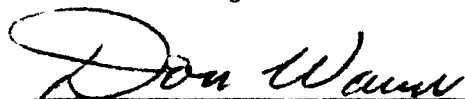
Blake Chambliss and Keith Miller, B. L. M., displayed a drawing of the proposed Greenbelt Area - a 4 or 5 mile stretch of land along the river - which is to be presented to a legislative committee next week. The future location of the proposed U. S. Highway 50 By-pass would help determine the feasibility of this design. Blake stated while explaining the drawing, that it is important to keep land together for recreation purposes. The river junction could and would be a focal point. Different items noted were: A hiking route, a 50-acre lake for water skiing, camping and picnic area, golf course, canoeing and iceskating. Blake said that the Commission should make a request to the State Highway Department for the U.S.Hwy 50 By-pass to be located as planned on the drawing.

Grace Smith complimented Blake Chambliss on the presentation of the drawing of the proposed Greenbelt Area. Grace Smith made a motion that the Commission recommend the approval of the long-range concept as presented. The motion was seconded by Dick Stranger and passed.

Ray Paruch made the motion that a preliminary route suggestion be given to the Highway Coordinating Committee - placing this on the list for requests of the State Highway Commission for location of proper route of Hwy 50 By-pass. Blake Chambliss seconded the motion and it passed.

V. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director