

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 25, 1970 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Richard Stranger, Blake Chambliss, Ray Paruch and Dale Hollingsworth.

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development Director, Dave Hickman, City Engineer, Martin Mason, Don Hutchison, Harold Quick, Dr. Ronald Ryan, Dean East and Bob VanDeusen.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the March 11th meeting approved.

II. REQUESTED REZONING FROM R-3 to B-2 DENIED

Chairman Bob Baker read the letter from J. C. Lafferty regarding the Martin Mason property on the Southwest corner of 12th Street and Patterson Road. (Copy of letter on file in Development Dept.) A site plan was submitted and discussed. Martin Mason explained the uniqueness of his request for a retail store consisting of a book store-gift shop including craft and hobby materials. Ray Paruch and Dick Stranger stated that they did not think this type business should be placed in the same area with a medically-oriented district. Bob Baker and Grace Smith said they thought this was a natural location for a magazine-gift type shop.

Don Hutchison, Architect, stated he did not directly oppose this request for rezoning, but thought that it would definitely have a bearing on the next item on the agenda for rezoning of property of which he was opposed.

A question was raised regarding service stations in this zoning. Don Warner explained that this would be a conditional use in this zone and would have to be taken before the Board of Adjustment.

It was stated that this area should be reserved for medically-oriented requests or multi-family rather than business. Dale Hollingsworth said the need did not, in his opinion, exist for business in this area. Dick Stranger said that he was afraid if this was opened to business, the area between Orchard and Patterson on 12th Street would be a strip development for businesses.

Ray Paruch made a motion that the Planning Commission deny the request for rezoning from R-3 (Multi-family Residence) to B-2 (Neighborhood Business) of the following described property:

Beginning at the Northeast corner Section 11 Township One South Range One West S00°12'E 203.5 feet N89°50'W s10.1 feet N00°27'E 202.1 feet N89°48'E 206.3 feet to beginning. (South-west corner of 12th and Patterson.)

Dick Stranger seconded the motion. The motion passed with four members voting aye and Grace Smith and Bob Baker voting nay.

III. REQUESTED REZONING FROM R-3 to B-1 RECOMMENDED TO COUNCIL

A letter from Mr. Harold Quick, representing BI-CO Rental, Inc., and Ronald E. and Rosemary Ryan, requesting this zoning change was reviewed. The required survey for zoning change request was presented to the Commission. (Copy of letter and survey on file in Development Department.) A site plan was furnished by Architect Blake Chambliss.

Blake Chambliss stated that the required survey which had been presented should serve as full explanation of the request.

Don Hutchison said the Commission is spot zoning - mixing Medical Clinics and Residential Apartments - and in his opinion, it doesn't make planning sense. Dick Stranger answered that R-3 and B-1 Zoning Areas are very compatible.

Dr. Ronald Ryan said he had visited with Don Hutchison before he purchased the land about three years ago, and at that time Mr. Hutchison knew he intended to build a dental clinic on this property. Dr. Ryan also stated that he was out of town at the time the plans were shown at the last planning commission meeting, this being the reason for the changes in the site plans.

Dick Stranger made a motion that the Commission recommend to City Council the approval of the request for rezoning from R-3 (Multi-family Residence) to B-1 (Limited Business) of the following described property:

Beginning at a point 691.4 feet west of the northeast corner of Section 11 Township One South Range One West of the Ute Meridian, thence South 249 feet, more or less, to the North line of the right-of-way of the Grand Valley Irrigation Co. canal, thence Southeasterly along said right-of-way 196.5 feet, more or less, to a point South of a point 150 feet East of the point of beginning, thence North 376 feet, more or less, to a point 150 feet East of the point of beginning, thence West 150 feet to the point of beginning.

ALSO, Beginning at a point 206.3 feet West of the Northeast corner of Section 11 Township One South Range One West of the Ute Principal Meridian, thence S00°37'30"W 186.1 feet, thence South 16 feet, thence East 10 feet, thence South 100 feet, thence West 60 feet, thence South to the boundary of the right-of-way of the Grand Valley Irrigation Co. canal, thence Northwesterly along said right-of-way to a point that is South of a point 335.1 feet West of the point of beginning, thence North to a point 335.1 feet West of the point of beginning, thence East 335.1 feet to the point of beginning. (South side of Patterson Road, beginning 206.3 feet West of the center line of North 12th Street.)

Ray Paruch suggested that this item be given further exploration. Dick Stranger said that the Commission relies on the Zoning Ordinance Regulations and not completely on building sites that are presented.

Grace Smith seconded the motion made by Dick Stranger and it passed. Blake Chambliss did not vote.

IV. REQUEST FOR STREET VACATION - SMALL SECTION OF RICO WAY - RECOMMENDED TO COUNCIL

After considerable discussion and the approval of the City Engineer, Dick Stranger made a motion and Blake Chambliss seconded that the following described property be recommended to Council for Street Vacation:

Beginning at the Southwest Corner of Lot 8, First Addition Northern Hills Subdivision, as recorded with the Mesa County Clerk and Recorder Office in Book 9, Page 198, thence N18°52'E 53.63 feet, thence along the arc of a 75.00 feet radius curve to right for 93.11 feet (the chord of which bears S54°26'W 87.25 feet), thence East 53.63 feet to the Southwest Corner of said Lot 8 and the point of beginning. (Small section of Rico Way.)

Motion passed.

V. PRELIMINARY SUBDIVISION PLAT - SECOND ADDITION, NORTHERN HILLS SUBDIVISION RECOMMENDED TO COUNCIL

Don Warner explained the plat and request that was presented to the Commission. After considerable discussion, Dick Stranger made a motion and it was seconded by Ray Paruch that the plat submitted of the Second Addition, Northern Hills Subdivision be recommended to City Council.

Motion passed.

VI. REQUEST FOR REVOCABLE PERMIT RECOMMEND TO COUNCIL - TO ERECT FLAGPOLE - MOUNTAIN BELL TELEPHONE CO. - 8th and Main

Bob VanDeusen, Architect, explained the request of Mountain Bell Telephone Co. to erect a flagpole in front of their building at 8th and Main. Bob Baker read the letter from the applicants. Dale Hollingsworth moved and Grace Smith seconded that a request for a revocable permit be recommended to Council for the installation of a flagpole in the planting strip between the curb and the sidewalk south of Lot 31, Block 107, City of Grand Junction.

Motion passed.

VII. PRELIMINARY SUBDIVISION PLAT - ANDERSON SUBDIVISION - RECOMMENDED TO COUNCIL

The plat and request was presented to the Commission by Dean East, representing Floyd Anderson. It was moved by Grace Smith and seconded by Blake Chambliss that the plat submitted of the Anderson Subdivision be recommended to City Council.

Motion passed.

VIII. DISCUSSION - INADEQUATE WIDTH RIGHT-OF-WAY FOR STREET IMPROVEMENTS

A memo to Dick Gray, City Manager, from Dave Hickman, City Engineer, was shown to the Commission. The subject being - Dust Control Paving. (Copy of Memo on file in Development Department.) Discussion followed. Consensus of the group in agreement with suggestions in the memo and recommended approval of this policy.

IX. REQUEST FOR REVOCABLE PERMIT RECOMMENDED TO COUNCIL - 5th and GRAND - PHILLIPS 66 STATION

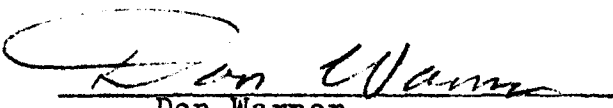
The letter and sketch submitted by the applicants were read and considered. Dick Stranger moved and Ray Paruch seconded that the request for revocable permit be recommended to Council for approval of the installation of moveable cement planters 18" in height and 30" in diameter to be planted with pyrocantea and flowers be placed between sidewalk and curb at 502 Grand Avenue. It was suggested the size of the planters be increased, if possible. Motion passed.

X. REQUEST FOR REVOCABLE PERMIT RECOMMENDED TO COUNCIL - 105 West Main Street - CAFE CARAVAN

A letter and sketch were submitted to Commission by the applicants. Read and considered. Grace Smith moved and Dick Stranger seconded that the request for revocable permit be recommended to Council for approval of the installation of 10 planters 2' in height and 2' in diameter and one planter 3' in diameter and 2' in height to be placed in front of the Cafe Caravan on Main Street - 105 West Main Street. Motion carried.

XI. ADJOURNMENT

There being no further business, the meeting adjourned.


Don Warner
Development Director