

John T.

GRAND JUNCTION PLANNING COMMISSION
Wednesday - April 29, 1970 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Blake Chambliss, Mrs. Clinton Smith, Dale Hollingsworth and Harry Colescott.

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development Director, Gus Byrom, Traffic Engineer, Carroll Gilbert, Leonard Huff, William Foster and Keith Mumby.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the March 25th meeting approved.

II. REQUEST FOR REZONING FROM R-1-C to R-2 TABLED

Don Warner explained the request of Mr. and Mrs. Carroll Gilbert, 1602 North 15th Street, for change of zoning of Lot 1 thru 4, Belaire Subdivision, (north side of Texas Avenue between 15th and 16th Streets) from R-1-C (One-family Residence) to R-2 (Two-family Residence). The letter of request explains that the property has, at present, a single family dwelling on Lots 1 and 2 which they would like to convert to a duplex. Lots 3 and 4 contain 2 small dwellings which they wish to join by addition and convert to a 4-plex. They have planned one parking space for each living unit.

Bob Baker read a letter submitted by Leonard Huff, 1620 N.16th St., and fifteen other residents in the neighborhood, objecting to the rezoning because of the density of district and the type unit planned.

Don Warner mentioned that if it was recommended to Council, the Council vote must be six yes, because of the percentage of the residents in the area that signed the petition.

The members of the Commission are to look over the area discussed and a decision date is set for May 6th.

III. ANNEXATION DISCUSSION (McFarland Subd. & Hillcrest Manor)

After considerable discussion, the Commission granted permission to Don Warner to submit this area to City Council for consideration for annexation. The Planning Commission asked Don to include the entire area east of First Street from Walnut Avenue north to Patterson Road.

The Lorey Drive area, west of 1st and south of F Road, across 1st Street from the above discussed area, is being discussed as possible annexation also. It was suggested that as much area be annexed on the West side of 1st Street as can be accommodated under the 1/6 perimeter rule.

IV. DISCUSSION OF SETBACK REGULATIONS

William Foster started a discussion on setback regulations. He thinks that the setback regulations in the ordinance should be studied and amended to fit today's back yard living which requires privacy in the back yard.

After considerable discussion, Don Warner was given the authority to propose a change in the fence regulations.

V. NORTH 6th STREET RIGHT-OF-WAY DISCUSSION

Gus Byrom, Traffic Engineer, stated that the Engineering Dept., Fire Chief, Chief of Police and himself all wish that North 6th Street from Bookcliff Avenue north to Center Avenue be opened.

VI. REVOCABLE PERMIT FOR PLANTERS RECOMMENDED TO COUNCIL

Dale Hollingsworth made a motion and it was seconded by Harry Colescott that the request from Modern Savings and Loan Assn. for a revocable permit for planters between the sidewalk and the curb on White Avenue from alley east to Seventh Street.

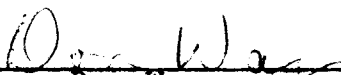
Motion carried.

VII. BLAKE CHAMBLISS TO RESIGN AS VICE-CHAIRMAN OF CITY PLNG. COMM.

Blake Chambliss stated that he would send a letter of resignation to the Commission to be presented at the next regular meeting of the City Planning Commission. He is now President of Regional Planning Commission and should not hold the title of Vice-Chairman of City Planning Commission.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director