

GRAND JUNCTION PLANNING COMMISSION
Wednesday - December 30, 1970 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Richard Stranger, Acting Chairman, Blake Chambliss, Mrs. Robert Russell and Ray Paruch.

OTHERS PRESENT: City Manager Richard Gray, Development Director Don Warner, Regional Planning Director Robert Engelke and Anthony Williams.

I. MINUTES APPROVED

The minutes of the previous meeting were declared approved by the Acting Chairman Richard Stranger.

II. REZONING REQUEST RECOMMENDED TO COUNCIL - 330' NORTH OF NORTH AVENUE FROM 28 1/4 ROAD to 28 1/2 ROAD

Don Warner explained the request for rezoning from R-1-D to C-1. Andy Williams, representing the proponents, stated that an attractive large development at this site would be an asset to the community. The proposed plan for this area is a shopping center.

There were no opponents present and there had been no opposition in letters or telephone messages to the Development Department.

The traffic on North Avenue was questioned. The circulation pattern on North Avenue between 28 1/4 and 28 1/2 Roads is acceptable.

After further discussion, Ray Paruch moved and Blake Chambliss seconded that the request for rezoning from R-1-D (One Family Residence) to C-1 (Light Commerce) of the following described property be recommended to City Council:

The North Half of the South Half of the Southeast Quarter of the Southwest Quarter, Section 7, Township One South, Range One East, Ute Meridian. (Between 330' and 660' North from the Centerline of North Avenue from 28 1/4 Road to 28 1/2 Road.)

The motion carried.

Blake Chambliss suggested that Don Warner check the possibility of vacating a portion of Compton Avenue to avoid traffic flowing thru the residential areas.

III. REQUESTED ALLEY VACATION RECOMMENDED TO COUNCIL - BLOCK 21

After considerable discussion, Blake Chambliss moved and Betty Russell seconded that the request for alley vacation of Block 21, City of Grand Junction, (between Teller and Belford from 10th to 11th) be recommended to Council subject to easement for utilities and to letters from utility companies in agreement and an acceptable bulk development plan being filed.

The motion carried.

The plan is to be resubmitted with changes as discussed. Harry Colescott asked that the developer check into underground power lines.

IV. 2ND & BELFORD REZONING DISCUSSED

After considerable discussion, it was the consensus of the Commission that the people requesting rezoning at 2nd and Belford return with plans for possible bulk development under existing R-2 zoning.

V. CITY DEPT. FIGURES REGARDING POTENTIAL COSTS FOR AN ANNEXED AREA

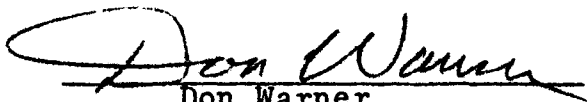
The City Departments' figures regarding potential costs for an annexed island area not in the City Limits, between Bookcliff Avenue and Patterson Road and 10th and 12th Streets, was presented to the Commission. The Commission agreed that this area did not justify forcing annexation at this time.

VI. PERMISSION GIVEN TO ADVERTIZE ADDITION TO ZONING ORDINANCE

Harry Colescott moved and Blake Chambliss seconded that the addition to the Zoning Ordinance defining Meat Processing be advertised. The motion passed.

VII. ADJOURNMENT

There being no further business, the meeting adjourned.


Don Warner
Development Director