

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 30, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Chairman Mrs. Clinton Smith, Messers. Harry Colescott, Charles Love, Richard Stranger, Robert Baker

Others Present: Don Warner, Development Director

I. MINUTES APPROVED.

The minutes of the last regular meeting of May 26, 1965 were approved as mailed.

II. RECOMMEND TO CITY COUNCIL THAT A VARIANCE IN MAXIMUM BUILDING HEIGHT BE GRANTED FOR APARTMENT BUILDING AT THE SOUTHWEST CORNER OF 7TH AND BELFORD.

In consideration of this request, Mr. Warner informed the Commission that this area carried a 35 foot height limit unless additional height was allowed by the Commission and the Council and that the best use of this land was upward rather than outward as it allowed for open space, off-street parking, and court area. Plans for the proposed apartment building were shown. Making this building higher would allow room on the ground for a swimming pool, planting, and a carport for each apartment. A motion was made by Mr. Stranger to recommend to the City Council that the variance allowing 50 foot building height be granted to allow for adequate open space, off-street parking, and court area. Seconded by Mr. Baker. Motion carried.

III. PENDING BUSINESS

Mr. Warner briefed the Commission on the pending request for vacation of street (11th Street between 2nd and 3rd Avenue). In the discussion that followed concerning the immediate and long-range aspects of this vacation and future vacations in this area, there evolved a need for a policy to be set; namely, investigation as to whether revenue from vacations could be put into a water fund rather than into the general fund as potential future vacations will eventually cause the 12" water line to be moved.

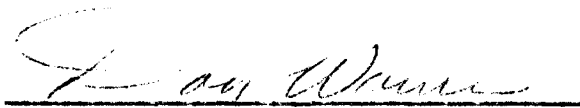
A short discussion was held on two rezoning requests which will be on the agenda for the next zoning hearing.

IV. GENERAL DISCUSSION

Mr. Stranger reported to the Committee that the Museum Board of the Chamber of Commerce has announced that IDI is ready to order plans for construction of building and remodeling of Whitman School. On the progress of the Regional Planning Golf Committees, Mr. Stranger stated that as soon as estimates on the proposed three golf sites were received, the Committee report was ready to go.

V. ADJOURNMENT

There being no further business to come before the Commission the meeting adjourned at 9:40.



Don Warner  
Development Director