

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - July 28, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Clinton Smith, Chairman, Mrs. Wm. Hyde,
Richard Stranger, Harry Colescott, James Golden.

Others Present: Don Warner, Development Director, Ray Meacham,
Gus Byrom, Robert Van Deusen, Charles Traylor,
Frank Jaros, Jr.

I. MINUTES APPROVED.

The minutes of the last regular meeting of June 30, 1965 were approved as mailed.

II. RECOMMEND TO CITY COUNCIL THAT A REVOCABLE PERMIT BE GRANTED FOR USE OF RIGHT-OF-WAY FOR PARKING AND PLANTERS AT THE SOUTHWEST CORNER OF SIXTH AND OURAY.

Mr. Van Deusen appeared before the Commission to request the use of a section of the right-of-way for parking and planter tubs on the property (100 x 125 feet) at Sixth and Ouray directly east of the Safeway Store.

There is a 21½-foot sidewalk on Sixth Street. The proposal is to incorporate the 14½ feet of said sidewalk into a parking plan west of the building. The area will be blacktopped on a plane with a new 7-foot sidewalk adjacent to the curb. The area would be landscaped with planters and fixtures such as those in the Shopping Center. Curb cuts would be of the drop type. It was brought out that the point to consider is whether pedestrian traffic in this area requires the existing 21½-foot sidewalk or would it better serve the public if incorporated into a parking area.

Gus Byrom commented that consideration had been given to handling this request administratively; but as the City Engineer and he were opposed to the basic concept of approving private use of public right-of-way, they felt that the matter should be brought before the Commission and the City Council for consideration of a Revocable Permit. Mr. Byrom cautioned the Commission to be fully cognizant of their final action.

Concern was expressed as to what this would generate in the future. The Commission, however, was reminded that their primary function was to evaluate each request for use on its own merit.

Don Warner recommended a Revocable Permit on the basis that Sixth Street traffic at this time does not require a 21½-foot sidewalk area and probably would better serve the public as a parking area.

He also recommended the restriction of no permanent structures and the minimum 7½-foot sidewalk (including 6" curb).

Mr. Golden made a motion to recommend to the City Council that the recommendation of Development Director, Don Warner, be adopted. Mr. Stranger seconded. Motion carried.

Plot plan as approved attached.

III. RECOMMEND TO CITY COUNCIL THE VACATION OF ELEVENTH STREET
BETWEEN SECOND AND THIRD AVENUE.

Mr. Cornelison, president of Grand Junction Steel Fabricating Company, requested the Commission to consider the vacation of Eleventh Street between Second and Third Avenue for one-half block. His justification for the request was that with business increasing land for expansion is not available with this grid system of streets. The area originally a residential area is now becoming primarily an industrial area. A growing industrial area must be provided with the means to grow.

It was felt that as this area expands industrially, there would be need of several street vacations, and this in turn would necessitate the removal and relocation of existing water lines. Comment was made that anyone who by request for street vacation triggers expenses to the City help with those expenses. Mr. Cornelison said he would be willing to pay the going rate for land in the area which is \$1,000 for each 25-foot lot.

Mr. Warner stated that the 12-inch water line located beneath Third Avenue has to be moved soon in any case. Relocation of this line plus any future street vacations would also trigger the removal of the 18-inch line located beneath Fourth Avenue which is closed on a Revocable Permit. The relocation of these lines would be up Ninth Street and tie in where the Main Line for the City crosses the Indian School Road. Approximate cost would be \$100,000 of which \$40,000 would be the cost of relocating the 12-inch line. The relocation of these two lines simultaneously would prove to be the most economical.

At this time Mr. Frank Jaros, Jr. went on record to oppose further street closing in the area. The Jaros property fronts on Fourth Avenue, Tenth Street and Eleventh Street. Mr. Jaros said that with Eleventh Street south of Fourth Avenue closed, and Fourth Avenue and Third Avenue between Eleventh and Twelfth closed, the value of his property would decrease if Eleventh Street to the north were closed. Furthermore, S. & M. Supply Company, lessee of Mr. Jaros, needs access to and from the property.

In the general discussion that followed concerning the accessibility of streets in that area, it was determined that the closing of the street would not damage property value because there is complete right-of-way for circulation around the Jaros property.

Mr. Stranger made a motion to recommend to the City Council the vacation of the following area: A part of Eleventh Street between Second Avenue and Third Avenue Beginning at the Northeast corner of Lot 17 Block 14 Milldale Subdivision, thence East 40 feet, thence North to a point 40 feet West of the Northwest corner Lot 1 Block 15 Milldale Subdivision, thence East to said Northwest corner Lot 1, thence South to the Southwest corner Lot 34 of said Block 15, thence West to the Southeast corner Lot 17 Block 14 Milldale Subdivision, thence North to the point of beginning (This would be Eleventh Street from Third Avenue to the alley north of Third Avenue and the East $\frac{1}{2}$ of Eleventh Street from this point to Second Avenue). Mrs. Hyde seconded. Mr. Golden abstained from voting. Motion carried.

IV. DISCUSSION OF SEWER STUDY.

Mr. Lacy spoke to the Commission on the need for an area-wide study which has been referred to the Planning Commission by the City Council. It was pointed out that 702 Funds, non-interest bearing loans, are available for the \$30,000 portion which would be the Engineering Study itself. An additional \$15,000 would be needed if the engineering consultant were to do topographic work needed to complete this plan. The possibility of doing aerial photogrametric work of a larger area was suggested. This type of mapping would give much more complete information for use in street, drainage, and sewer elevation control and would cost approximately \$38,000. It was felt that this study could be added to the present 701 Program and that this method should be taken to the Regional Planning Commission for its consideration since the information would be valuable to the County Planning Office and County Surveyor as well as the City Engineering Office. The Commission was asked to voice its opinion on this matter. The Commission was unanimous in its approval of this approach to the Study.

V. PIAB REPORT BY GRACE SMITH.

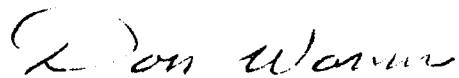
Grace Smith reported on her attendance at the last two PIAB meetings as to the general discussion on recreation and on the proposed construction of restrooms at Lincoln Park.

VI. ELECTION OF OFFICERS.

Election of officers was tabled until a later meeting because of absence of several members.

VII. ADJOURNMENT.

There being no further business to come before the Commission, meeting adjourned.



Don Warner
Development Director

XERO COPY

XERO COPY

XERO COPY

100'-2"

21'-6"

42'-10"

53'-4"

4'-0"

EXISTING SIDEWALK

7'-6"

PROPERTY LINE

Parking Barrier

NEW SIDEWALK

SIXTH STREET

OURAY AVENUE

