

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 15, 1965 - 8:00 A.M.

CONFERENCE ROOM # 101 CITY HALL

Members Present: Mrs. Grace Smith, Chairman, Mrs. Barbara Hyde, Charles Love, Richard Stranger, Harry Colescott, James Golden, Robert Baker.

Others Present: M. W. Gardner, District Commercial Office; W. A. Hollingsworth, District Planning Superintendent; I. E. Macklin, Planning Department, Denver; Robert Van Dusen, Architect; Don Warner, Development Director, J. M. Lacy, City Manager.

I. RECOMMEND TO CITY COUNCIL THAT REQUEST FOR VARIANCE IN MAXIMUM BUILDING HEIGHT ON LOTS 27 THRU 32 OF BLOCK 107 BE GRANTED (THE NORTHEAST CORNER OF 8TH AND MAIN).

Mr. Van Dusen stated that the basis for this request is the need for additional facilities to take care of the growing communication needs of Grand Junction and surrounding area. Present plans provide for three floors to accommodate dial and toll facilities, offices, and equipment with two more floors to be added as the need arises.

The 130-foot tower to be attached to the building will be designed and incorporated as an integral part of the building. The tower will carry Aircraft Clearance Warning as dictated by FAA.

Construction is planned to start in May, 1966 to allow for occupancy in May, 1967.

Representatives of the Mountain States Telephone Co. will work directly with the Downtown Citizens' Committee to provide adequate parking in the area.

On file in the Development Department is a letter of approval as required by Ordinance from Fire Chief Frank Kreps.

All requirements having been met, Mrs. Smith asked that a motion be entertained.

Mr. Baker moved to recommend to City Council that the requested height of 70 feet be granted. Mr. Golden seconded. Motion carried.

II. DISCUSSION OF HORIZON DRIVE SEWER PROJECT

Mr. Lacy appeared before the Commission to discuss and to give the members an up-to-date report on the Horizon Drive Sewer Project.

Mr. Lacy said the West Side Plant is operating at near capacity now. Within the next five to ten years, the City will be faced with the prospect of providing a new sewer plant at a cost of approximately \$1,000,000. for city users only. The Horizon Drive Sewer Project will serve the fringe areas; the West Side Plant can handle this load temporarily.

It was noted by Mr. Lacy that the Horizon Sewer Drive Project had for the first time in two years brought about three major request for annexation of property adjacent to the City.

The sewer problem, Mr. Lacy said, is nation wide, and the Government plans to use cities like Grand Junction as examples of how sewer problems can be solved. Grand Junction is the only city with primary and secondary treatment plants discharging into the Colorado River.

III. ADJOURNMENT

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



Don Warner
Development Director