

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - November 1, 1967 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Mr. Robert Baker, Chairman, Mrs. Grace Smith
Mrs. Barbara Hyde, Mr. Harry Colescott,
Mr. Richard Youngerman, and Mr. Richard Stranger

Others Present: Mr. Richard Gray, City Manager; Mr. Paul Walker,
Regional Planning Director; Mr. Don Warner,
Development Director, and interested property
owners

I. RECOMMENDATION OF PROPOSED B-1 (LIMITED BUSINESS) AND R-3
(MULTI-FAMILY RESIDENCE) ZONES FOR NORTH CENTRAL ANNEXATION
AND NORTH SEVENTH STREET AREA

Mr. Warner explained where the proposed B-1 and R-3 zones were located in the North Central Annexation. He stated that some additional property along North Seventh Street east of St. Mary's Hospital was included.

Mr. Stranger said that several people had contacted him questioning what uses were included in a B-1 zone.

Mr. Warner explained in detail, for the benefit of the interested property owners attending the meeting, the accepted uses for a B-1 zone. There are several conditional uses which the residents felt could hurt the area, and they were assured that any of these would require an additional public hearing before the Board of Adjustment. Mr. Warner also explained the uses in a R-3 zone.

Mr. Stranger said the people across the City limit line that are still in the County should be considered very important in this zoning hearing.

Mr. Eugene Hansen of 610 - 26 1/2 Road said he had talked to several area residents. He felt that there were conditional uses which could damage this county residential zone. He felt the decision that the Planning Commission was making was a decision for the County as well as the City.

Mr. Baker asked for comments from Mr. Ed Settle. Mr. Settle felt the medical uses for this area would develop and B-1 zoning would enhance the value rather than hurt it.

Mr. Bob Bray said he agreed with Mr. Settle. He felt that traffic would eventually make it an undesirable residential use area.

Mr. Colescott also felt that because of heavy traffic, no new residences would be built in this area.

Mr. Warner said he had received no calls expressing an opinion one way or another. The calls received were questioning the uses allowed in a B-1 zone.

Mrs. Smith moved to recommend B-1 (Limited Business) for the following described area:

Beginning at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence South and Southeasterly along center line of North Seventh Street to a point 30 feet North and 50 feet West of the Northwest Corner of Lot 1 of Yocum Subdivision, thence East to the West right-of-way line of the Little Bookcliff Railroad, thence Northeasterly to the North line of Section 11, thence West to the point of beginning except the following tracts:

Beginning at a point 420 feet South of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, thence West 150 feet, thence Northwesterly 450 feet to a point on the North line of said Section 11 which point is 315 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11, thence East along North line of said Section 11 to its intersection with the West line of the Little Bookcliff Railroad right-of-way, thence Southwesterly along said West line of railroad right-of-way to its intersection with North line of Yocum Subdivision, thence West along North line to a point 260 feet South of the point of beginning, thence North 260 feet to point of beginning and. except;

Beginning 420 feet South of the Northeast Corner of the North half of the Northwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, thence West 150 feet, thence South 75 feet, thence West 75 feet, thence South 185 feet to South line of S. A. Reese Tract, thence East 225 feet, thence North 260 feet to beginning.

Mrs. Hyde seconded. Motion carried unanimously.

Mr. Youngerman moved to recommend to Council R-3 (Multi-Family Residence) zone for the following tract:

Beginning at a point 420 feet South of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, thence West 150 feet, thence Northwesterly 450 feet to a point on the North line of said Section 11 which point is 315 feet West of the Northeast corner of the Northwest Quarter of the Northeast

Quarter of said Section 11, thence East along North line of said Section 11 to its intersection with the West line of the Little Bookcliff Railroad right-of-way, thence Southwesterly along said West line of railroad right-of-way to its intersection with North line of Yocum Subdivision, thence West along North line to a point 260 feet South of the point of beginning, thence North 260 feet to point of beginning and;

Beginning 420 feet South of the Northeast Corner of the North half of the Northwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, thence West 150 feet, thence South 75 feet, thence West 75 feet, thence South 185 feet to South line of S. A. Reese Tract, thence East 225 feet, thence North 260 feet to beginning.

Mr. Stranger seconded. Motion carried unanimously.

II. MR. ROBERT BAKER ELECTED TO SERVE AS MEMBER ON CHAMBER OF COMMERCE HIGHWAY COMMITTEE

Mr. Warner said that Mr. Charles Love of the Chamber of Commerce had requested that a member of the Planning Commission be appointed to serve on committee for future highway development coordinating City/County recommendations.

Mr. Gray said the Chamber of Commerce would like to see a five year plan. From this plan, recommendations could be made to the County Commissioners at the annual meeting. He said a member of the City Council was on this committee.

Mr. Colescott said this could and should be a very important committee.

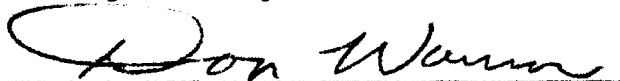
Mrs. Smith said she felt the City Planning Commission and the Regional Planning Commission should work more closely together. It was suggested that the City Planning Commission members receive minutes of the Regional Planning Commission meetings. Mr. Walker said this could easily be done.

Mr. Colescott suggested that Mr. Baker be elected to serve on this committee since he has been closely working with a similar committee as chairman.

Mr. Stranger moved that Mr. Baker be elected to serve on this committee. Mrs. Hyde seconded. Motion was unanimously carried.

III. ADJOURNMENT

Being no further business to come before the Commission, the meeting was adjourned.



Don Warner
Development Director