

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 6, 1967 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mr. Robert Baker, Chairman; Mrs. Barbara Hyde, Mr. Harry Colescott, Mr. Dick Stranger, Mr. Richard Youngerman, and Mr. Blake Chambliss.

Others Present: Mr. Keith Mumby, Mr. Louis Brock, Mr. John Porter, Mr. Richard Gray, City Manager; Mr. Paul Walker, Regional Planning Director; and Mr. Don Warner, Development Director.

✓ I. RECOMMEND REQUESTED REZONING AT NW CORNER, FIRST & ORCHARD

After discussion of the request of First Street City Market, Inc. for rezoning of the northwest corner of First Street and Orchard Avenue from B-2 (Neighborhood Business) to P (Parking) and from P (Parking) to B-2 (Neighborhood Business), during which Mr. Warner explained that this request was made in order that a new market may be built with the long dimension in a N/S direction and still retain the required ratio of a maximum of 50,000 sq. ft. zoned as B-2 and 30% zoned as P, the following motion was made by Mrs. Hyde:

That the Planning Commission recommend to the City Council that the parcel of land described as follows -- Beginning at a point 40 feet West and 30 feet North of the East Quarter corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian, thence North 120 feet, thence West 50 feet, thence South 120 feet, thence East 50 feet to the point of beginning -- be rezoned from B-2 (Neighborhood Business) to P (Parking). Motion was seconded by Mr. Chambliss, and passed unanimously.

Mrs. Hyde then made the following motion:

That the Planning Commission recommend to the City Council that the parcel of land described as follows -- Beginning at a point 140 feet West and 150 feet North of the East Quarter corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian, thence North 70 feet, thence West 160 feet, thence South 70 feet, thence East 160 feet to the point of beginning -- be rezoned from P (Parking) to B-2 (Neighborhood Business). Motion was seconded by Mr. Chambliss, and passed unanimously.

✓ II. RECOMMEND ACCEPTANCE OF PLAT OF ROTHHAUPT SUB FIRST ADDITION, AS PRESENTED

Development Director Warner presented a proposed plat for three additional lots in Rothhaupt Subdivision, noting that Mr. Rothhaupt plats a few lots at a time as there is a demand

for development, leaving the balance in open ground. He pointed out that only lots that give complete circulation of the subdivision can be platted, thus necessitating the improvement of streets in the area. The area is located North of Orchard Avenue and East of 28-1/2 Road.

In discussion it was brought out that this plat conforms with a previous one submitted some time ago by Mr. Rothhaupt and also with a general long-range plan of unplatted ground within the City.

Motion was made by Mrs. Hyde that the Planning Commission recommend to the City Council the acceptance of the plat for three additional lots in Rothhaupt Subdivision, as presented, (Lot 1, Block 4; Lot 2, Block 4; and Lot 9, Block 2), and authorize the Chairman of the Planning Commission to sign the plot plan after approved by the City Engineering Department. Motion was seconded by Mr. Youngerman and passed with five "yes" votes (Mr. Chambliss voted "no").

In further discussion of long-range planning for unplatted land in the City, Mr. Chambliss noted that such areas should be platted to conform with the over-all development plan. Development Director Warner said that every effort is made to do this; noting, however, that the property either has to be purchased by the City or an improvement to the land shown if permission to build on the land is refused.

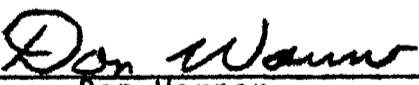
✓ III. CITY RECEIVES GIFT OF PARK SITE

City Manager Richard Gray reported the donation to the City of a 10-acre tract of land on Orchard Mesa by Mr. Louis Burkey for the purpose of being developed as a neighborhood park, preferably, or other municipal use. Mr. Gray noted that this tract, which is presently a peach orchard, is ideally located as a potential park since the area immediately surrounding it is quite well developed and it is close to the highway and to access roads. He said that in all probability it will be accepted by the City Council, to be developed when it is within the City limits. He noted that the Quaker church next to the tract is to receive the peach crop for the next season.

Mr. Gray pointed out that Mr. Burkey had also donated a 19-acre tract to the City at 30 Road and Patterson Road for park purposes.

The Planning Commission unanimously agreed that a letter of appreciation be sent to Mr. Burkey, although in the words of Mr. Stranger, "there is no way of adequately saying 'thank you' to Mr. Burkey's generosity".

IV. ADJOURNMENT. There being no further business to come before the Commission, the meeting was adjourned at 9:30 a.m.



Don Warner
Development Director