

MINUTES
SPECIAL MEETING
GRAND JUNCTION PLANNING COMMISSION
Wednesday -- April 15, 1959 -- 8:00 A.M.
CONFERENCE ROOM -- CITY HALL

The Grand Junction Planning Commission held a special meeting in the Conference Room of the City Hall at 8:00 A.M. on Wednesday, April 15, 1959, with the following members present: Chairman Glen Hopper, Mrs. F. A. Brumbaugh, Mrs. Cleo Diemer, Mr. V. L. Colony, and Secretary R. E. Cheever. Absent: Mr. Robert Van Deusen and Mr. Claud Smith; (Resignations have been received from Mr. Richard Zollner and Mr. Howard McMullin).

Also present: Councilman Edward Strnad, Regional Planning Director Gene Allen, City Engineer Carl Alstatt, City Attorney Gerald Ashby, Chief of Police Karl Johnson, Attorney Wm. Ela, Mr. L. M. Finnessey, Mr. Roe Saunders, and Mr. Frank Nisley.

ITEM NO. I. Motion that minutes of last meeting be approved as written was made by Mr. Colony, Seconded by Mrs. Brumbaugh, and carried.

ITEM NO. VI. Traffic Circulation Plan

The Chairman announced that due to the fact that Atty Ela was present in connection with this item and would have to leave early, the Commission would first consider it. He then called upon Gene Allen.

Mr. Allen reported that after several meetings, the Regional Planning Commission had approved this Traffic Circulation Plan at their meeting held on January 6, 1959, and it has been adopted by the County Commissioners; however, it still has to be adopted by the City Planning Commission and the City Council. He stated that since much could be accomplished in the fringe areas by this plan, certainly the City would benefit also from those improvements, although no doubt additional right-of-way in the city would be needed if the plan is adopted.

Mr. Cheever asked how rigid the plan is, stating that it would be impossible to make Bookcliff a through street, as shown, although it would be possible to use Walnut Avenue that way. Mr. Allen replied that the plan is quite rigid, although all planning is subject to periodic review. He said that it would be influenced primarily by City and County zoning and that the new zoning ordinance is written in such a way that sufficient set-back on new right-of-way is provided. The Commission would have the authority to require subdividers to provide the right-of-way needed.

City Engineer Alstatt said that before anything is done on this, he and the Chief of Police would like to go over it and then report back to the Commission.

Mr. Allen said that this had been presented so that the Commission might have a chance to look it over. They would like, however, to carry on with this and follow through with it within the next few weeks.

Councilman Strnad raised the question if changes are made in this, will it have to be certified all over again? The reply to this was that it would be possible to change it by amendments.

Mr. Cheever then made the motion that City Engineer Carl Alstatt, Chief of Police Karl Johnson, Fire Chief Frank Kreps meet with Gene Allen and go over this plan in detail and report back to the Commission at their next regular meeting. Motion seconded by Mrs. Brumbaugh, and carried.

ITEM NO II - Negro Church at 8th and Noland

After discussion of this request and study of the plan presented, which allows for off-street parking, motion was made by Mr. Colony that the Commission grant permission for this church to be built, but that these people be notified in writing that this area is zoned for industrial use and there is a possibility that at some future date it may be so used. Motion was seconded by Mr. Cheever, who said that a letter would be prepared for Mr. Hopper's signature advising these people of the situation. Motion carried.

ITEM NO. III - Zoning of Brach's Market

City Attorney Ashby was present in connection with this item and explained that there is danger that the whole annexation at 1st and Orchard might be contested unless something is done about the zoning of the Brach's market area. At the present time it is properly zoned in the County, and all they want is assurance of being permitted to continue the present use for the entire area. A petition by Louis R. Brach and Betty M. Brach wherein they requested their property be zoned as Business "AR" was presented and read (copy attached). Mr. Hopper then read the following motion from the minutes of the Planning Commission meeting held on March 18th:

"That this petition for annexation be recommended to the City Council for acceptance. The Commission recommends that this area be zoned Residence "A". The Commission recognized that there are special problems in connection with the Brach property and commits itself to cooperate with the owners of the Brach property in solving them in a mutually satisfactory manner. Motion seconded and carried"

Mr. Hopper explained that by bringing them into the City, we are not wanting to change their activities.

Mr. Alstatt said that they did not like to be annexed under a non-conforming use, as activities permitted under a non-conforming use are somewhat limited and they were afraid they might run into trouble later on.

Mr. Ashby then suggested that this item be carried over and put on the Agenda for the next regular meeting of the City Planning Commission, which will be on April 29th; in the meantime, he will continue his study of the question and present it, together with explanatory maps, at that time.

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ITEM NO. IV - Rezoning of the area south of alley on N. 7th Street,
between Belford and North, from Bus AR to Bus A.

Mr. McMullin had asked that this item be placed on the Agenda, but since he was not present, and since no formal petition or map had been presented, no action could be taken at this meeting. The matter was referred to the Zoning Committee for study and report, pending receipt of formal petition.

ITEM NO V - Request for vacation of E-W alley in Block 1, Mesa
Gardens and dedication of N-S alley in Block 1, Mesa
Gardens.

This request for vacation of the E-W alley was to make it possible to build residences in the SE corner of the block, which had originally been zoned as commercial when first platted. However, this would still leave the SW corner of the block zoned for commercial purposes, if granted, and because of this and also it was pointed out it would make the residences more expensive because of insurance, it was felt this would not be good residential property. Motion was made by Mr. Cheever that the Commission deny this request, as presented. Motion seconded by Mr. Colony, and carried.

ITEM VII - Set date for discussion of new Zoning Ordinance.

It was decided to hold a joint meeting of the City Planning Commission and the City Council, the City Engineer, and Planning Director Gene Allen on Monday, May 18, 1959, for the purpose of discussing the new Zoning Ordinance. This meeting will be in the Civic Auditorium at 7:30 P.M.

There being no further business at this time, the meeting was adjourned upon motion by Mrs. Brumbaugh and second by Mr. Colony.

R. E. CHEEVER, Secretary.

April 1, 1959

Members of the City Council
City of Grand Junction, Colorado

Gentlemen:

The undersigned hereby respectfully petition that the following described tract of land be zoned as Business "AR" District at such time as said property is annexed to the City of Grand Junction, said real estate being described as follows, to-wit:

Beginning North 00°06' West 30.0 feet and South 89°48' East 30.0 feet from the West $\frac{1}{4}$ corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence South 89°48' East 167.10 feet; thence North 08°03' West 122.75 feet; thence North 64°40' East 117.35 feet; thence North 72°42' East 249.3 feet; thence North 55.0 feet; thence West 493.0 feet; thence 500°06' East 300.0 feet to the place of beginning.

As grounds therefor the petitioners state that the major portion of said property has been previously zoned as a business district and is presently being used in connection with the operation of the petitioners grocery business and the Sands Drug Store; and that the portion of said tract which is not being presently used for business purposes was purchased by the petitioners at considerable expense for the purpose of providing for future expansion of the property.


Louis R. Brach


Betty M. Brach