

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday October 31, 1962 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Bob Baker, Ray Meacham, Art Hadden,
Mrs. Robert Russell and Mrs. Barbara Hyde.

Others present: Don Warner Development Director, J. E. Stockton,
Building Inspector, Tom Elder and Chuck West.

I. MINUTES APPROVED:

Chairman Baker, asked if there was any discussion on the minutes of the Regular Meeting held September 26, 1962. There was none. The minutes were approved as written.

II. REQUEST FOR VACATION OF 11TH STREET (ORCHARD AVENUE TO WALNUT.)

No one appeared in opposition.

Don Warner explained to the Commission that letters had been sent to the different Department Heads to get their comments on the vacation of 11th Street (Orchard Avenue to Walnut). He also showed drawing on map and explained the situation of the right-of-way and sewer line use at this time. The right-of-way had not been opened up as a street. Tom Elder spoke as a member of the Board for Lincoln Park Hospital. The said site was chosen subject to vacation of 11th Street. They have plans for 40 to 44 beds, that within 5 years they would expand to the East. They have an option to purchase the ground from George Kister. Chairman Baker read letter regarding vacation of 11th Street. The letter contained the signatures of all adjoining property owners for vacation. It was stated that there had been no objection to the vacating of the street. Letters were also presented from the Public Service Company and the Mountain States Telephone Company. Tom Elder said that they would open Walnut Avenue immediately. It was a conditional site based on getting 11th Street vacated. The length of time between the vacation of street and the building on the property was discussed. Ray Meacham recommended that on the section of 11th street between Orchard and the alley North of Orchard an alley should be retained over the sewer line and to connect with the present East West alley. Also that the present concrete radii at Orchard Ave. and 11th Street should be removed by applicants and this area built to conform with the remainder of the concrete structures along Orchard Avenue including a typical alley entrance. Don asked if it would be possible to receive a letter from Board stating that if they could not get the building going as planned that they would return the right-of-way to the City by deed. Ray Meacham moved that the vacation be allowed subject to the mentioned conditions. Mr. Elder said he would get a letter of agreement. Also agreement to pay such charges as are made on street vacation.

III. REQUEST FOR VACATION OF EASEMENT IN REGENT SUBDIVISION.

Don Warner described location of the Subdivision and stated the reason for requesting the vacation of easement is that the owner of Lot 5 has a house where he wishes to subdivide and would need this extra footage. The North one-half of the alley was vacated a year ago. There was the question of whether or not the ground when vacated would go back to the former owners or to Lot 5. It is possible that Ford does have title and if so he could give a quit claim deed. Mr. Meacham moved that the Commission recommend vacating if ownership studies show that this action would give title to at least the East one-half of this easement to the owner of Lot 5. Art Hadden seconded the motion. Motion carried.

IV. REQUEST FROM BOARD OF ADJUSTMENT FOR CHANGE IN ZONING ORDINANCE TEXT PERTAINING TO SAID BOARD.

Mr. Stockton discussed the Board of Adjustment rules of procedure adopted February 26, 1931, and explained the proposed change in Section 9, Para. e, of the Zoning Ordinance (pertaining to number of members constituting a quorum). The Board requested that four members be required as a quorum rather than three. Mrs. Russell moved that this be recommended. Mr. Hadden seconded the motion. Motion carried.

V. ADJOURNMENT

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