

GRAND JUNCTION PLANNING COMMISSION
Wednesday - January 28, 1970 - 8:00 A.M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Harry Colescott, Blake Chambliss, Ray Paruch and Richard Stranger.

OTHERS PRESENT: Don Warner, Development Director and William Knoch.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the December 31st meeting approved.

II. ANNEXATION DISCUSSION - First Street and Walnut Avenue

Don Warner described the land to be discussed. Don requested approval from Planning Commission to get a signed petition for annexation from C.E. & M.M. Dittrick, 225 Waluut Avenue, Lot 43, Block 1, Hillcrest Manor, to make possible connection to City sewer services. The petition could be held for consideration of later annexation of part or entire area, rather than the one lot. The petition would assure annexation of this lot if the other residents declined the request to annex.

Harry Colescott asked Don Warner to request a Health Department Survey of the area discussed to see if they might insist this area be annexed due to septic tank and sewer problems.

The Commission recommended this approach.

III. RECOMMENDATION TO CITY COUNCIL - Connected Lake Land Transaction

Bob Baker read a letter from Henry B. Galley who appraised the City-owned Land and the Preston Corporation-owned land that are being considered for trade. Don Warner summarized the appraisals. Bill Knoch, representing the Preston Corporation, proposed a trade of land upstream from Riverside Park for gravel located on city-owned land in the Connected Lakes Area. Discussion followed.

A parcel of land owned by the City of Grand Junction Legal Description:

The North 10 acres of the SE 1/4 of the NE 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

The location of the property is on Dike Road approximately one mile West of Highway 340 on the Redlands.

Land owned by the Preston Corporation Legal Description:

That part of Lot 1 of Section 22, Township 1 South, Range 1 West of the Ute Meridian in the NW 1/4 of the NE 1/4 above the low water mark of the Colorado River and including the bayou of slough but not including the bed of the Colorado River or of the riparian rights thereto, County of Mesa, State of Colorado.

This tract consisting of 10 acres is located South of Crawfords Addition lying along the North bank of the Colorado River.

Harry Colescott moved the discussion be tabled. There was no second to the motion.

Blake Chambliss moved the Commission recommend to Council the trade be made with a two-year option to buy the island, a Warranty Deed and Title Insurance in the amount of \$4800 to be provided by the Preston Corporation.

Barbara Hyde seconded the motion. Harry Colescott voting no, all other members voting yes. Motion passed.

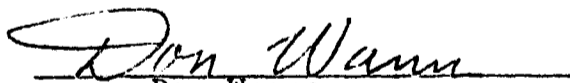
IV. DISCUSSION - PURCHASE OF LAND ON THE REDLANDS

Grace Smith brought to the attention of the Commission the different information she had received regarding 80 acres of BLM land west of town. The price quoted was \$2.50 per acre.

The Commission asked Don Warner to investigate.

V. ADJOURNMENT

There being no further business, the meeting was adjourned..


Don Warner
Development Director