

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 26, 1964 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Messrs. Robert Baker, Chairman, Harry Colescott, David Palo, Ray Meacham, Richard Stranger, and Mrs. Clinton Smith and Mrs. Robert Russell

Others Present: Don Warner, Development Director, and Mr. Jim Gale

I. MINUTES APPROVED.

A motion was made by Mr. Colescott and seconded by Mr. Palo that the minutes of the regular meeting of January 29, 1964, be approved as written. The motion carried.

II. APPROVED PRELIMINARY PLAT OF MEL ROSE ESTATES.

Mr. Jim Gale presented a preliminary plat for a proposed subdivision (Mel Rose Estates). Mr. Warner explained the exact location of the proposed subdivision and pointed out that this area has recently been annexed to the City. The right-of-way along Orchard Avenue was discussed, as well as alley vs. easement. Mr. Gale advised the Commission that the reason an easement rather than an alley was chosen was that the neighboring area (KSL Subdivision) had front pick up and continuity seemed preferable. It was suggested by Commission members that Mr. Gale determine whether or not the irrigation ditch as indicated will be used, and if not, that reference to it be removed from the plat. A motion was made by Mr. Meacham and seconded by Mrs. Russell directing that the chairman of the Planning Commission be directed to sign the subdivision plat as soon as the irrigation ditch indication is either authorized or deleted and the utility companies have signed.

III. APPROVED ANNEXATION BOUNDARIES, LOT 2, BLOCK 1, FAIRMOUNT SUBDIVISION.

The Commission was advised of a request from the property owners of Lot 2, Block 1, Fairmount Subdivision that they be considered for annexation. During the course of a general discussion, Mr. Colescott suggested that inasmuch as this is a very small area (300 X 300) it might be better to wait until a larger area could be included.

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It was brought out in the discussion that annexation of the area had been delayed twice, once because the application was not in keeping with the State Annexation Statutes and once in an effort to annex a larger area. The property owners in the area to the north have been contacted and it seems a majority of them do not wish annexation at this time. The owners of Lot 2 would like to develop it into apartment complexes and in order to do so, must have sewer facilities available. A motion was made by Mr. Palo and seconded by Mrs. Smith that the Commission recommend to Council that the boundaries of the proposed annexation be approved and that the Development Department be directed to prepare an Economic Feasibility Study of the area. Motion carried.

IV. REGIONAL PLANNING DISCUSSED.

A discussion was held with regard to recreational problems of the area the the progress made to date on solving these problems. It was the consensus of the group that a suggestion be made at the Regional Planning Commission meeting that the matter be placed in the hand of a recreation committee appointed to study area needs. It was felt that the committee should be designated by the City Council and the County Commissioners.



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Don Warner  
Development Director