

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 29, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Grace Smith, Chairman, Mrs. Barbara Hyde, Charles Love, Robert Baker, Harry Colescott, Richard Stranger.

Others Present: Howard Jensen, David Jensen, Paul Walker, Acting Regional Planning Director; Don Warner, Development Director.

I. MINUTES APPROVED

Minutes of the last regular meeting of November 24, 1965 were approved as mailed.

II. RECOMMEND TO CITY COUNCIL ZONING CHANGE FROM R-1-C (SINGLE-FAMILY) TO R-3 (MULTI-FAMILY) FOR THAT TRACT OF LAND NORTH OF INDEPENDENT AVENUE FROM SUNSET LANE TO WESTERN SLOPE GAS PROPERTY.

Mr. Howard Jensen, addressing the Commission, stated that the area in question (approximately 4 acres) which is adjacent to Poplar Drive is approximately 330 feet deep.

The proposal is to build between 21 and 28 brick apartments in 4 to 6 two-bedroom units to meet the demand for rentals of between \$100 and \$110.

As soon as plans are drawn by an architect, construction will start in March, 1966.

Blacktopped off-street parking will be provided.

There were no apparent neighborhood objections.

Mr. Warner told the Commission that Independent Avenue has a 60-foot right of way, but right of way would be needed for Poplar Drive.

The Commission felt that this zone change would up-grade the area by encouraging development.

Mr. Baker made a motion to recommend to the City Council that the change in zoning be allowed. Mr. Stranger seconded. Motion carried.

III. DISCUSSION OF HORIZON DRIVE EXTENSION

Mr. Stranger noted that the Regional Planning Committee had tabled the preliminary plat of the Willow Brook Subdivision as it was the consensus that additional study was needed. It was felt that any proposed change within two miles of the City should be referred to the City Planning Commission.

Extension of Horizon Drive (generally following Independent Ranchman's Ditch) to First Street would require acquisition of right of way either by deed or by plat. Right of way along Patterson Road is already available although Patterson Road should be improved.

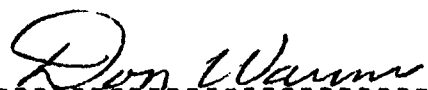
It was the recommendation of the Grand Junction Planning and Zoning Commission to the County Planning Commission that Horizon Drive not be extended to First Street because of the proximity of Horizon Drive to Patterson Road and Seventh--two tenths of a mile--and the fact that right of way is already available on Patterson Road. If Horizon Drive ends at Seventh Street, there would be several access routes to the City of Grand Junction, and Patterson Road would furnish the necessary connection to the west.

IV. WATER COMMITTEE REPORT

Mr. Colescott, chairman of the Committee on Water Storage and Distribution, asked the Planning Commission if they were interested in this study. The members asked that they be kept informed about the functional planning of this study as it would be a valuable asset with respect to future annexations.

V. ADJOURNMENT

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



Don Warner
Development Director