

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 23, 1966 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Barbara Hyde, Chairman, James Golden,  
Charles Love, Harry Colescott.

Others Present: James Gale, Ted Blodgett, Don Warner, Development  
Director.

I. MINUTES APPROVED.

Minutes of the last regular meeting of January 26, 1966 were approved as written.

II. RECOMMEND THAT CITY COUNCIL APPROVE BOUNDARIES OF PROPOSED ANNEXATIONS: NORTH 12TH STREET AND EL CORONA SUBDIVISION AREAS.

Mr. Warner outlined for the Commission the boundaries of the proposed North 12th Street annexation. This area of approximately 60 acres includes the Eagleton Subdivision and part of the Fairmount Subdivision. (Copy of map on file in Development Department.)

Mr. Warner said that all annexations are fairly expensive for the City. This is an area consisting of older homes and undeveloped streets; however, the Fairmount Subdivision does have a fair amount of easements, streets with 60-foot right of ways, and alleys exist. Water mains would be located in the streets.

The proponents of the proposed annexation say that over 50 per cent of the people in the area favor this proposal.

Mr. Baker moved to recommend that the City Council approve the area for annexation. Mr. Golden seconded. Motion carried.

The boundaries of the second area under consideration were outlined. This area includes a peninsula within the City and the El Corona Subdivision to the north. (Copy of map on file in the Development Department.)

Mr. Gale, principal developer of the El Corona Subdivision, said he wanted to develop the area with \$25,000 to \$35,000 homes.

At this time, Mr. Ted Blodgett voiced an objection to the annexation. His concern was over the erosion of the cliff and children playing in this area.

Mr. Warner told the Commission that comments from all City departments would be required before the Council would approve the boundaries.

Mr. Golden moved to recommend that the City Council approve the area for annexation. Mr. Baker seconded. Motion carried.

The Commission was told that a special meeting would probably be called within the next two weeks (if maps are ready) to approve boundaries of the following pending annexations:

1. Area north of Salt Lake Hardware
2. Ten-acre tract in the Westward Ho Trailer Park area
3. Hillcrest Manor along Walnut Avenue
4. Willowbrook Subdivision
5. Dr. Rigg's property at 7th & Wellington
6. County Shop area.

### III. GENERAL DISCUSSION

Mr. Baker reported that the subjects covered at the Planning Institute in Boulder were very well presented.

Mr. Lacy spoke to the Commission on the urgency for resolving the sewer tap fee problem. He said Grand Junction like many other cities is pioneering in the field of providing sewer sanitation to urban areas. The major problem confronting planners is to find a simple formula for financing the extension of sewer systems whereby the cost to present and future users will be on an equitable basis. Mr. Lacy asked that the Sewer Tap Fee Study be placed on the agenda for consideration at the next Planning Commission meeting.

### IV. ADJOURNMENT

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

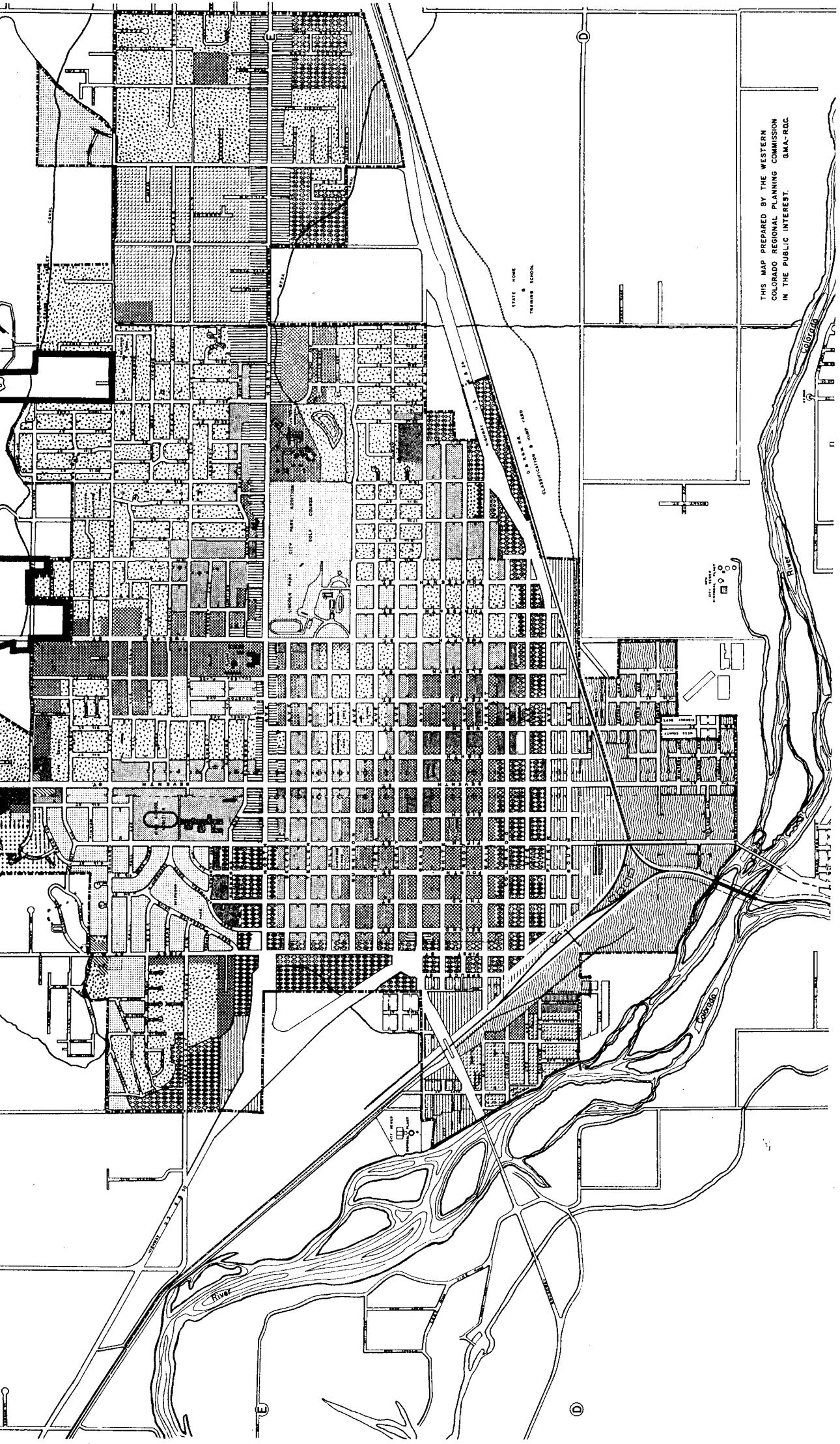


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Don Warner  
Development Director

ZONING DISTRICT MAP

OF THE CITY OF GRAND JUNCTION



THIS MAP PREPARED BY THE WESTERN  
COLORADO REGIONAL PLANNING COMMISSION  
IN THE PUBLIC INTEREST. G.M.A.-R.D.C.