

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday, August 31, 1966 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

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

Others Present: Mr. Don Warner, Development Director; Mr. Paul Walker, Regional Planning Director

I. MINUTES APPROVED

Minutes of the last meeting, August 17, 1966 were approved as mailed.

II. PROPOSED ANNEXATION BOUNDARIES AT SEVENTH AND PATTERSON (Fairmount Heights Subdivision)

Mr. Warner explained that the proposed annexation include only those who wish to annex. A petition had been circulated sometime ago against annexing other lots in this area.

Mr. Baker moved that we recommend to the Council that this described property - Lots 3, 4, 5, 6, 7, and 8 of Fairmount Heights Subdivision be approved for annexation. Mr. Love seconded. Motion carried.

III. DISCUSSION OF REZONING OUTSIDE OF CITY ON 25 1/2 ROAD

The area presently zoned A-F (agricultural - forestry) was recommended for C (commercial) zoning. This property is not within the City Limits, however, it is adjacent to the City.

The rezoning is requested to permit Mr. Ray Phipps, Phipps Construction, to construct an office-warehouse complex which would require C zoning. Mr. Warner suggested that the buffer separating the proposed commercial area from the residential area be left.

Mr. Walker said that Mr. Phipps would leave the 175' buffer along 25 1/2 Road to separate the two areas.

Mr. Walker wanted to get the opinion of the City Planning Commission before September 13, 1966 when it will be presented to the County Planning Commission.

The City Planning Commission had no objections to the rezoning.

IV. WEST LAKE PARK DRAINAGE AREA

There was considerable discussion on this subject. The Commission suggested to Mr. Warner that he meet with Red Stocker, Park Superintendent, and see if money could be put in the budget yearly to develop a park in the area located North of West Hall Avenue and South of Lakeshore Drive. The area which is presently a big wash would require earth fill and the installation of a large culvert to allow drainage.

V. ANNEXATION PROPOSAL

The area north of the recently annexed Willowbrook Subdivision has been proposed for annexation. This area had been approved by the Planning Commission sometime ago. The Planning Commission felt that it should be recommended to Council and Mr. Warner stated that this would be done as soon as maps of the area could be prepared.

Mr. Golden moved that this action be approved. Mr. Baker seconded. Motion carried.

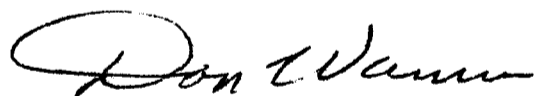
VI. GENERAL DISCUSSION

The issuance of Federal funds for the area sewer survey was discussed. Mr. Walker said that photos had been taken by Mr. Jack Spann although he was not assured that funds were appropriated.

Mr. Colescott felt that trash cans should be placed on the public parking lots. He felt this should be done on a trial basis.

VII. ADJOURNMENT

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



Don Warner
Development Director