

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 27, 1967 - 8:00 A. M.

Members Present: Mrs. Barbara Hyde, Chairman, Mrs. Grace Smith,
Mr. Robert Baker, Mr. Richard Youngerman,
Mr. Harry Colescott, and Mr. Blake Chambliss

Others Present: Mr. Paul Walker, Regional Planning Director;
Mr. Richard Gray, City Manager; and Mr. Don
Warner, Development Director

I. APPROVAL OF MINUTES

Minutes of the August 30, 1967 meeting were approved as
mailed.

✓II. ELECTION OF OFFICERS

The Commission discussed the possibility of adding two
additional members to the Planning Commission.

Mrs. Hyde suggested that the Chairmanship be passed from
one person to another according to an alphabetical list.

Mrs. Smith nominated Mr. Baker to serve as Chairman of the
Planning Commission for the coming year and requested that
an unanimous ballot be cast. Mr. Chambliss seconded.
Motion carried.

Mrs. Smith moved that Mr. Chambliss be nominated as
Vice-Chairman of the Planning Commission for the coming
year. Mr. Baker seconded. Motion carried.

✓III. DISCUSSION OF SUBDIVISION REGULATIONS

Mr. Warner suggested that instead of revising the present
ordinance on Subdivisions, that an additional ordinance
be written for the purpose of setting forth required
improvements to be provided by the developer of new
subdivisions.

Mr. Chambliss felt the closest thing the City had to a
master plan was the Zoning Ordinance. He also stated that
he felt the zoning map should perhaps be reviewed because
it is seven years old.

Mr. Colescott expressed his feelings that we have been spot zoning. Mr. Warner explained the difference in extending zoning and spot zoning. Mr. Warner said that premature zoning in the past has caused some areas to become run down.

✓ IV. DISCUSSION OF PROPOSED ZONING FOR NORTH CENTRAL ANNEXATION

Mr. Warner explained that Mr. Ed Settle had requested B-1 (Limited Business) for his entire area. Everyone contacted regarding this zone was in agreement.

Mr. Warner explained that this Limited Business use would permit residential uses as well as office-type complexes.

Presently there are several houses East of St. Mary's Hospital on North Seventh Street, and it has been requested that they also be included in the zoning hearing.

✓ V. RECOMMENDATION OF PRELIMINARY PLAT FOR R. G. SUBDIVISION (28 ROAD AND ELM AVENUE)

This piece of land located on the Northwest corner of 28 Road and Elm Avenue has been subdivided into five lots for development purposes. The plat was prepared by Gerald H. Pesman.

Mr. Baker asked if it was permissible to move houses into a residential area. Mr. Warner said that as long as the house was in sound construction that it was permissible. However, electrical, plumbing, and gas specifications would have to meet code requirements.

Mr. Chambliss moved to accept the preliminary subdivision plat. Mrs. Smith seconded. Motion carried.

VI. ADJOURNMENT

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



Don Warner
Development Director