

Helen J.

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - November 29, 1967 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

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

Others Present: Mr. Blaine Ford, Mr. Harold Moss, Mr. Richard Gray, City Manager; Mr. Paul Walker, Regional Planning Director; Mr. Don Warner, Development Director

I. APPROVAL OF MINUTES

Minutes of the regular meeting October 25, 1967 and public zoning hearing November 1, 1967 were approved as mailed.

II. DISCUSSION OF PRELIMINARY SUBDIVISION SKETCH AT SOUTHEAST CORNER OF 28 ROAD AND ORCHARD AVENUE

Mr. Blaine Ford, who proposes to develop a subdivision, presented a sketch. He said the subdivision would have to meet F.H.A. specifications.

Mr. Warner said he had discussed the subdivision with Mr. Joe Chamberlain representing Fruitvale Sanitation District.

Mr. Gray asked what price range of homes was being considered. Mr. Ford said the homes would range from \$17,000 to \$19,000.

Mr. Ford said a preliminary plat, prepared by an engineer, would be presented at a future meeting.

Mr. Gray asked if Mr. Ford planned to develop streets in this area as new homes are being built. Mr. Ford said he hoped to do this.

Mr. Colescott questioned an area which had been rezoned to R-3 from single family zone for development purposes. The zone change was in this area. The Commission felt it should be zoned back to its original single family residential use.

III. DISCUSSION OF POSSIBLE ANNEXATION ON GRAND AVENUE

Mr. Harold Moss wanted to get the opinion of the Planning Commission on a possible annexation.

Mr. Warner said that Mr. Gerald Ashby is presently doing some research on a possible election for this area on Grand Avenue near the school administration offices.

IV. DISCUSSION OF WESTERN MEAT PACKERS ANNEXATION

Mr. Warner said the petition had been returned for Western Meat Packers annexation, and it will be presented at the December 6th Council meeting.

V. DISCUSSION OF PROPOSED SEWER PLANT LOCATION

Mr. Gray told the Planning Commission that the City had a six-month option on 90 acres beginning at 23 1/4 Road which extended to the river. The 90 acres could be purchased for \$250.00 an acre for either a portion of the 90 acres or the entire area.

The original plan was for high-rate trickling filter which would barely meet state requirements under good conditions, so the City is thinking about spending an additional \$100,000 to put in an activated sludge system which would allow a 95 per cent possible removal. The slight increase of cost would assure the City that if the state requirements would increase, the City sewerage plant would be able to fulfill any new requirements.

Mr. Gray said that an activated traffic light is to be installed with money budgeted in 1968 for the intersection of West Street and Colorado Highway 340.

VI. DISCUSSION OF ZONING HEARING

Mr. Warner explained to the Planning Commission the requested zone change which will come before the Commission December 6, 1967 at a special meeting. The rezoning request is for the Northwest corner of First Street and Orchard Avenue.

VII. GENERAL DISCUSSION

Mr. Colescott asked if the joint efforts of several parties had resulted in any satisfactory results with lowering the water table in the Mesa Garden Subdivision. Mr. Gray said the combined agency group was still working on it.

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VIII. ADJOURNMENT

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



Don Warner
Development Director