

MINUTES
SPECIAL MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday -- January 21, 1959 -- 8:00 A.M.
CONFERENCE ROOM -- CITY HALL

The Grand Junction Planning Commission held a special meeting in the Conference Room of the City Hall at 8:00 A.M. on Wednesday, January 21, 1959, with the following members present:

Vice-Chairman Howard McMullin, Secretary R. E. Cheever, Mrs. F. A. Brumbaugh, Mrs. Cleo Diemer, Mr. Robert Van Deusen, Mr. Richard Zollner, and Mr. V. L. Colony.

Absent: Mr. Glen Hopper and Mr. Claud Smith.

Also present: Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Chief of Police Karl Johnson, Councilman Edward Strnad, Mr. Ralph McCoy, Mr. Les Baker, Mrs. O. C. Brown, Mr. Dale Luke, Mr. Earl Barbour, Mr. G. A. Raulston, Mr. Geo. Hooker, Mr. Files and Mr. and Mrs. Arcieri.

The meeting was called to order by Vice-Chairman McMullin, and the minutes of the last meeting were approved as written.

Stating that a new Chairman had never been elected since the resignation of Mr. Cornelison, the Vice-Chairman then called for nominations for Chairman. Mr. Glen Hopper was unanimously elected Chairman.

Item II on the Agenda -- the annexation of an area at 7th & Bookcliff was then considered. Mr. Les Baker and Mrs. Brown were present in the interests of this annexation. Mr. Alstatt stated that quite a bit of work on this annexation had been done in the past, trying to secure a 50 ft. street; however, it seems that 45 ft. is the best that can be had and we might wait a long time if we still hold out for 50 ft. He said that he and Gene Allen had talked it over, and Mr. Allen was in favor of the 45 ft. street. It was pointed out that there is not a lot of traffic on this street.

Motion was made by Mr. Cheever, seconded by Mr. Colony, and carried that the Commission approve this preliminary plat, with the 45 ft. street, for annexation. The preliminary plat was referred to the Zoning Committee for study so when the petition comes before the Commission for final action, they can go ahead with it.

With the approval of those present in the interests of the annexations at 28th & Orchard and 1st & Orchard (Items III & IV on the Agenda), Item V was next taken up -- an annexation at 23rd and North Avenue. Mr. Dale Luke presented a preliminary plat of the area, showing the zoning they would like to have, for approval. This area is contiguous to the City on three sides -- Mesa Gardens, Golf Course, and V. A. Hospital; however, there is a small section in the NE corner and along the East side of the tract that does not wish to be included in the annexation. Mr. Files who owns this tract said that the three business in the area that does not want to be included in the annexation have long-term leases with him and located in that particular place because they wished to be outside of the City. They do not feel that the City has anything to offer them except higher taxes.

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Mr. Van Deusen said that the Annexation Committee has looked at the preliminary plat for this area and likes it as far as it goes; however, they felt that the entire section should be annexed in order to make straight boundary lines for the City. This would take the area to 28 Road.

Mr. Earl Barbour who owns property across the street from this tract said he would be willing to annex his area in order to square up the border lines; however, KEXO would be included in this and it was his understanding that they wished to remain neutral in any annexation discussions, and also, they were afraid that some of their underground wiring might be damaged if they were annexed and work was done there. Mr. McMullin said he believed that they would not oppose the annexation.

Mr. McMullin asked if the portion of these two tracts that were willing to annex could not carry the annexation, and Mr. Alstatt said they could.

Mr. Allen questioned a dead-end alley shown on the plat and said perhaps this should be converted into a utility easement instead. Mr. Alstatt said that no study of trash and garbage pick-up has been made as yet, but the Fire Department is opposed to easements. Mr. Luke said that approximately 75% of the people would like to have an alley, but since some do not want it, it could not be put in. He also said he would be very happy to give any property necessary to insure an alley.

Mr. McMullin then read the following "Subdivision Special Clearance Record for Teller Arms" --

Grand Junction Police Dept. or Mesa Sheriff's Office

Approved by: Karl M. Johnson 1-13-59
Subject to: Approval by City Planning Commission.

Electric Utility Company

Approved by: Louis W. Supancic, Elec. Engr. 1-14-59
W. J. Dorland, Jr.,
Engr Supt. Gas Dept. 1-14-59

Subject to: 16' easement along West line of Lot #1, Block 1.
Easements along east & south lines of Lot #1,
Block #1 not necessary for electric power distribution.

Fire Department

Approved by: Frank Kreps 1-9-59
Subject to: Names of Streets, only.

Mountain States Tel. & Tel. Co.

Approved by: Jack E. Whiting 1-14-59
Subject to: --

Public Sewer and Water (if used)

Approved by: J. A. Burton 1-21-59
Subject to: --

Other (if any) --

Additional Information -- "

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Mr. McMullin said it seemed to be the concensus of opinion of the Commission members that this area should be squared up and the entire area annexed.

Motion was made by Mr. Van Deusen, seconded by Mrs. Brumbaugh, and carried that the Planning Commission recommend to the City Council that this entire area East to 28 Road be annexed at one time.

Item III on the Agenda -- annexation of a plat at 28th & Orchard -- was next considered. A preliminary plat was presented by Attorney Tom Elder who stated that the NW corner will now sign, so the plat will include this 16-acre tract. He said of course this is subject to the City of Grand Junction's decision on the Court decision of the Fruitvale annexation, but said they were willing to go along with the City and Planning Commission on water and sewer and whatever they might desire in this area.

Mr. Barbour said they would be glad to wquare up the area to keep the boundary lines of the City straight.

This preliminary plat was referred to the annexation committee for study so that when the final petition is brought in, they can go right ahead with it.

Item VI -- the annexation of the new bowling area on East Main and the Freeway -- was next presented by Carl Alstatt. This was originally included in the Fruitvale annexation. Mr. Alstatt explained that they either had to put in an expensive septic tank or connect with the City sewer, and he and the attorney had worked out an agreement so that water and sewer had been granted, subject to annexation. However, since the Fruitvale annexation failed, Mr. Oberholtzer is now willing to carry out his obligations. The problem is that he owns a piece of ground in the middle of a tract and has opposition to annexation on both sides of it, and it would be desirable to annex the whole piece over to 21st Street. It was pointed out that perhaps the owners of these other tracts did not realize the advantage on fire insurance rates that they would have if their property were annexed; also, the sanitary facilities they have now will not last very long.

Mr. Cheever said that an attempt should be made to get signatures so all of the tract can be annexed. Only thing to be considered is the area - there are no residences. Mr. Zollner made the motion that this be tabled until next meeting, and in the meantime Mr. Oberholtzer will try to work it out so that the entire area can be annexed. Motion seconded by Mrs. Brumbaugh, and carried.

Mr. G. A. Raulston and Mr. Geo. Hooker were present with two petitions, one from the property owners and one from the Presbyterian Church to change the zoning of Lots 22 and 23 in Block 83 from Business "A" to Business "B". They wish to do this because they have an opportunity to put in a wholesale electrical supply building on these lots. This matter was referred to the Zoning Committee for report at the next meeting.

Mr. Ralph McCoy of the Colorado State Highway office was present and said they were having trouble with the medium on North Avenue; when they approach the owners of property for purchase of right of

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way, everyone wants an opening in the medium opposite his place of business -- which, of course, is impossible. However, they have secured right of way with the exception of the Barbour property, and Mr. McCoy said they hoped they would not have to condemn this property because then they would be morally bound to go back to the other property owners and pay them on the same basis. With this one exception they can now extend the highway all the way to Fruitvale; but if they are compelled to pay higher prices for the right-of-way, it will hold up construction and at least double the cost. He stated that the accomplishment of the project lies a great deal on being able to buy that land at a reasonable price. If the cost is increased it will be a long time before this project can be completed. If none of the streets are through, one solution would be to put no openings at all in the medium, but run it straight through -- to which the Barbour Company would agree, provided they could have an opening into their business.

Mr. Gene Allen asked if this could not be negotiated by some neutral body. Mrs. Diemer made the motion that a special committee be appointed to work with Mr. Barbour on this question. Motion was seconded by Mr. Colony and carried. Mr. McMullin appointed the following committee to work with Mr. Barbour: Karl Johnson, Carl Alstatt, and Mr. Cheever.

Regarding Item IV on the Agenda -- an annexation at 1st & Orchard -- Mr. Alstatt said that this is an area West of Mt. View Addition which comes to the southern boundary of Hillcrest Manor. It takes in the Brock Market, however, they are not in favor of annexing. He asked if the small residences in the area are annexed, should we force the Brock Market and Sands Drug into annexation?

Motion was made by Mr. Van Deusen that we recommend to the City Council that the City take in the entire piece, as shown on the Plat for annexation, at 1st and Orchard. Motion seconded by Mrs. Diemer, and carried.

Upon motion, the meeting was duly adjourned.

R. E. CHEEVER, Secretary

SUBDIVISION SPECIAL CLEARANCE RECORD TELLER ARMS

Grand Junction Police Dept., or Mesa Sheriff's Office

Approved By: *Carl M. Johnson* 1-13-59
(Name) (Date)

Subject to: *Approval by City Planning Comm*

Electric Utility Company

Approved by: *Leslie W. Supanga Elec. Engr.* 1-14-59
W. J. Holland Jr. Eng's Super. District 1-14-59
(Name) (Date)

Subject To: *16 foot Easement Along West Line of Lot #1 Block 1.
EASEMENTS ALONG EAST & SOUTH LINES OF LOT #1 BLOCK #1
NOT NECESSARY FOR ELEC. POWER DISTRIBUTION*

Fire Department

Approved By: *Frank Keps* 1-9-59
(Name) (Date)

Subject to: *Names of streets only.*

Mountain States Tel. & Tel. Co.

Approved by: *Jack E. Whiting* 1-14-59
(Name) (Date)

Subject to:

Public Sewer and Water (if used)

Approved by: *J. L. Burton* 1/21/59
(Name) (Date)

Subject to:

Other (if any)

Approved by: (Name) (Date)

Subject to:

Additional Information