

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 9, 1959 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

A special meeting of the Grand Junction Planning Commission was held in the Conference Room at the City Hall at 8:00 A.M., Wednesday, December 9, 1959, with the following members present:

Chairman Glen Hopper, Mr. V. L. Colony, Mr. Alex Bauer, Mr. Abbott Tessman, Mr. Elmer Nelson, Mr. Robert Van Deusen, and Secretary R. E. Cheever. Members absent: Mrs. Cleo Diemer and Mr. Frank Mercer.

Also present: Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Councilman Edward Strnad, and Dr. George Bosma.

Chairman Hopper said that the purpose of this special meeting is to have the Planning Commission look over a project brought in by Dr. Geo. Bosma relating to some long-term planning on a piece of ground North of Bookcliff Avenue and West of 7th Street, which is outside of the City Limits at the present time. However, a group have this project in mind for the development of this property, but before they start on it and invest any money, they want to get it before the Planning Commission to see if it conforms with their thinking and planning for this area. He then called upon Dr. Bosma to present the plan.

Dr. Bosma presented an architect's drawing of the proposed plan which would include approximately 40 acres upon which they plan to build a number of doctors' and dentists' offices as well as several 4-unit residential motels south of St. Mary's Hospital. These units would take care of the need for living quarters for out-of-town people who might be here with friends or relatives who are in the Hospital and would be conveniently located right south of the Hospital. Dr. Bosma stated that plenty of parking would be provided within the area, and it would all be attractively landscaped.

In the discussion following, members of the Commission felt that, generally speaking, this was a good plan and would take care of an existing need and be an improvement. However, they did feel that the City Engineer and Planning Director should check it very thoroughly before it is acted upon to see that the streets, zoning, and all details of the plat are OK.

Chairman Hopper then said that since the concensus of opinion of the Planning Commission was that this is an over-all improvement, he would turn the matter over to the Annexation and Zoning Committees and to City Engineer Carl Alstatt and Planning Director Gene Allen for study and report at the next regular meeting of the Commission. He also suggested that if Dr. Bosma could bring in annexation petitions at the next meeting, it would speed things up.

Upon motion, the meeting was duly adjourned.

R. E. CHEEVER, Secretary