

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- May 25, 1960 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

The regular meeting of the Grand Junction Planning Commission was held in the Conference Room of the City Hall at 8:00 A.M. Wednesday, May 25, 1960, with the following members present:

Chairman Glen Hopper, Mr. V. L. Colony, Mrs. C. O. Diemer, Mr. Elmer Nelson, and Mr. Abbott Tessman.

Absent: Mr. Robert Van Deusen, Mr. Alex Bauer, and Mr. Frank Mercer.

Also present: Councilman Hadden, City Manager Joe Lacy, Regional Planning Director Gene Allen, Don Warner from the City Engineer's office, and Pat Gormley from the Chamber of Commerce.

I. MINUTES APPROVED

Motion was made by Mrs. Diemer that the Minutes of the Regular (postponed) Meeting of May 4, 1960 and the Special Meeting of May 16, 1960 be approved as written. Motion seconded by Mr. Colony, and carried.

II. NO ACTION TAKEN ON MONUMENT HEIGHTS SUBDIVISION

This item was dropped from the Agenda, as it was not ready for final approval at this time.

III. WEST MAIN STREET ANNEXATION APPROVED

This petition for annexation was from Amos B. and Emma L. Hess (the only property involved). This is a small triangular piece of property that for some reason was not included in the original annexation of this area. It is located south of Grand Avenue just at the east end of the Grand Avenue bridge. They are desirous of annexing so that they may be on City water rates. If annexed, it would even up the City limit lines.

Motion was made by Mr. Colony that the Commission recommend to the City Council the acceptance of this petition for annexation. Motion seconded by Mr. Tessman, and carried.

IV. APPROVAL OF YOCKUM SUBDIVISION AND ADJACENT AREA

This petition for annexation includes two properties which are owned by Darwood D. and Rosella M. Cobb and J. Walton and Florence McKelvie and also the property owned by the Immaculate Heart of Mary Catholic Church, all of whom are desirous of annexation to the City. The Church would like to annex as soon as possible so that they can go into a sewer district with the tract across the street which is being developed by Dr. Bosma.

Some discussion was had regarding the old Bookcliff railroad right-of-way which lies on the eastern edge of this property. Don Warner reported that as far as could be determined there is no deeded right-of-way to the area, only an easement, and the properties on both sides have been sold only up to the edge of that easement. Therefore the area within the easement apparently still belongs to the original owners or their heirs, of whom there seems to be no trace. Chairman Hopper asked Mr. Warner if he would contact the City Attorney and see if there is any possibility that the City might want to acquire this area by a Treasurer's Deed. It was pointed out that if the City took it over it might possibly be used as road right-of-way or sewer easement at some future time.

Motion was made by Mr. Nelson that the Commission recommend to the City Council that this request for annexation of Yockum Subdivision and adjacent area be accepted. Motion seconded by Mrs. Diemer, and carried.

City Manager Lacy suggested that new "City Limits" signs are badly needed and that they might be designed in a more attractive manner, using the word "Welcome" and designs depicting the area.

City Manager Lacy also reported that the first copies of the new zoning ordinance would be available for the informal Council meeting this evening. Copies will be sent to the members of the Planning Commission in about a week at which time perhaps a special meeting of the Commission can be held. Mr. Lacy said that the ordinance should be ready for some public meetings to be scheduled on it in about a month.

Upon motion by Mr. Colony, seconded by Mr. Tessman, and carried, the meeting was regularly adjourned.