

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- July 27, 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 July 27, 1960, with the following members present: Messrs. Nelson, Tessman, Bauer, and Colony.

Members absent: Chairman Glen Hopper and Mrs. Cleo Diemer.

Others present: Regional Planning Director Gene Allen, City Manager Joe Lacy, Councilmen Ed Strnad and Arthur Hadden, Development Director Don Warner, Messrs. James Gormley, Pat Gormley, Bob Faith, Alden Spooner, and Dan McCoy.

ACTING CHAIRMAN APPOINTED

In the absence of a Chairman, Mr. Gene Allen was unanimously appointed Acting Chairman for this meeting.

I. MINUTES APPROVED

Motion was made by Mr. Bauer that the Minutes of the Regular Meeting of June 29, 1960 be approved as written. Motion seconded by Mr. Colony, and carried.

II. PROPOSED BOUNDARIES FOR ANNEXATIONS APPROVED

- a. This proposed annexation, as explained by Development Director Don Warner, is bounded on the North by Lorey Drive, on the South by the extension of Orchard Avenue, on the East by 1st Street, and extends West from 1st Street approximately 660 ft., comprising a total area of about four acres.

Acting Chairman Allen then called upon Mr. Bob Faith who was present in behalf of the petitioners for annexation. Mr. Faith said he had contacted four owners (Brown, Lupton, McCulley and Garner) who are all in favor of the annexation. Mr. Brown and Mr. Lupton are willing to give the North half of Orchard Avenue to the City. This is rather a small area, but it is due to the fact that it takes in just that part that is below the hill; also, Mr. Van Dyke to the West of this area has horses pastured there so is not interested in annexation.

Mr. Warner said this would be a step in the right direction because there are people up on the hill who would like to annex but have not had sufficient perimeter to do so. This annexation would help in that respect. Also he pointed out that the water and sewer would be no problem, as water lines are already there and the plans that were originally drawn up for the sewer for Brach's could be used.

Motion was made by Mr. Nelson that the Planning Commission accept this plat as outlined for further study. Seconded by Mr. Colony, and carried.

Mr. James Gormley then asked if it is the intention to extend Orchard Avenue straight through, stating that he had spent considerable money in acquiring Lorey Drive which is already improved and would serve that area and he could not see why building another street through there would be necessary. He added that the topography of the land there lent itself well to a curving street and that he thought it made a more attractive residential area to have some curving streets, stating that they definitely wanted that area to remain a residential area.

Mr. Allen said that Orchard Avenue has been designated as a "collector street" and as such it would be more advantageous for it to be a straight street. He said an effort is made to secure a system of basic streets in which off-sets and jogs are avoided; then subdividers are at liberty to do as they wish in their subdivisions with streets.

Mr. Lacy pointed out that a firm street plan has not been adopted at this time.

- b. This tract extends from $28\frac{1}{4}$ Road to $28\frac{1}{2}$ Road, from North Avenue $\frac{1}{4}$ mile south. Mr. Warner explained that this is a 40-acre tract and that services would not be hard to take care of in this area. There is a 40-acre tract between this and the City Limits which belongs to Mr. Lloyd Files, but Mr. Files is not in favor of annexing his tract.

Motion was made by Mr. Bauer that these proposed boundaries for annexation be accepted by the Planning Commission for further study and action. Motion seconded by Mr. Tessman, and carried.

- c. The third proposed area for annexation extends from $28\text{-}\frac{1}{4}$ Road to $28\text{-}\frac{1}{2}$ Road, and from Orchard Avenue $\frac{1}{4}$ mile north. Mr. Warner said that this also is a 40-acre tract and that there are petitions out now on two more 40-acre tracts East of this property for annexation. This area is covered by the Fruitvale Sanitation District for sewer and there would be no problem on serving it with water.

Motion was made by Mr. Bauer that the Planning Commission accept the proposed boundaries of this annexation for further study and consideration. Motion seconded by Mr. Nelson, and carried.

III. FINAL PLAT OF MONUMENT HEIGHTS SUBDIVISION APPROVED.

The preliminary plat of this Subdivision had previously been approved by the Planning Commission. Mr. Warner presented the final plat of this Subdivision which he said met all the requirements of the Engineering Department, including an additional 10 ft. of right of way along 1st Street which they felt was necessary.

Motion was made by Mr. Colony that the Planning Commission recommend this plat to the City Council for approval. Seconded by Mr. Nelson, and carried.

ANNEXATION EVALUATION

City Manager Lacy explained that the Memo, "Procedure for Annexation Evaluation" which had been sent to Commission members would act as a means for procuring all necessary information concerning annexations and is the "missing link" which Council has been needing in determining the eligibility of annexations.

ADJOURNMENT

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