

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - October 26, 1960 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. V. L. Colony, Alex Bauer, Ray Meacham, Art Hadden, and Mrs. Cleo Diemer.  
Members absent: Messrs. Abbott Tessman and Elmer Nelson.  
Others present: City Manager Joe Lacy, Regional Planning Director Gene Allen, Development Director Don Warner, Mr. Burl Harrison and Mr. Schoonover.

ITEMS I and II on AGENDA: DISCUSSION WITH MEMBERS OF CITIZENS COMMITTEE FOR DOWNTOWN DEVELOPMENT.

See: Minutes of Citizens Committee for Downtown Development.

TEMPORARY CHAIRMAN APPOINTED

Chairman Glen Hopper had submitted a letter of resignation to the City Manager and City Council and Vice-Chairman Elmer Nelson could not be present at this meeting, therefore City Manager Joe Lacy was unanimously appointed Acting Chairman for this meeting.

III. MINUTES APPROVED

Motion was made by Mr. Meacham that the Minutes of the Regular Meeting of September 28, 1960 be approved as written. Seconded by Mr. Bauer, and carried.

IV. ANNEXATION BOUNDARY APPROVED

Development Director Don Warner presented a map showing the boundaries of the 30-acre tract North of Orchard Ave. East of 28 Road which were to be considered for eligibility of annexation by the Commission. He stated that Mr. Dufford had spent considerable time in the past in an effort to include more territory in this annexation but had been unable to do this; however he pointed out that the annexation now under consideration would provide some of the necessary boundaries for future annexation of the Mantey Heights area.

In the discussion following it was brought out that this area (Mantey Heights) includes quite a bit of waste land which it was felt would be difficult to develop. Mr. Warner said that Mrs. Mantey owns a lot of this land and is willing to go along with annexation at some future time. Mr. Lacy explained that possibly the reason this question had been raised was due to the fact that assessment is made on square footage of lot area and no doubt if this area were annexed, property owners who did have quite a bit of waste land on their property might feel that it should be deducted from the assessment.

However, the Mantey Heights waste land has no effect on the annexation presented at this time for consideration, which Mr. Warner stated is owned by Barco Development Company who have a plan for development of the area.

Motion was made by Mr. Colony that the Commission approve the boundaries as presented for further study for annexation possibilities. Motion was seconded by Mr. Bauer, and carried.

V. TWO ECONOMIC STUDIES ON ANNEXATIONS APPROVED

a. Lot 3, Block 1, Fairmount Subdivision

Development Director Don Warner presented the following economic study on this area:

	<u>Over a 3-year Period</u>	<u>Over a 10-year Period</u>
TOTAL COST of this annexation.....	\$7,553.00	\$17,838.00
TOTAL REVENUE from this annexation....	3,897.00	16,169.00

Motion was made by Mr. Meacham that the Planning Commission approve this economic study and recommend to the City Council that this area be deemed eligible for annexation. Motion seconded by Mr. Bauer, and carried.

b. Pomona View Subdivision

	<u>Over a 3-year Period</u>	<u>Over a 10-year Period</u>
TOTAL COST of this annexation.....	\$23,646.00	\$49,369.00
TOTAL REVENUE from this annexation....	10,614.78	48,533.00

Motion was made by Mr. Colony that the Planning Commission approve this economic study and recommend to the City Council that this area be deemed eligible for annexation. Motion seconded by Mr. Meacham, and carried.

These figures indicate that in ten years the costs and revenue would be approximately even, so in twelve or fourteen years these annexations should start to come out in the clear.

VI. ANNEXATION PETITION APPROVED

Development Director Don Warner presented a petition requesting annexation of an area from 28 $\frac{1}{4}$  Road to 28 $\frac{1}{2}$  Road, from North Avenue 1/4 mile South, comprising 40 acres. The Planning Commission had previously approved the eligibility of the boundaries of this area and the economic study of the area.

Motion was made by Mr. Bauer that the Planning Commission recommend the approval of this annexation to the City Council. Motion seconded by Mr. Hadden, and carried.

VII. PETITION REQUESTING PERMISSION TO ERECT FILLING STATION GRANTED

Mr. Burl Harrison had presented a petition for permission for Mr. Schoonover of the Phillips 66 Petroleum Company to erect a filling station on the East 70 feet of Lot 1, Block 3, Richard D. Mobley's First Subdivision to the Town of Grand Junction.

In the discussion of this item it was brought out that the area, which is the NW corner of 1st and Rood, consists of small lots upon which there are four old houses. The area has never been paved, and it was felt the filling station would be a big improvement to the area.

Motion was made by Mr. Bauer that the Planning Commission approve this request for permission to erect a filling station at this location and recommend to the City Council that this request be granted. Motion seconded by Mr. Hadden, and carried.

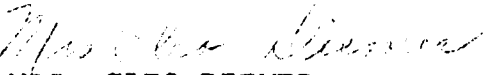
VIII. LETTER RE: ZONING CLASSIFICATION RECEIVED

City Manager Lacy reported that 54 postcards had been sent to property owners regarding zoning, and ten replies have been received. He said that everyone has gone along with the proposed zoning after an explanation has been given them, with the exception of one. He has received a letter from Mr. Blaine Ford of the Ford Construction Company who wants to discuss this zoning a little further. This letter will be brought to Council's attention at their hearing on November 9th.

ADJOURNMENT

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

Respectfully submitted,

  
MRS. CLEO DIEMER,  
Secretary