

MINUTES

POSTPONED REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Friday - January 6, 1961 - 8:00 A. M. 4

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Ray Meacham, V. L. Colony,
Abbott Tessman, Mrs. Eleanor Diemer.

Members absent: Messrs. Alex Bauer and Art Hadden.

Others present: City Manager Joe Lacy and Development Director
Don Warner.

I. MINUTES APPROVED

Motion was made by Mr. Meacham that the Minutes of the Regular Meeting of November 30, 1960 and the Special meeting of Dec. 7, 1960 be approved as written. Seconded by Mr. Colony, and carried.

II. PLAT OF TULA SUB APPROVED

After discussion of the proposed re-plat of Lots 5 thru 15 of Tula Subdivision and plat of First Addition to Tula Sub as presented by Development Director Don Warner, motion was made by Mr. Meacham that the Planning Commission recommend to the City Council the approval of the plat as presented, with the following correction:

The right-of-way given for 28½ Road should be changed from 25 ft. to 30 ft.

Motion was seconded by Mr. Colony, and carried.

This Subdivision is located between Texas and Hall on 28½ Road.

III. HEARING ON ZONING OF McCOY ANNEXATION SET FOR FEB. 22

The legal description of this area is "the NE¼ NW¼ Sec 18 T1S R1E UM, and Development Director Warner pointed out that a subdivision is located in the area between two commercial zones to the north and south, with very good prospects of commercial development to the west; however there are a number of homes in the area, and the plat as presented would provide for the zoning of these homes and a number of additional building lots. It is necessary to take care of the existing homes. Some discussion was had as to zoning the area for single family or multi-family zoning.

Motion was made by Mr. Colony that the zoning as presented (the N 330 ft. -- frontage along North Avenue -- proposed as C-1; Block 1 and Lots 8 thru 14 of Block 2, Dorris Subdivision, proposed as R1D;

The remainder of the area proposed as C-2) be approved and that a hearing on this zoning be set at the regular meeting of the Planning Commission on February 22, 1961. Motion was seconded by Mrs. Diemer, and carried.

IV. ZONING OF FAITH SUB TO BE CONSIDERED AT REGULAR JAN. MEETING

The zoning of this Subdivision (located at 1st and Orchard) was discussed, but the feeling of the Commission was that they would prefer to make an "on-the-spot" inspection of this area before taking any action. Motion was made by Mr. Tessman that this matter be tabled until the regular January 25th meeting of the Planning Commission in order to give the members of the Commission an opportunity to look over the situation. Motion was seconded by Mrs. Diemer, and carried.

Members present decided to go as a group to inspect this area, meeting at the City Market at 1st and Orchard at 1:30 next Wednesday afternoon (January 11, 1961). Members will be reminded of this meeting on Wednesday morning.

V. OUTLINE FOR PRELIMINARY REPORT TO CCDD PRESENTED

Commission members were presented with a copy of the "Outline for Preliminary Report to Citizen's Committee for Downtown Development" by Development Director Don Warner. Mr. Warner said that the engineering study is underway and the City Engineer's office is drawing up plans for the storm sewer on Main Street to present to the CCDD members, pointing out that any design on Main Street depends on the storm sewer. Groups are working on branches of the outline presented.

VI. APPROVE FILLING STATION AT NE CORNER 5th & PITKIN

Development Director Don Warner read a letter from Amos L. Raso (full copy in P.R.) requesting approval to construction a filling station on the NE corner of 5th and Pitkin. Mr. Warner pointed out that the area is properly zoned for a filling station and that he could see no reason for not granting the request, as it is good location for one.

Motion was made by Mr. Meacham that the Planning Commission approve the request of Mr. Amos L. Raso for a filling station on the NE corner of 5th and Pitkin. Motion seconded by Mr. Tessman, and carried.

VII. RESOLUTION OF APPRECIATION


Mrs. Diemer, as Chairman of the Zoning Committee of the Planning Commission, made the following Resolution: That this Commission go on record as offering a vote of thanks to City Manager Joe M. Lacy, Planning Director Gene Allen, City Engineer Carl Alstatt, City Attorney Gerald Ashby, Development Director Don Warner, and all others who helped on the Zoning Ordinance for the great amount of work they have done on the Ordinance and commend them on this accomplishment.

Chairman Nelson asked that letters of appreciation be sent to Mr. Lacy, Mr. Allen, Mr. Alstatt, Mr. Ashby, and Mr. Warner.

VIII. MEETING ADJOURNED

Motion that the meeting adjourn was made by Mr. Colony, seconded by Mr. Meacham, and carried.

Respectfully submitted.


Eleanor Diemer, Secretary