

Binder

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

CONFERENCE ROOM - CITY HALL

Wednesday - June 28, 1961 - 8:00 A.M.

Members present: Messrs. Elmer Nelson and Art Hadden, Mrs. Wm. Hyde and Mrs. Eleanor Diemer.
 Members absent: Messrs. Alex Bauer, V. L. Colony, and Ray Meacham.
 Others present: City Manager Joe Lacy and Development Director Don Warner.

I. MINUTES APPROVED

Motion was made by Mr. Hadden that the Minutes of the Regular Meeting of May 31, 1961 be approved as written. Motion seconded by Mrs. Hyde, and carried.

II. R-1-C ZONING RECOMMENDED FOR LOT 3, BLOCK 1, FAIRMOUNT SUB

Development Director Warner noted that this area which was recently annexed to the City came in as R-1-A zoning, automatically, but that due to the lot sizes and general run of the property it is ideally suited for R-1-C zoning. He pointed out that property to the East and South of this tract is already zoned as R-1-C so this would fit into the pattern. The immediate need for sewer facilities was the major reason for residents in this area seeking annexation. Mr. Warner said that he had had several phone calls regarding this hearing due to the sign that has been posted there but that no one had opposed this proposed zoning.

One property owner came to the meeting, although his main interest was to find out if Pinyon Avenue might soon be opened up. He did not oppose the proposed zoning. Development Director Don Warner talked with him and explained that there were no immediate plans for the opening up of this street.

Motion was made by Mrs. Diemer that the Planning Commission recommend to the City Council that this area (Lot 3, Block 1, Fairmount Sub) be changed from R-1-A to R-1-C zoning. Motion seconded by Mr. Hadden, and carried.

III. ANNEXATION BOUNDARIES OF COUNTY SHOP AREA APPROVED FOR STUDY

Development Director Warner said that this area under consideration includes the County Shops and storage yards and ten or eleven houses, and in contacting them, all but one had been in favor of annexation. Their reason for desiring annexation was to obtain sewer facilities for the houses. The area contains approximately six acres. He explained that originally it was the site of the old Grover Packing Company and had been excluded from a former annexation in the area in exchange for right-of-way surrounding the area.

Motion was made by Mr. Hadden that the Planning Commission approve the boundaries of this annexation for economic study. Motion seconded by Mrs. Hyde, and carried.

IV. PRESENTATION OF PROPOSED MAIN STREET PLAN

Mrs. William Hyde, Planning Commission member and also a member of "Operation Foresight" (formerly Citizens Committee for Downtown Development) presented the proposed plan for the development of Main Street and the downtown area, which is planned in three phases:

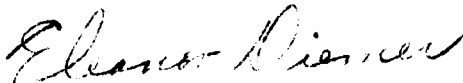
1. The installation of a new storm sewer.
2. Beautification of Main Street to be tied in with parking changes on Rood and Colorado and the N-S streets.
3. Acquisition of off-street parking.

A great deal of interest was shown in this proposed project by the members of the Planning Commission.

V. ADJOURNMENT

Motion to adjourn was made by Mrs. Hyde, seconded by Mr. Hadden, and carried.

Respectfully submitted,


ELEANOR DIEMER,
Secretary