

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 27, 1962 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Mrs. Robert Russell, Ray Meacham, Arthur Hadden, Robert Baker, and Mrs. Wm. Hyde.

Others present: Development Director, Don Warner, and Building Inspector, J. E. Stockton.

I. MINUTES APPROVED:

Chairman Nelson asked if there was any discussion on the Special meeting held May 16, 1962 and the Regular meeting held May 31, 1962. There was none. The minutes were approved as written.

II. ALLEY VACATION - BLOCK 1 MESA GARDENS SUBDIVISION.

Don Warner discussed plans for the West one-half of Block 1 of Mesa Gardens Subdivision. Plans are for 32 apartment units. East-West alley should be vacated and North-south alley deeded. Mr. Baker said the Public Service Company would approve. Mr. Nelson said he thought we ought to have special provisions for planned development written into the Ordinance to allow changes without going to the Board of Adjustment. Don said it should be considered on individual basis. Mr. Nelson showed the plans of the apartments and it was unanimously agreed that it was very well laid out. Mr. Baker made a motion that we recommend to the Council that we vacate the East-west alley in Block 1 Mesa Gardens Subdivision and accept deed for North-south alley between Lots 1 and 7, contingent on receiving clearance from Public Service, Mountain States Tel. & Tel., Public Works Department, Utilities Department and on receiving deed for the North-South alley. The motion was 2nd by Mr. Hadden. Motion carried.

III. CONSIDERATION OF ZONING FOR KSL ANNEXATION.

Don Warner explained to the Commission that the KSL Annexation was not complete at this time but was brought up in order for them to be thinking about a proposed zoning. There was a general discussion on the zoning.

IV. CONSIDERATION OF LIGHT MANUFACTURING IN C-2 ZONE.

Don Warner discussed our C-2 Zoning. It was thought that some light manufacturing or assembly uses might fit in the C-2 Zone. Discussion was held on whether to revise the 6.1 and 6.2 use groups or to create a new group for light uses of the type IDI was trying to locate for Grand Junction. The Commission asked that suggested use group revisions be presented at the next meeting.

V. HOUSING CODE:

Mr. Stockton is to have some further work done on a Housing Code for the next meeting.

VI. DISCUSSION OF PURCHASE OF POTENTIAL PARK LAND.

Don Warner discussed the land along the river and thought it would be well if the Commission looked into the possibility of purchasing some of the land for park purposes. Mr. Nelson asked Don Warner, Mrs. Hyde, and Mrs. Russell to look into this as a preliminary study for the next meeting and report back.

VII. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.