

REGULAR MEETING

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GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 25, 1963 - 8:00 A.M.
Conference Room

Members present: Messrs Baker, Stranger, Meacham, Palo, Hadden,
Mrs. Robt. Russell, and Mrs. Grace Smith.
Also present: Development Director Don Warner and Mr. Dave Holder
(for part of the meeting).

MINUTES

Motion was made by Mr. Meacham that the Minutes of the August 28, 1963 meeting be approved as written. Seconded by Mr. Hadden, and carried. Before asking for approval of the Minutes of the Quarterly Zoning Hearing held on September 18, 1963, Chairman Baker asked Mr. Palo if the change in the zoning text regarding modification of 5.7 usage as written into the text of these Minutes met with his approval. Mr. Palo replied that this change as written "was adequate". Motion was then made by Mrs. Russell and seconded by Mrs. Smith that the Minutes of the Quarterly Zoning Hearing of September 18, 1963 be approved as written. Motion carried.

ROOM RENTALS REMAIN THE SAME

The second item on the Agenda, rooming facilities for college students, was discussed briefly. Development Director Warner said this had been put on the agenda because of the need recently for more rooms for college students; however he said that it seems to be working out satisfactorily now and he felt it would be best to leave the ordinance as it now stands. This permits the renting of one or two beds in residential areas.

RECOMMEND ANNEXATION BOUNDARIES OF McCARY PROPERTY

Mr. Warner said that this area which is located south of Bookcliff Avenue behind the Medical Arts center has become somewhat of a problem to the City for service and maintenance since it is almost surrounded by the City and yet, still being in the County, half of the streets are in the City and half in the County.

This property which is owned by Mr. McCary is now being sold to a developer, and it is proposed to develop it into multi-family units. Mr. Warner said that since the problems created in this area could most likely be overcome by annexation he felt that the area should be considered for annexation.

Motion was made by Mr. Hadden that the Planning Commission recommend to the City Council the annexation boundaries of the McCary property which is located south of Bookcliff Avenue between the Medical Center and Cannell Avenue. Motion was seconded by Mr. Meacham, and carried.

AUTHORIZE PREPARATION OF FINAL PLAT OF ROTHHAUPT SUB

Mr. Dave Holder was present asking permission to file a plat of the Rothhaupt Subdivision dedicating utility easements, streets, and blocks in the subdivision, but not dividing it into lots at this time. He noted that several years ago Mr. Rothhaupt had presented a plat to the County Planning Commission of this area which is located between Indian Wash and 28-1/2 Road on the east and west, respectively, and the Grand Valley Canal and Orchard Avenue on the north and south, respectively, but that he had not been able to go ahead with the construction after the plat had been approved.

Mr. Holder said that since that time, Mr. Rothhaupt has sold his original home and must provide access to it before he can give clear title, therefore is asking for permission to file the plat as described above.

Development Director Warner pointed out that the final plat must be approved by the City Engineer's office and also by the utility companies. Also in the general discussion, it was pointed out that street names in the area will have to be changed to correspond with streets in the City at connecting points.

It was the general concensus of opinion of the Commission that Mr. Holder should prepare a final plat of the area showing blocks, utility easements and streets but not subdivided into lots, to be submitted to the City Engineer's office and utility companies for consideration.

FURTHER STUDY BEING MADE ON DENSITY ZONING

Mr. Warner reported that further study is being made of the density zoning which had been discussed at the last meeting. He noted that in order to protect the area and retain the character of a single-family neighborhood even though allowing multi-family development, a number of things must be considered and included in the ordinance, such as height of buildings and the topography of the area.

ADJOURNMENT - The meeting was regularly adjourned at 10:00 a.m.