

Benton

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - October 30, 1963 - 8:00 A.M.
Auditorium

Members Present: Messrs Baker, Colescott, Palo, Stranger,
Mrs. Robert Russell, and Mrs. Grace Smith
Others Present: Development Director Don Warner, City
Manager Joe Lacy, and Mr. Jim Gale.

MINUTES

A motion was made by Mr. Palo that the Minutes of the September 25, 1963 meeting be approved as written. The motion was seconded by Mrs. Russell. Motion carried.

ANNEXATION BOUNDRIES--MANTEY HEIGHTS, EL CORONA AREA
ACCEPTABLE. RECOMMEND ECONOMIC FEASIBILITY STUDY.

Development Director Don Warner presented slides showing the location of the proposed annexation and advised the Commission that this area had previously been considered for annexation but one of the major property owners in the area had been against annexation. This property has now been referred to estate and the administrators and heirs are agreeable to annexation. The proposed annexation is bounded on the north by Patterson Road and on the south by Orchard Avenue. Mr. Jim Gale advised the Commission of the proposed development of this area. He emphasized that future development depends largely on whether the property is annexed to the City and thereby be provided with City sewer facilities. The annexation of this area was then discussed with regard to boundries and practicability of annexation at this time.

The motion was made by Mr. Palo that the Commission recommend to Council that the boundries of the proposed annexation are acceptable and that the Development Department prepare an economic feasibility study of the area. The motion was seconded by Mrs. Smith and was carried.

REQUEST FOR ANNEXATION--PROPERTY OWNERS, LOT 19
FAIRMONT SUBDIVISION WAS TABLED FOR FURTHER STUDY.

Development Director Don Warner advised the Commission that this request for annexation has previously been considered and was denied by Council on the basis of the economic feasibility study. Mr. Warner suggested that perhaps annexation would be more feasible if Blocks 7 and 8 of Fairmont Subdivision were added to the proposal rather than only Lot 19.

Inasmuch as some of the members of the Commission were not entirely familiar with the area, Mr. Baker suggested that consideration of this proposed annexation be tabled until such time as the members have been able to view this property. Mrs. Russell moved that consideration be tabled for further study. The motion was seconded by Mr. Palo and was carried.

CAPITAL IMPROVEMENT AND SALES TAX INFORMATION PRESENTED.

City Manager Joe Lacy presented the capital improvement requests to the Commission and enumerated the various changes already made in the 1964 Budget. A general discussion followed on various aspects of the proposal. Mr. Lacy suggested that the members of the Planning Commission carefully study the proposal and present their advice to the Administration and the City Council prior to the time that the City Council undertakes its consideration of same. Various means of financing capital improvements were discussed.

RECOMMEND ISSUANCE OF REVOCABLE PERMIT TO BUILD FENCE EAST OF ORCHARD AVENUE SCHOOL PLAYGROUND.

Chairman Baker read a request from Mesa County Valley School District No. 51 requesting a revocable permit to build a fence east of Orchard Avenue School playground. A general discussion followed and the Commission agreed that the situation as it now exists is not only dangerous for the children playing on the playground but also undesirable as street usage. A motion was made by Mrs. Russell to recommend to Council that a revocable permit be issued to the Mesa County Valley School District No. 51 to build a fence located as follows:

Beginning at the Southeast corner of Lot 12, Block 4, Fairmont Subdivision, thence east twenty feet, thence north six hundred feet more-or-less, parallel to the east line of Lot 12. Two hundred twenty feet to be installed immediately, four hundred feet to be installed at a later date if required.

The motion was seconded by Mr. Palo and was carried.

ADJOURNMENT

The meeting was regularly adjourned at 9:45 A.M.