

GRAND JUNCTION PLANNING COMMISSION

Monday, May 16th, 1955 at 4:00 P.M.

Present: Chairman Howard McMullin, George Graham, John Harper, Secretary W. D. Toyne, City Attorney James Groves, and City Engineer John Burton.

Absent: Claude Smith

Advisory Board

Present: Mrs. Cleo Diemer, Mrs. Estelle Brumbaugh, and J. D. Severson

Absent: Thomas Brownson and Coe Van Deren

A proposed annexation plat known as "Monterey Park" was presented for consideration and recommendations to the City Council. After discussion of the plat lay-out, it was moved by Harper and seconded by Graham that plat be returned to the developer with the following suggested changes:

1. That an alley, not an easement, be provided through the entire block.
2. That Lots 9, 10, 11, and 12 be platted to face east and west, instead of north; or provide full width paved street on Walnut from 10th Street to College Place.

Vote: All Aye.

In connection with the proposed annexation of Monterey Park, discussion was had on the question of land or cash contribution for public land areas. It was moved by Harper and seconded by Graham that the Commission recommend to Council that cash rather than land be requested.

Vote: All Aye.

The Commission discussed the Council's policy on requiring public improvements to be completed by the subdivider or developer. It is recommended that in connection with this policy and the requirement for 5% of land or land value, the Council require appropriate safeguards prior to annexation or subdividing to insure that these requirements will be carried out.

In connection with a subdivision plat of C. M. Reeser on Linda Lane, north of Walnut Avenue, which was referred to it by the Council on account of a request by Reeser for water service and which it is proposed not to

annex, the Commission discussed the street layout as well as lack of proper street layout. The Commission felt that a tract of land so located that a large portion of its boundary already abutted the City should be required to annex and comply with all the City requirements of subdividing and construction. It was agreed that this plat be referred to the City-County Planning Consultant for review and report.

A sketch submitted by Mountain Realty suggesting a platting plan for the land between the east City Limits and the Indian Wash and north of Grand Avenue was submitted to the Commission on the question of whether or not it would approve a subdivision if laid out in this manner, with long curved streets and with parts of it not subdivided at this time. After a review of the sketch it was agreed that it should be referred to the City-County Planning Consultant.

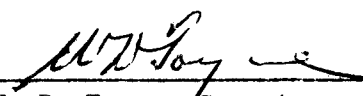
The question of permitting non-inflammable cleaning plants in Business "A" zone was discussed pursuant to a request by Council for their opinion. In view of the fact that methods and materials used in dry cleaning have changed since the original zone classification was established and in view of the fact that such businesses as gasoline oil stations are permitted in Business "A" Zone, it was moved by Graham and seconded by Harper that the Commission express its approval of this type of operation being permitted in Business "A" Zone.

Vote: All Aye.

Prior to the creation of a City Planning Commission, there existed an informal Committee composed of members of the City, County, and School District #51. During the preliminary studies of the advisability of establishing a planning program, this Committee engaged Jared B. Morse to perform various functions for the Committee. He has presented a bill for \$543.12 for his services. While this is not an obligation created by this Committee, it was felt that it had certain obligation in connection therewith. It was moved by Harper and seconded by Graham that the City pay 40% of the bill and refer it to the County Planning Commission. Motion carried.

In view of the fact that there is in the process of transfer various functions of the Board of Adjustment to the Planning Commission, and in view of the fact that the request of Mr. Frank Jaros and Arthur Fash involves planning problems, the Commission reviewed the request of Jaros & Fash for reclassification of certain land in the vicinity of 12th and Orchard. After considerable discussion on the request, and in view of the fact that the change requested would effect present and future planning, it was agreed that the request should be referred to the City-County Planning Consultant.

There being no other business, the Commission adjourned at 5:55 P. M.

  
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W. D. Toyne, Secretary