

GRAND JUNCTION PLANNING COMMISSION

Wednesday, July 25th, 1956, at 3:00 P. M.

Present: Chairman Howard McMullin, Secretary R. E. Cheever, and John Harper.
Absent: George Graham and Claud Smith.

Advisory Board

Members Present: Mrs. Estelle Brumbaugh, Mrs. Cleo Diemer, and Tom Brownson.

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Chairman McMullin presented a proposed Ordinance governing Shopping Centers which had been drawn up by Attorney Donald M. Lasher of Denver. Some discussion concerning this Ordinance was had, and a copy given to the Advisory Board who are to study it and report their recommendations at the next meeting of the Commission.

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Two petitions were presented for re-zoning:

That Block 85, which is that area lying between 8th and 9th Streets and between Grand and White Avenue, be reclassified from Residence "E" to Business "A", and

That the N $\frac{1}{2}$ of Block 92, which is that area between 8th and 9th Streets on White Avenue extending to the alley between White and Rood Avenue, be reclassified from Residence "E" to Business "A".

After considerable discussion on these reclassifications, Mr. McMullin stated that he had studied this area carefully and felt that the area lying West of 9th Street and South of Grand Avenue would normally be expanded for business use, and because of this, and since the South half of Block 92 is already zoned Business "A", he made the motion that the Commission recommend to the City Council that these petitions be approved. Motion was seconded by Mrs. Diemer, and carried.

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Upon motion, the meeting was adjourned.



R. E. Cheever, Secretary

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that the Organization Plan of the West Colorado Regional Planning Commission, a copy of which plan is annexed to the minutes of this meeting, be and the same is hereby adopted; be it further resolved that until changed by action of the City Council, the members of the Grand Junction City Planning Commission be appointed as members of the Western Colorado Regional Planning Commission, and that the advisory members of the Grand Junction City Planning Commission be appointed as advisory members of said Regional Planning Commission, both to serve during the time they remain members of the City Planning Commission, and that the successors of the present members and advisory members of the Grand Junction City Planning Commission be appointed respectively as members and advisory members of the said Regional Planning Commission without further action of the City Council.

BE IT FURTHER RESOLVED that the money heretofore appropriated by the City for payment to Trafton Beam and Associates during the current fiscal year be paid to the Western Colorado Planning Commission.

WESTERN COLORADO
REGIONAL PLANNING COMMISSION
ORGANIZATION PLAN

1. Membership. There shall be ten members and ten advisory members of the Regional Planning Commission. Five members and five advisory members shall be appointed by the County Commissioners of Mesa County. Five members and five advisory members shall be appointed by the City Council of the City of Grand Junction. The terms of office of members and advisory members shall be determined by the body appointing such members. A majority of the members shall hold no other public office or position excepting appointive membership on a municipal or other planning, zoning or housing commission.
2. Powers. The Regional Planning Commission shall have power to adopt and amend By-Laws and Rules of Procedure, elect officers, appoint an executive committee, and shall have all of the other powers granted by Statute.
3. Finances. All expenses of the Regional Planning Commission not defrayed by grants, gifts or otherwise shall be borne equally by Mesa County and the City of Grand Junction.
4. Audit. An annual audit of the books and records of the Regional Planning Commission shall be made by a certified public accountant, and a copy of such audit be furnished to the Mesa County Commissioners and to the City Council of the City of Grand Junction.
5. Region. The region embraced within the Western Colorado Regional Planning Commission shall be as set forth on the map attached hereto. The boundaries of the region may be changed at any time by agreement of the Mesa County Commissioners and the Grand Junction City Council.

August 21, 1956

Mountain Realty Company
302 Main Street
Grand Junction, Colo.

Attention: Mr. Frank Nisley, Jr.

Dear Mr. Nisley:

Your letter of August 15th to Mr. Rex Rankin, Chairman of the Regional Planning Commission, concerning the development of a shopping center immediately east of the Veterans Hospital grounds has been handed to us.

We wish to advise that at the present time the City Attorney is preparing an Ordinance which will govern shopping centers in the City. This ordinance should be ready in rough form for presentation to the City Council at their next meeting, which will be Sept. 5th. Possibly if you can attend this meeting it will be helpful to you in going ahead with your plans.

Yours very truly,

R. E. Cheever,
City Manager

COPY

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GRAND JUNCTION, COLORADO

August 15, 1956

MR REX RANKIN
CHAIRMAN REGIONAL PLANNING COMMISSION
GRAND JUNCTION, COLORADO

DEAR MR RANKIN:

MR LOYD FILES OWNS APPROXIMATELY 40 ACRES OF LAND IMMEDIATELY EAST OF THE VETERANS HOSPITAL GROUNDS AND JOINING THE PRESENT CITY LIMITS ON NEARLY THREE SIDES. THIS LAND IS IN THE FRUITVALE ZONING DISTRICT AND IS ZONED FOR BUSINESS. FOR SOMETIME MR FILES HAS BEEN EXPLORING THE POSSIBILITIES OF DEVELOPING A SHOPPING CENTER ON THIS LAND. OUR OFFICE HAS BEEN WORKING WITH HIM IN THIS REGARDS. WE HAVE CALLED IN ADVISORS WHO ARE MANY YEARS EXPERIENCED IN SUCH DEVELOPMENTS AND WHO HAVE BEEN VERY SUCCESSFUL IN THEM AND THEY HAVE MADE SOME PRELIMINARY STUDIES THAT HAVE BEEN ENCOURAGING.

WE HAVE REACHED A POINT WHERE WE FEEL WE SHOULD OBTAIN SOME INFORMATION BEFORE WE PROCEED FURTHER AS WE ARE NOW ENTERING THE COSTLY PART OF THE PROJECT. THE TRACT OF LAND IS SO SITUATED AND ZONED SO THAT WE FEEL ZONING WOULD BE NO PROBLEM ALTHOUGH WE WOULD UNDOUBTEDLY WISH TO BE ANNEXED TO THE CITY IF THE PROJECT IS FEASIBLE. IN THIS REGARDS WE WOULD LIKE TO ASK IF EITHER OF THE ZONING COMMISSIONS ARE CONTEMPLATING THE ATTEMPTED CONTROL OF SHOPPING CENTER LOCATIONS THRU ZONING? IF SO WE WOULD LIKE TO KNOW THEIR THINKING ON THIS SITE. IN THIS REGARDS I WOULD LIKE TO POINT OUT THAT BEFORE WE WOULD BE INTERESTED IN BUILDING A CENTER WE WOULD OBTAIN A MARKET ANALYSIS AND LAND USE STUDY MADE BY AN EXPERT IN THAT FIELD TO DETERMINE THE TRADE AREA (FROM WHICH THE CENTER WOULD DRAW), THE POPULATION OF THE TRADE AREA, THE POTENTIAL BUYING POWER WITHIN THE AREA, THE EXPECTED FUTURE GROWTH IN THE AREA,



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AND WHETHER THIS IS THE RIGHT LOCATION FOR A CENTER, WHAT STORES ARE WARRANTED IN THE CENTER AND WHAT SIZE THEY SHOULD BE, ETC. SUCH A STUDY IS OF COURSE NECESSARY TO OBTAIN PROPER TENANTS AND FOR GUIDANCE IN DEVELOPMENT OF THE CENTER. SUCH A STUDY WOULD BE MADE AVAILABLE TO THE PLANNING COMMISSION IF DESIRED TO JUSTIFY THE LOCATION AND ZONING SHOULD THE COMMISSIONS BE PLANNING TO CONTROL BY ZONING THE LOCATION OF CENTERS.

FROM PRELIMINARY STUDIES THAT HAVE BEEN MADE WE HAVE HAD PREPARED SOME SKETCHES SHOWING THE KIND OF CENTER PROPOSED. OUR THINKING MAY BE ENTIRELY CHANGED AFTER AN ECONOMIC LAND USE STUDY IS COMPLETED BUT BASED ON PRELIMINARY STUDIES WE BELIEVE THAT THE CENTER SHOULD BEGIN WITH ABOUT 30,000 FEET OF STORE AREA, SHOULD HAVE AVAILABLE LAND HELD INTACT TO EXPAND TO AT LEAST 80,000 FEET OF STORE AREA. WE HAVE PLANNED FOR ABOUT 7 PARKING SPACES FOR EACH 1,000 FEET OF STORE AREA. FROM PRELIMINARY STUDIES WE HAVE REACHED THE CONCLUSION THAT TO BE ECONOMICALLY SOUND AND TO ATTRACT THE BUSINESS REQUIRED THE CENTER SHOULD HAVE AVAILABLE MOST OF THE MAJOR HOUSEHOLD ITEMS AND SERVICE FACILITIES FOR THE AVERAGE HOUSEHOLD AND THE SIZE OF THE CENTER WOULD BE GOVERNED ACCORDINGLY. AS WE HAVE MENTIONED BEFORE AN ECONOMIC LAND USE STUDY MAY CHANGE THIS THINKING ENTIRELY FOR THE CENTER WILL HAVE TO BE BUILT TO MEET THE NEEDS OF BUYING PUBLIC, THEY WILL DETERMINE THE TYPE OF STORES, THE SIZE, THE ITEMS THEY WILL BUY AND ETC AND WHETHER THEY WOULD PATRONIZE SUCH A CENTER. SUCH A STUDY WOULD BE FOR THE PURPOSE OF ATTEMPTING TO DETERMINE THE ABOVE FACTS IN ADVANCE AND THE PLANNING FOR THE CENTER WOULD BE GOVERNED ACCORDINGLY.

SINCERELY YOURS,
MOUNTAIN REALTY CO

James W. Kelly

ENC: SKETCH OF PROPOSED CENTER (PRELIMINARY)
" " AREA AROUND CENTER (PRELIMINARY)