

GRAND JUNCTION PLANNING COMMISSION

Wednesday, August 29, 1956, at 3:00 P. M.

Present: Claud Smith, George Graham, John Harper, R. E. Cheever,
and Carl Alstatt.

Absent: Howard McMullin

Advisory Board

Members Present: J. D. Severson

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In the absence of Howard McMullin, motion was made by R. E. Cheever and Seconded by Mr. Graham that Claud Smith act as Chairman.

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The first item considered by the Board was the petition for annexation of Linda Lane Subdivision.

After discussion, motion was made by Geo. Graham that the Planning Commission recommend to the City Council the adoption of the Annexation Petition of Linda Lane, provided the street be increased to 50 ft. and an alleyway be dedicated on the north end, adjacent to the ditch bank, which would be satisfactory to the Planning Director and City Manager. Motion was seconded by John Harper, and carried.

It was the opinion of the Board that this Subdivision should all be zoned as Residence "A".

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Next considered was the Shopping Center east of Veteran's Hospital (submitted by Mountain Realty).

The Commission felt that as a general plan, this would be OK - however, they would especially recommend that there be two streets connecting with streets in the adjoining residential area, one on the East and one on the West of the plat.

There was also some discussion as to the 5% for park area, and as to where a park or playground should be placed for best advantage. This will be taken up again at a later date.

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Capitol Hill Sub.
A petition for annexation of the S $\frac{1}{2}$ of Lot 5/was presented. After discussion of street widths, placement of curbs, gutters, and sidewalks, also the possibility of making this a one-way street, motion was made by Harper and seconded by Graham that

the Planning Commission recommend this annexation to the City Council. Motion carried.

The thought of the Commission in recommending the zoning of this area as Residence "B" was that it would better utilize the shallow lots that would be formed by the street cutting through the Bader property. However, since it is completely surrounded by Residence "A", if the adjacent properties objected too much at the hearing it could be zoned as Residence "A".

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There was some discussion regarding using the area West of 5th Street for a sanitary land fill so that it could eventually be built into an industrial area. The Health Department and property owners concerned are agreeable to this idea.

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Carl Alstatt asked the Commission their opinion concerning the vacating of a stub end of 7th Street right below St. Mary's Hospital where the street makes a sharp turn. Mr. Alstatt was advised to prepare a sketch showing this vacation which could be taken up at the next Council meeting. Also, he was advised that if he would prepare a plat showing this change and the manner in which it would affect the whole area, the matter would be taken up by the Commission again at a later date.

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The matter of zoning of Regent and Melrose Subdivisions was taken up. Motion was made by Harper and seconded by Severson that these Subdivisions be zoned as Residence "A". Motion carried.

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Upon motion, the meeting was adjourned.



R. E. Cheever, Secretary