

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION
7:30 A. M.

Wednesday - March 12, 1958 - LaCourt

A special meeting of the Grand Junction Planning Commission was held at 7:30 A. M. Wednesday, March 12, 1958, at the LaCourt with the following members present: Chairman Al Cornelison, Secretary R. E. Cheever, Howard McMullin, Mrs. Cleo Diemer, Mrs. F. A. Brumbaugh, Claud Smith, Laird Smith, Richard Zollner, and Robert Vandeusen. Also present were Regional Planning Director Gene Allen and City Engineer Carl Alstatt. Attorney Wm. H. Nelson and Mr. Les Baker were present in the interests of Bookcliff Heights Replat and the North 7th Street Plat.

First item considered by the Commission was the petition presented by the First Christian Church for the rezoning of Block 14, Sherwood Park, from Business "A" to Residence "C". After discussion, motion was made by Laird Smith that the Commission recommend to the City Council this location for a church and that the zoning be changed from Business "A" to Residence "C". Motion seconded by Mrs. Diemer, and carried.

Next discussed was the securing of enough right-of-way between the Perry Olson property and property to the west owned by Mr. Baker, et al, for a 50 ft. street extending north from 5th and Bookcliff to a point 126 ft. south of the old Princeton University boundary line. Mr. Baker spoke concerning the interests of the property owners west of Mr. Olson's property in not having these lots shortened by taking too much of the right-of-way toward the west. Attorney Nelson, representing Mr. Olson, stated that Mr. Olson favored making this just a private drive to serve the three lots.

After discussion of this subject, motion was made by Mr. McMullin that the Commission approve the Bookcliff Heights Replat, provided full street width according to present City ordinances be granted, and that the Commission further express its preliminary intention to approve the North 7th Street Plat, subject to submission of a formal plat. Motion seconded by Mr. Zollner.

Mr. McMullin then introduced an amendment to his motion, stating: Provided that the petitioners desiring to file the North 7th Street Plat and the owners of the Bookcliff Heights property work out a cooperative effort to obtain the 50 ft. street right-of-way.

This amendment was not seconded, and Mr. McMullin found it necessary to leave the meeting at this point, withdrawing both his motion and the amendment. However, Mr. Zollner who had seconded the motion did not care to withdraw his second, and the Chairman then called for a vote. Motion carried unanimously.

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In regard to utility easements in the Bookcliff Heights area, Mr. Cheever made the following motion: Utility easements be deleted except for those deemed necessary by the City Engineer's office. Motion seconded by Laird Smith, and carried.

Gene Allen spoke briefly concerning traffic circulation, and there was some discussion. Mr. Cornelison announced that Mr. Claud Smith had been appointed Chairman of Traffic Circulation Program and urged Mr. Smith as well as the other members of the Commission to attend the meeting of the Regional Planning Commission to be held next Monday evening at which time the subject of traffic circulation will be discussed more thoroughly.

City Engineer Alstatt stated that the engineering office is working on the new improvement district and that it would be necessary to establish the width of an industrial right-of-way starting at West Avenue, thence diagonally along the river to SW corner of railroad yards and then along the south line of yards and 4th Avenue to 9th Street, thence to 12th Street and 4th Avenue. Some discussion was had on this subject, but because of lack of time, the matter was tabled until the next meeting. Members of the Commission planned to make an inspection of this area before the next meeting.

Meeting adjourned.

R. E. CHEEVER, Secretary