

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

7:30 A. M.

Wednesday - March 26, 1958 - LaCourt

The regular meeting of the Grand Junction Planning Commission was held at 7:30 A.M. Wednesday, March 26, 1958, at the LaCourt with the following members present: Chairman Al Cornelison, Secretary R. E. Cheever, Mrs. Cleo Diemer, Laird Smith, Mrs. F. A. Brumbaugh, Claud Smith, Richard Zollner, Robert Vandeusen, and Howard McMullin. Also present were Regional Planning Director Gene Allen and City Engineer Carl Alstatt, and Rev. Dwight Wallack, Mr. John Watson, Mr. Henry Faussonne, and Mr. Wm. Rump.

After discussion of Item I on the Agenda, the petition of Rev. Wallack and Mr. Watson for the rezoning of Lots 4 and 5, Block 1, Bookcliff Park from Residence "B" to Business "A", motion was made by Mr. Claud Smith that the City Planning Commission recommend to the City Council that this petition be granted. Motion seconded by Mr. Laird Smith, and carried.

In the discussion of Item II on the Agenda-- the extension of 22nd Street, which is properly a problem for the County and the Regional Planning Commission since it is not within the City Limits-- motion was made by Mr. McMullin that the City Planning Commission accept notice of this proposed extension of 22nd Street and approve it as part of the Regional Plan, and that the Secretary be instructed to inform the County and the Regional Planning Commission that their plan is acceptable. Motion seconded by Mr. Vandeusen, and carried.

No plans were available on Item No. III on the Agenda - a proposed filling station on the NE corner of 5th and Grand. After discussion, Mr. Cheever made the motion that with the information at hand, at the present time the City Planning Commission does not feel that this is a good location for a filling station. Motion seconded by Mrs. Brumbaugh, and carried.

Mr. Henry Faussonne and Mr. Wm. Rump were present with a preliminary plat for Subdivision and Annexation of Blocks 2 and 3, Monterey Park, which comprises a 10-acre tract between Walnut and Bookcliff, and between Cannell and College Place. After discussion, Mr. Cheever made the motion that the City Planning Commission approve this preliminary plat, subject to the securing of the proper amount of right-of-way on the north side. Motion seconded by Mr. McMullin, and carried. With this approval, Messrs. Faussonne and Rump will present a final plat of this subdivision and annexation to the Commission at a later date.

Mr. McMullin then made the motion that the owners of this tract be requested to do all that was reasonable in order to secure the inclusion of the McCary tract (just west of their tract) in their annexation petition. Motion seconded by Mrs. Diemer, and carried.

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The location of the industrial arterial route through the south part of the City was discussed.

At this point Mr. McMullin asked to be excused from the meeting, as he has a financial interest in this question.

Motion was made by Mr. Claud Smith that the Commission recommend that in our industrial area we include in our plan a 50 ft. roadway and wherever possible, an 80 ft. right-of-way; also, that we build all roads in this area to truck specifications. Motion seconded by Laird Smith, and carried.

Mr. Cheever stated that there had been requests for a light at the corner of Cedar and Bookcliff, and Mr. Cornelison said that if this was needed for the good of the community he would not object to the location of a light on the City property adjacent to his property.

Meeting adjourned.

R. E. CHEEVER, Secretary