

MINUTES

SPECIAL MEETING  
GRAND JUNCTION PLANNING COMMISSION

Wednesday -- August 20, 1958 -- 8:00 A.M.  
Conference Room, City Hall

The Grand Junction Planning Commission held a special meeting in the Conference Room at 8:00 A.M. Wednesday, August 20, 1958, with the following members present: Chairman Al Cornelison, Mrs. Cleo Diemer, Mr. Robert Van Deusen, Mr. Howard McMullin, Mr. Richard Zollner. Absent: Mrs. F. A. Brumbaugh, Mr. R. E. Cheever, Mr. Claud Smith, and Mr. Glen Hopper.

Also present: Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Mr. R. F. Maffey, and Mr. Geo. Kister.

This meeting was called so that the Planning Commission could take action on the North Monterey Park Annexation, and Mr. Cornelison called upon the chairman of the Annexation Committee, Mr. Van Deusen, for their report. Mr. Van Deusen stated that the committee had met and that it was their agreement that the Commission should recommend to the City Council that the entire area be considered for annexation, not just the original subdivision plat first considered.

Mr. Alstatt explained that this whole area was the property between Bookcliff Avenue and Orchard Avenue and between Cannell Avenue and 12th Street, not already in the City Limits, not including the McCary property.

Mr. Geo. Kister then spoke as one opposing this annexation, stating there were several items he felt should be considered by the Commission relating to this annexation. He said that he had sold the West half of his property to the Lincoln Park Hospital and understood they planned to build a convalescent home there, which might affect the zoning. Also, he said the property owners on the West side of 12th Street did not think it was fair if they would have to pay for the sewer line to be put in and then the property owners on the East side of 12th Street could annex to the City and only pay to hook onto the sewer. He also felt that they would be annexing just so Rump and Fausson could develop their subdivision.

Mr. McMullin stated that it was the Planning Commission's desire to square up the area by annexing this entire plot.

City Engineer Alstatt said that once an area is annexed the City has the right to condemn property in order to open up streets; he also said that he believed it would not be long before the people on the East side of 12th Street would be petitioning to be annexed, as there is quite a lot of interest there at this time. He also said that if the hospital is built there, probably Walnut Avenue will not be opened up between 11th and 12th.

Mr. Maffey who had circulated the petition for the annexation of the entire area stated that the reason the property owners had signed the petition was in order to keep the streets even and without jogs. He also pointed out that there are several apartment houses in the area, and more planned, which should be taken into consideration when considering zoning.

Mr. McMullin then made the following motion: That the Planning Commission accept and recommend to the City Council the North Monterey Park Annexation petition as presented. Motion was seconded by Mr. Van Deusen, and carried.

Mr. McMullin said that when property is annexed to the City, it automatically comes in as Residence "A"; however, in this case he suggested that the Commission should have a survey made of the land uses of the property and recommend the proper zoning to the Council.

Mr. Van Deusen then made the motion that the first plan as submitted by Messrs. Rump and Faussone (Plat No. 1) for the west part of this annexation be approved. Motion seconded by Mr. McMullin, and carried.

Mr. Maffey then asked what would be done about the irrigation ditch. Mr. Cornelison called upon Mr. Alstatt to answer this question, and Mr. Alstatt said that the ditch could be put in between the sidewalk line and the property line and probably would not cause much trouble.

Mr. Zollner said he wanted two items clearly understood, namely,  
1. An effort is to be made to get the people on the East side of 12th Street to annex to the City, and  
2. A study is to be made for zoning.

However, Mr. Zollner said it should also be clearly understood that this Commission cannot guarantee the outcome of these.

Mr. McMullin said that the Planning Commission stands to work with and for the people of Grand Junction for their best interests at all times, and this was endorsed by Chairman Cornelison.

At this time Mr. W. R. Hall come into the meeting with a petition asking for the proper authority to extend the building located at 1110 North Sixth Street west to four (4) feet beyond the present property line of said premises for the reason that the building is being enlarged to accommodate a tenant who intends the installation of a bowling alley and restaurant, which functions demand the extension of the building to the above point. Mr. Hall proposes to move his garage and bulk plant from this location out onto the Fruita Highway, if this request is granted.

When asked about parking, Mr. Hall stated that there would be sufficient off-street parking in the area in front of the building and on the parking lot north of the building to accommodate 84 cars. Mr. Montgomery was also present and explained that this extra 4 ft. is needed in order to make the building large enough for his installation to be practical.

Mr. Cornelison then said that the Commission would take their usual procedure and assign this request to a committee for study and recommendation, and they would report at the next regular meeting of the Commission which is next Wednesday, August 27th. He appointed the following committee: Mr. Robert Van Deusen, chairman, Mrs. Cleo Diemer, Mr. Carl Alstatt, and Mr. Gene Allen. Mr. Alstatt asked that a plot plan and a formal petition for vacation be prepared. A request for approval of a Negro church at 8th and Noland Ave. had been received and was referred to Gene Allen for study and report.

Meeting adjourned.

R. E. CHEEVER, Secretary.