

GRAND JUNCTION PLANNING COMMISSION

Thursday, May 26, 1955 at 9:00 A.M.

Present: Chairman Howard McMullin, Claud Smith, John Harper, Secretary
W. D. Toyne, and Attorney Warren Turner.

Absent: George Graham

Advisory
Board

Present: Tom Brownson, Coe Van Deren, Don Severson

Absent: Mrs. Estelle Brumbaugh and Mrs. Cleo Diemer

A recent ordinance passed by the City Council transferred from the Board of Adjustment to the Planning Commission matters relating to reclassification of land uses.

In compliance with this new authority, the Commission took up Case No. 2-55-Z of the Board of Adjustment. This was a petition of Earl Barbour upon which action had been deferred on January 19, 1955 requesting reclassification of Lot 15, Block 1, Parkland Addition from Residence "A" to Residence "B". The Board of Adjustment referred the petition back to the petitioner, requesting that Lots 15 thru 19 be included.

It was moved by Harper and seconded by Smith that the Commission recommend to the City Council that the request be approved, provided that a new petition be filed including lots 15 thru 19.

Motion carried, with all voting "Aye".

In view of the fact that Del Ray Subdivision was to be before the City Council June 1st for final consideration of annexation, the Commission discussed the matter of classification of this area.

It was moved by Harper and seconded by Smith that the Commission recommend to the City Council that all lots in the subdivision except lots 1, 2, 3, and 4 in block 5 be classified Residence "A", and that lots 1, 2, 3, and 4 in block 5 be classified Residence "B".

Vote: All "Aye".

X A petition of Frank Jaros et al requesting reclassification of their property at the S.E. corner of 12th and Orchard Avenue from Residence "A" and "B" to Business "A" was discussed at length. In connection with the request, there was presented a letter from the Mesa College Board requesting that their signature on the petition filed by Mr. Jaros be disregarded. There was also a petition requesting that the present classification be not changed which was signed by 70 residents of the area. After considerable discussion, it was moved by Harper and seconded by Smith that the Commission recommend to the City Council that this request be denied.

Vote: All "Aye".

In further consideration of the request of C. M. Reeser for water service for a subdivision adjoining the city limits at Walnut Avenue and Linda Lane, it was moved by Harper and seconded by Smith that the Commission recommend to the City Council that in any area that is eligible for annexation, water to the area be denied until after annexation is completed.

Vote: All "Aye"

A proposed subdivision plat known as Mesa Gardens was on file requesting annexation. The area involved is between the east City Limits and the Indian Wash north of Grand Avenue.

It was moved by Harper and seconded by Smith that the Commission recommend to the City Council that this proposed subdivision be annexed subject to the easement in Blocks 1 & 2 being changed to an alley and that the method of annexation be subject to the approval of the city attorney, to the end that the City's interest will be safe-guarded in connection with future subdividing of areas in this plat that are not being divided into building sites at the time of annexation.

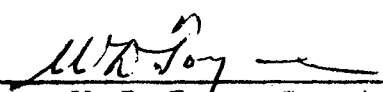
Vote: All "Aye".

In connection with the request of the annexation of Monterey Park considered by the Commission at a previous meeting, it was moved by Harper and seconded by Smith that the plat be again returned to the petitioner with instruction to revise his plat in accordance with the recommendations of the City Engineer and the City Planning Consultant.

Vote: All "Aye"

A letter accompanied by a plat filed with and approved by the County Commissioners in January was presented in connection with a request for water and sewer services. In view of the fact that the plat had already been approved by the County and that its lay-out was very poor, including adjoining land, it was referred to the County Planning Consultant who will attempt to have this and adjoining areas replatted.

There being no further business, the Commission adjourned, with an invitation to attend a joint meeting of the County and School Planning Groups at 7:30 Tuesday evening at the Court House. Adjourned at 11:15 A. M.



W. D. Toyne, Secretary