

GRAND JUNCTION PLANNING COMMISSION

Wednesday, September 7, 1955 at 4:00 P.M.

Present: Chairman Howard McMullin, John Harper, Geo. Graham, Claud Smith, and Secretary W. D. Toyne.
Absent: None

A petition to amend the Zone Map and change the classification of Lots 15 and 16 in Block 131 from Residence "B" to Business "A", requested by Francis Stapleton, was presented to the Commission.

It was moved by Harper and seconded by Smith that the Commission recommend to the City Council that the request be granted. Motion carried.

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A petition to amend the Zone Map and change the classification of Lots 17 and 18 in Block 112 from Residence "B" to Residence "C", requested by Etta J. Robinson, was presented to the Commission.

It was moved by Smith and seconded by Graham that the Commission recommend to the City Council that the request be granted. Motion carried.

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A petition to amend the Zone Map and change the classification of the following described property:

From Residence "B" District to Business "A" District:
That part of the $W\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$ of Section 12, Township 1 South, Range 1 West, Ute Meridian that lies North of the South line of Bunting Avenue in Arcadia Village produced.

From Residence "C" District to Business "A" District:
That part of the $W\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$ of Section 12, Township 1 South, Range 1 West, Ute Meridian that lies South of the South line of Bunting Avenue in Arcadia Village produced and North of a line 330 feet North and parallel to the South line of Section 12, Township 1 South, Range 1 West, Ute Meridian.

requested by Loyd and Clarence Files was presented to the Commission.

It was moved by Smith and seconded by Graham that the Commission recommend to the City Council that the request be granted, PROVIDED that additional street right of way be given along North Avenue and also on 21st Street, and provided further that a street be provided either as 22nd Street, extended, or Bunting Avenue be extended across the north part of the property-- or, in lieu of these, a turning around circle be provided at the south end of 22nd Street as now platted. Motion carried.

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Coe Van Deren appeared before the Commission with his final plat of Van Deren - Ford Heights.

It was moved by Graham and seconded by McMullin that the plat be approved and that the Commission recommend to the Council that the area be annexed. Motion carried.

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A preliminary plat by Hansen to be known as "Blocks 1 and 2 of Monterey Park" was reviewed by the Commission. This area is situated north and west of the present Monterey Park Subdivision and so located that if annexed an adjoining area now outside the city limits would be completely surrounded by the City.


It was moved by Harper and seconded by Graham that the Commission go on record as opposing the annexation of any property which would cause any property outside the city limits to be surrounded by the City. Motion carried.

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A plat of Weaver's Subdivision was considered. The area covered included land now within the City, as well as land outside the City. In view of the fact that several legal questions were involved, as well as street rights-of-way, it was moved by Smith and seconded by Harper that the plat be referred to the Planning Consultant, the City Engineer, and the City Attorney. Motion carried.

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There being no other business, it was moved by Harper and seconded by Graham that the Commission adjourn. Motion carried.



W. D. Toynes, Secretary