

GRAND JUNCTION PLANNING COMMISSION

Tuesday, October 18, 1955 - at 4:00 P.M.

Present: Chairman Howard McMullin, Secretary W. D. Toyne, George Graham,
John Harper, Att'y Warren Turner.

Absent: Claud Smith

- - -

A petition to amend the Zone map and change the classification of Lots 17 through 32 in Block 4 original plat from Residence "B" classification to Business "A" classification was presented to the Commission.

This area is located between 8th Street and 9th Street on the north side of Belford Avenue. Considerable discussion was had on this application, as Belford Avenue is strictly a residential street throughout its entire length. It was also pointed out that only two of the four owners of the area to be reclassified had signed the petition and that the two who did not sign owned permanent homes valued from \$15,000.00 to \$25,000.00 and these homes, as constructed, would be impracticable to move.

It was further brought out that there was still available on North Avenue a considerable amount of area classified as Business "A" that had not as yet been used for that purpose.

It was moved by Graham and seconded by Harper that the Commission recommend to the Council that this petition be denied. Motion carried, unanimous.

- - -

A plat of Paulson's Subdivision was submitted to the Commission for approval. This is a small tract of undivided land lying east of 15th St., between Elm Avenue and Texas Avenue.

It was moved by Harper and seconded by Graham that this Subdivision be approved.

- - -

A revised plat of the Houlton Subdivision which is in the process of being annexed was presented to the Commission in view of the fact that minor changes in street locations were being made to afford a better outlet for land lying to the north and east of the Subdivision. The owners of this land have signified their desire to also annex, and this area has been shown on the Houlton revised plat.

It was moved by Harper and seconded by McMullin that the Commission recommend that the Council approve these changes. Motion carried.

A subdivision plat known as "Weaver Subdivision" was submitted for consideration. This involves land that is both in and outside of the City at present.

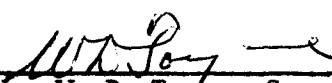
This area at present is considerably built up. It has developed by making irregular lots by meets and bounds description. The City has for years worked with the owners to try and get it straightened out with suitable streets which has been a major problem in view of the building of houses without regard to a suitable street system.

It is planned that the portion that is at present outside the City, together with Lutkewicz Subdivision, will be annexed. It is recognized that this plat is far from ideal, but the best that can be worked out under the existing conditions.

It was moved by Harper and seconded by Graham that the Commission recommend the plat be approved - PROVIDED that if and when the Lutkewicz subdivision be annexed the City acquire at least 10 feet additional street right of way on the west side of the subdivision and at least 8 feet on the north side. Motion carried.

- - -

There being no other business to come before the Commission, the motion to adjourn was duly moved, seconded, and passed.



W. D. Toyne, Secretary