

GRAND JUNCTION PLANNING COMMISSION

Monday, December 5th, 1955, at 4:00 P.M.

Present: Chairman Howard McMullin, Secretary W. D. Toyne, George Graham, John Harper, and Claud Smith.

Absent: None.

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A petition to amend the Zone Map and change the classification of Lots 1 through 6 in Block 5 (NE corner of 7th and Belford) from Residence "B" to Business "A" was presented for the Commission's consideration. It was moved by Harper and seconded by Graham that the Commission recommend to the City Council that the petition be approved. Motion carried.

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A petition to amend the Zone Map and change the classification of Lots 13, 14, 15 and 16 in Block 80 (SW corner of 4th and Grand) from Residence "E" to Business "A" was presented for the Commission's consideration. It was moved by Smith and seconded by Harper that the Commission recommend to the City Council that the petition be approved. Motion carried.

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In view of the fact that Van Deren - Ford Heights Subdivision and Houlton's Replat Subdivision have just been annexed to the City, it was moved by Harper and seconded by Smith that the Commission recommend to the City Council that all lots in both Subdivisions be classified for Residence "A" Use. Motion carried.

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Mr. Andy Williams appeared before the Commission in connection with the proposed annexation of Weaver Subdivision and Lutkiewicz Subdivision.

At a previous meeting held November 18th at which time the Commission considered this Subdivision, it was recommended that at least 10 feet additional street right-of-way on the West side of Lutkiewicz Subdivision and at least 8 feet on the North side be dedicated for street right-of-way. Mr. Williams stated it now develops that some of the present owners, due to the nearness of their houses to the present street, are refusing to sign the annexation plat.

In view of this changed condition and also in view of the fact that this area has been developed with very little planning and it would be impossible to ever have an ideal lay-out of streets and lots, the Commission recommends that the City Council consider annexing it with the thought that some additional improvement on the street alignments could be had when area to the west and north is annexed.

Mr. Williams also discussed with the Commission problems involving the annexation of the new Catholic Church site at the NE corner of 7th and Book-cliff.

(Revised Plat)

A preliminary plat by Coe Van Deren located north of Mesa Avenue in the vicinity of 23rd Street was considered by the Commission. It was moved by Graham and seconded by Harper that the Commission offer the following suggestions to improve the general lay-out:

That 23rd Street be extended from Hall Avenue to Orchard Avenue and that Nyla Drive be closed; and that on the Easterly end of the proposed Subdivision the necessary right-of-way be dedicated to provide for the future extension of 25th Street.

Motion carried.

Van Deren has been notified and will write letter to F.H.A.

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

W.D. Toyne

W. D. Toyne, Secretary