

GRAND JUNCTION PLANNING COMMISSION

Wednesday, January 25th, 1956, at 3:00 P.M.

Present: John Harper, George Graham, and Secretary W. D. Toyne

Absent: Howard McMullin and Claud Smith

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In the absence of Howard McMullin, George Graham acted as Chairman of the meeting.

Notices had been sent out to petitioners who had applications on file, advising them that they could appear before the Board and make known the reasons for their requests.

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Alexander J. Arevian appeared before the Board in connection with his preliminary request for annexation of a tract of ground at the south end of 17th Street, 70 ft. x 89.13 ft. in size. He stated that his reason for wanting to annex this small plot was that he is building a rug cleaning plant thereon and is very desirous of connecting to the City's sanitary sewer which is only a foot from his property.

FGW

He was advised to make formal application for the annexation, inasmuch as his present request is contained only in letter form.

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Nicola Belcastro and L. M. Mogensen appeared before the Commission in connection with two applications for reclassification on Belford Avenue from Residence "B" to Business "AR" - one tract embodying the area on the south side of Belford Avenue from 7th Street to 9th Street, and a second (area on Belford Avenue from 8th Street west to the north and south alley.)

N side

Belcastro
Mogensen

Mr. Belcastro stated that the reason for desiring this reclassification was that he owns a corner lot at the intersection of 8th and Belford and would like to build an office building and/or small retail store on this lot. Being questioned as to the need for this reclassification, he agreed that there was in that area a considerable amount of property classified as "business" which was not as yet being used as such.

Regarding the area on the south side of Belford, no explanation was offered for this request, and in accordance with the petition filed only about 25% of the people in the actual area to be changed signed the petition-- which indicated very little interest on the part of the affected people.

Mr. Mogensen was advised that with this small amount of interest, it was rather doubtful whether the Commission or the Council would take favorable action.

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Mr. Ben B. McKinney appeared before the Commission in regard to a petition he had filed requesting a change in classification from Residence "B" to Business "AR" of Block 111.

When questioned as to the reasons for his request, or need in the area, he stated that he was running sort of a rooming house at his home at 1130 Colorado Avenue and had requested permission to install a 3' x 4 $\frac{1}{2}$ ' neon sign in his yard and had been advised by the City that this could not be granted in a residential area - hence the petition was started to convert the entire block, both on Colorado Avenue and Main, to business.

He stated that when he started out with the petition it was for the sole purpose of being able to install this sign, but that they had found some interest in the neighborhood for conversion.

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A new petition presented by Mr. J. W. Roessler, while a new petition ^{b=001} filed with the Commission, was a substitute for a previous petition presented by G. A. Roulston. The new petition requested reclassification from Business "A" to Business "B" on Lots 11 through 21 in Block 83. and Lots 11 through 15 in Block 94. This area lies on the west side of 7th Street, south from Grand Avenue one and one-half blocks.

Mr. Roessler appeared in the early part of the meeting, but left before this petition was taken up.

The added area in this petition, over and above the area in the former petition, was at the suggestion of the Commission at a former meeting.

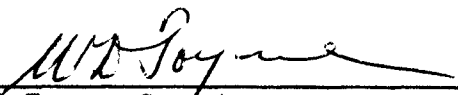
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Frank Jaros, 1202 North 12th Street, appeared before the Commission in behalf of his petition requesting reclassification of his ten-acre tract from various classifications to Business "A". This tract of land represents approximately ten acres at the SE corner of 12th and Orchard.

Mr. Jaros presented a sketch indicating his desire to build or have built a shopping center on this area. He indicated to the Commission his desire and willingness to provide shrubbery and other space on the south and east sides of this property as a protection to adjoining residential property.

Due to the fact that two members of the Planning Commission were absent, Mr. Jaros, as well as the others appearing at the meeting, was advised that an adjourned meeting would be held when the balance of the Board could be present and action taken on the various applications.

Upon motion, the meeting adjourned.



W. D. Toyne, Secretary