

GRAND JUNCTION PLANNING COMMISSION

Friday, January 27th, 1956, at 4:30 P.M.

Present: Chairman Howard McMullin, Secretary W. D. Toyne, John Harper, George Graham, Claud Smith, and City-County Planning Consultant Gene Allen.

Absent: None.

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The Planning Commission met for the purpose of giving further consideration to the applications that were considered at its January 25th meeting, at which time only three members of the Commission were present.

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The Commission discussed briefly the request by letter of Alexander J. Arevian for annexation of one small lot at the south end of 17th Street. At a previous meeting the Commission had instructed the applicant to present a formal petition for annexation, and in view of the fact that this had not been done it was moved by Graham and seconded by Smith that action be deferred until a formal application is made for the annexation of this lot.

Motion carried.

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The Commission discussed at some length the application of Frank Jaros, et al. requesting a reclassification of his ten-acre tract from various classifications to Business "A". Study was made of the sketch prepared and presented by Mr. Jaros.

It was pointed out that the streets on all four sides of this property are not of the proper width and that with all the development and construction around this property no land had been deeded to the City to provide for adequate street width. At a previous meeting, Mr. Jaros had indicated his willingness to dedicate additional right-of-way and to provide on the south and east sides of his property a strip for shrubbery and sidewalk, as well as a driveway and parking area for employees of his proposed shopping area to provide a buffer zone to the adjoining property.

It was moved by Graham and seconded by Harper that the Board's Secretary ask the City Attorney for an opinion as to whether or not there was a method whereby the City could, as a consideration of reclassification, protect the City to the end that such promises would be carried out, and that further action be deferred pending receipt of this information.

Motion carried.

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The petition of Ben B. McKinney requesting the reclassification from Residence "B" to Business "AR" of Block 111 was again considered.

At a previous meeting Mr. McKinney stated that the reason for his circulating the petition for the entire block, which affects both Main Street and Colorado Avenue, was on account of his not being able to put a 3 ft. x 4½ ft. neon sign in his yard to advertise his rooming house.

After considerable discussion the Commission, as a whole, expressed themselves as being of the opinion that the north half of this block abutting on Main Street should not at this time be reclassified. In view of the fact that Mr. McKinney was requesting this change in order to erect the sign and also because of the fact that a sign of this size would not be permitted in even an "AR" District, it was moved by Harper and seconded by Graham that Mr. McKinney be contacted and so advised and that it should be suggested to him that if he so desired he could withdraw the present petition and substitute for it a petition covering the south half of Block 111 with such a classification that would permit the sign.

Motion carried.

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The petition requesting reclassification from Business "A" to Business "B" of lots 11 through 21 in Block 83 and lots 11 through 15 in Block 94, filed by J. W. Roessler, was taken up for consideration. This petition was a substitute for a previous petition filed by G. A. Roulston requesting reclassification of only one 43 ft. lot in this same area.

The area covered by this application is located on the west side of 7th Street, south from Grand Avenue one and one-half blocks.

In view of the fact that this area now is being used for business purposes, and in view of the fact that this is an extension of the Business "B" district lying to the south of it, it was moved by Harper and seconded by Smith that the Planning Commission recommend to the City Council that this application be approved.

Chairman McMullin whose residence is adjacent to this area and who signed the petition expressed the desire not to vote.

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The application for reclassification from Residence "B" to Business "AR" covering the area on the south side of Belford Avenue from 7th Street to 9th Street was again considered by the Commission. This covers approximately 30 lots, with only four owners in the entire area to be reclassified signing the petition and three other owners outside the area.

At a previous meeting, Newell Henry who apparently had circulated the petition did not appear. Mr. M. L. Mogensen who it was assumed has interests in this area and was familiar with the circulation of this petition was asked the reasons for this reclassification. There was no apparent plan or need for a change, and practically all of the area embodied in the proposed change is now occupied by substantial residences.

In view of these circumstances, it was moved by Harper and seconded by Smith that the Commission recommend to the City Council that the request be denied.

Motion carried.

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The Commission again took up the application apparently circulated by Nicola Belcastro for reclassification from Residence "B" to Business "AR" of Lots 22 through 30 in Block 5, this being the area on the north side of Belford Avenue from 8th Street, west to the alley.

At a previous meeting when this application was first considered, Mr. Belcastro was present and was asked the reason or need for this re-classification which he was requesting. He stated that he owned a residential lot at the NW corner of 8th and Belford and would like to build an office building or small retail store on this lot. Upon being questioned as to the need for this classification, 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. As to the size of this building, Mr. Belcastro mentioned the figure of 2,000 sq. ft. of floor space which would be an exceptionally small building.

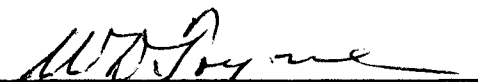
The Commission took into consideration, among many items, the following:

1. That Belford Avenue is primarily a residential street.
2. That there is no evidence that there exists any shortage of lots classified for business use in this area of the City.
3. That reclassification to business use before there is substantial need causes areas already so classified to become dormant, part business and part residential, instead of developing into a wholly business district in an orderly manner.
4. That reclassification to business of an area not urgently needed and which over a period of years is likely not to develop more than a small portion to business, especially when the area is predominantly built up with substantial residences, causes an undue and unnecessary hardship to the owners taxwise on the major portion of the area that remains as residential use.
5. That sound planning requires that need, public health, safety, morals, and welfare of the area should overshadow individual personal gain.
6. That the sound principals of zoning were conceived and adopted throughout the United States for the purpose of protecting property in more restricted districts from uses permitted in less restricted districts.

In view of the above facts, it was moved by Smith and seconded by Harper that the Commission recommend to the City Council that the application be denied. Motion carried.

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Upon motion, the Commission adjourned.


W. D. Toyne, Secretary