

GRAND JUNCTION PLANNING COMMISSION

Wednesday, February 29, 1956, at 3:00 P.M.

Present: Chairman Howard McMullin, Secretary W. D. Toyne, John Harper, George Graham, and Claud Smith. Mrs. Estelle Brumbaugh and Coe Van Deren, Advisory Board members, were also present.

Absent: None

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The Planning Commission met to give further consideration to the applications that were deferred at previous meetings and new application received since the meeting of January 27th, 1956.

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On behalf of various owners, O. R. Dowdell filed with the Commission for approval, a subdivision plat to be known as "Kennedy Subdivision". It includes Lots 33 to 44 of Block 1, Rose Park Subdivision, and Lots 14 thru 25, inclusive except the north 125 feet thereof, of Elm Avenue Subdivision.

It was moved by Harper and seconded by Smith that the plat be approved and referred to the City Council with such a recommendation. Motion carried.

In view of the fact that when the above subdivision plat is finally approved and filed of record, there will be conflict in the present land use classification as this plat will have lots partly classified as Residence "A" and part as Residence "B" as well as parts not classified at all, the following motion was made:

It was moved by Harper and seconded by Smith that the Commission recommend to the Council that the North 72 feet of Lots 1 thru 5 of Kennedy Subdivision be reclassified from Residence "B" use to Residence "A" use and that the balance of the Subdivision, now unclassified, be classified for Residence "A" use - it being the intent that after reclassification of the above all the Subdivision will be for Residence "A" use. Motion carried.

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Carl Alstatt, City Office Engineer, submitted to the Commission a sketch showing the present division of land lying north of Orchard Avenue and west of Tenth Street which borders the present city limits on three sides. Some residents in this area are considering annexing to the City. The lots, as now divided, are very irregular in size and many of them built upon, making ideal subdividing and new street locations almost impossible. Mr. Alstatt asked if the Commission had any suggestions as to how it would like to have it rearranged.

The Commission expressed itself as realizing that when such areas were annexed, the Commission could not hope for ideal planning. It was moved by Graham and seconded by Harper that the engineering department make a further study of the area and develop several possible layouts and again submit it to the Commission. Motion carried.

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Mr. Coe Van Deren appeared, asking that the Commission reconsider its suggestion of December 5th, 1955 with respect that a reservation be made of 25 feet on the easterly end of his proposed Annexation of Regent Subdivision for future extension of 25th Street.

After considerable discussion which brought out the fact that 25th north to Orchard Avenue could not be developed because of existing homes, and that south of his Subdivision it would be impossible to provide for a 50 ft. street without moving residences. It was moved by Graham and seconded by Harper that tentative approval be given excluding the proposed 25 ft. strip, but that Nyla Drive be re-located, if possible, to line up with 23rd Street. Motion carried.

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Mr. Frank Jaros and Arthur W. Fash with their attorney, Eugene Mast, appeared to discuss their application for reclassification of their property at the SE corner of 12th and Orchard.

It was pointed out by the Chairman of the Commission that a great many protest letters from the area had been received, as well as several protest petitions containing 69 names. After lengthy discussion in which Mr. Jaros stated that the people in the area did not understand what he intended doing, it was suggested by his attorney, Mr. Mast, that action be deferred until an educational programme could be carried out and the safeguards they propose could be put in writing.

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The annexation petition of Alexander J. and Thelmae A. Arevian was next considered. The area sought to be annexed is a small tract of land 70 feet by 89.13 feet located at the end of 17th Street one-half block south of Main Street. It was moved by Graham and seconded by Harper that the Commission recommend to the City Council that this area be annexed, provided a 20 ft. strip of land along the east side be deeded for public use to make it possible for 17th Street to be extended, and also that in view of the fact that no assessment was paid on the land for sanitary sewer, the City make a charge similar to that levied upon the district when the sewer was constructed. This assessment would amount to \$90.00 if the east 20 feet are excluded; otherwise it would be \$125.00.

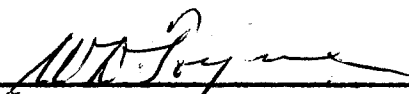
Motion carried.

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There was on file a petition protesting the annexation of the area from Orchard Avenue and Cedar between 13th and 15th Streets. In view of the fact that there had been no application filed requesting such an annexation, the petition was filed.

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Upon motion, the Commission adjourned.



W. D. Toyne, Secretary