

GRAND JUNCTION PLANNING COMMISSION

Wednesday, March 28, 1956, at 3:00 P. M.

Present: John Harper, Claud Smith, and Secretary W. D. Toyne.

Absent: Chairman Howard McMullin, George Graham.

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In the absence of the chairman, Howard McMullin, John Harper acted as Chairman of the meeting.

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The petition of the Estate of James Fuoco requesting a reclassification of Lots 3 and 4 in ~~Avalon Gardens~~, Bellaire Subdivision, from Residence "A" to Business "AR" use was taken up by the Board for consideration. Earle J. Fuoco and Carroll N. Gilbert appeared in behalf of the petition. They stated that it was their desire to construct a small suburban grocery store on the NW corner of these two lots and provide off-street parking on the balance of the property; this is to replace the Gilbert Market destroyed by fire at First and North Avenue some months ago.

In view of the fact that there were only three of the five members present, it was decided that no action would be taken on this or other applications on file until an adjourned meeting of the Board could be had.

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The petition of Iva Faletti requesting that Lots 11 through 19 in Block 93 be reclassified from Residence "E" to Business "A" stated that she had a 37½ ft. lot in this area and was desirous of conducting a real estate office in one of the rooms of her residence. Iva Faletti appeared in behalf of her petition.

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A petition of David H. Nunn requested that the N½ of Block 112, Lots 1 through 16, and the N½ of Block 113, Lots 1 through 16, be reclassified from Residence "C" and "E" to Business "A". Mr. Nunn appeared in behalf of his petition and stated that he was desirous of using his property for commercial purposes.

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A letter was presented, signed by Frank Jaros, asking that the Commission defer his request for reclassification of his 10 acre tract until the meeting of April 25, 1956.

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Drs. Addie Maynard, Kenneth Graves, and H. L. Sanders appeared before the Commission in connection with a proposed annexation comprising 2-1/2 acres located north of Orchard Avenue and east of College Place and requested that the area to be annexed be classified as Business "A" use. The purpose of the request is that they plan on building doctor's offices on the site, with future plans to include a hospital. The plat submitted being an architect's drawing of the site, it did not reveal sufficient information to indicate the streets or alleys to be dedicated, and the applicant had prepared no formal annexation petition. They were requested to complete an annexation plat and application.

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A petition was filed just prior to the opening of the meeting for annexation of the area between 13th and 15th Streets, and between Orchard Avenue and Cedar Street. No one appeared in behalf of the petition, and in view of the fact that sufficient information was not available and that a counter-petition had been filed prior to this petition, it was tabled to be considered at the next meeting of the Commission.

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A representative of the Barbour Company also appeared with an incomplete annexation plat and petition of annexation for an area lying south of Orchard Avenue and west of 27th Street. This petition was referred back to the owner for additional information.

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The Board agreed that in view of the fact that there were only three members present, action on all of the above matters would be deferred and that a special meeting would be called as soon as the applicants could return with more information.

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Upon motion, the Commission adjourned.

  
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W. D. Toyne, Secretary