

GRAND JUNCTION PLANNING COMMISSION

Tuesday, April 3rd, 1956, at 3:00 P.M.

Present: Chairman Howard McMullin, Secretary W. D. Toyne, John Harper, George Graham, and Advisory Board Member Coe Van Deren.

Absent: Claud Smith.

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An annexation petition requesting annexation of the area between 13th and 15th Streets and Orchard Avenue and Cedar Street was taken up for consideration. N. Nelms appeared in behalf of the petitioners in the area opposing the annexation; John Rice appeared for the petitioners desiring this annexation.

After a very lengthy discussion it was moved by Graham and seconded by Harper that the Commission recommend to the City Council that the petition be approved and the area annexed, but suggested that the Council require a 20 ft. alley be deeded to the City across and through Lot 20, Block 6 of Fairmont Subdivision and that the petitioners be requested to attempt an exchange of land or other means to provide for the extension of Cedar Street the full width of the area to be annexed.

Motion carried.

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The Commission next took up the petition for annexation submitted by Barbour Construction Company for the area designated as Melrose Subdivision. Mr. Louis Lawrence appeared on behalf of Mr. Barbour.

The Commission discussed at some length the arrangements of streets, especially as they related to an area now being platted to the west. It was moved by Harper and seconded by Graham that the application and plat be returned to the petitioner with the suggestion that it be redrawn to more nearly conform with adjacent property and along the lines discussed with Mr. Lawrence.

Motion carried.

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Coe Van Deren presented to the Commission his final plat of Regent Subdivision and asked the Board to express themselves as to whether or not it would be approved, before he attempted to get all the signatures required on the drawings.

The Plat, as submitted, did not indicate the relocation of Nyla Drive. It was moved by Graham and seconded by Harper that the Board express themselves that the plat in general met their approval, but that it should be revised and again returned to the Board.

Motion carried.

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The Board next took up the application of the estate of James Fuoco requesting a reclassification of Lots 3 and 4, Avalon Gardens, Belaire Sub-division from Residence "A" to Business "AR". This area is located at the NW corner of 16th Street and Texas. The purpose of the reclassification was to make it possible to construct a community grocery store on the NW corner of the two lots and utilize the balance of the lots as off-street customer parking.

A petition opposing this reclassification was on file with the Board containing thirteen residents purporting to live in the immediate vicinity requesting that the application be denied as there was already a grocery store located within a block of the proposed location of the new store.

It was moved by Graham and seconded by Harper that the Commission recommend to the City Council that the application be denied. Motion carried.

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Reconsidered was a petition for a reclassification of Lots 11 through 19 in Block 93 from Residence "E" to Business "A". This is an area located on the south side of White Avenue from 8th Street extending west to the alley.

It was moved by Graham and seconded by Harper that the Commission recommend to the City Council that the petition be approved. Motion carried.

The petition was sponsored by Iva Faletti who stated that she owned a residence in this area and desired to operate a real estate office in one of the rooms.

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A petition to amend the zoning map and reclassify the north half of Block 112, Lots 1 through 16, and the north half of Block 113, Lots 1 through 16, from Residence "C" and "E" to Business "A" was next considered by the Board. This area is on the south side of Main Street between 9th and 11th Streets.

This petition was sponsored by David H. Nunn who owns a large residence on the SE corner of 10th and Main Streets. Mr. Nunn stated that he was desirous of converting his property into business use.

It was moved by Harper and seconded by McMullin that the Commission recommend to the City Council that this petition be approved.

Motion carried.


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Drs. Maynard, Graves, and Sanders again appeared before the Commission in behalf of their petition for annexation of two and one-half acres north of Orchard Avenue. This is located within the vicinity of Orchard Avenue and College Place.

In view of the fact that their petition and plat did not correspond one with the other and also that there was considerable revision required to bring the Plat into conformity with the City's requirements, the applicants were advised to have these differences reconciled and a new Plat drawn and returned to the Board who agreed that they would meet in special session prior to the Council meeting of April 18th, providing the Plat had been returned.

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There being no further business to come before the Board, upon motion the Commission adjourned.

  
W. D. Toyne, Secretary