

July 18

GRAND JUNCTION PLANNING COMMISSION

Tuesday, May 29th, 1956, at 3:00 P. M.

Present: Chairman Howard McMullin, Secretary W. D. Toyne, John Harper, George Graham, and Claud Smith.

Absent: None

- - -

A petition requesting that the south 120 feet of Block 3, Del Rey Subdivision be reclassified from Residence "A" to Business "AR" was presented to the Commission. The petition, as filed, contained over 200 signatures. It was understood that the reason for the request was to permit the construction of a community grocery store.

In view of the desires of the area as indicated by the number of signatures on the petition, and in view of the fact that no such business was located in the area, it was moved by Graham and seconded by Harper that the Commission recommend to the City Council that the petition be approved.

Motion carried. (President Howard McMullin asked to be excused from voting for personal reasons).

- - -

A petition requesting that the following described property be reclassified from Residence "C" to Business "A" was presented to the Commission:

That NE part of the W 2 acres of S 1/2 of Lot 1, Grandview Subdivision, beginning 164 feet north and 180 feet east of the SW corner of Sec. 12, Twp. 1 S, R. 1 W, U. M., thence north to the south line of Glenwood Ave., thence east along Glenwood Ave. 141.4 feet, thence south 150 feet, thence west to point of beginning.

This area is the NE part of the Block lying at the NE corner of 12th and North Avenue. The portion of this block facing 12th Street and the portion facing North Avenue is already classified as Business "A", leaving only the NE portion of the block not so classified.

The petitioner has agreed to provide the necessary land to widen Glenwood Avenue, as well as to provide land for alley purposes.

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

- - -

A preliminary plat of a proposed subdivision of the Files property to the East and SE of the Veteran's Hospital had been previously filed with the Secretary, and it was presented to the Commission for preliminary review.

In view of the fact that no one was present to answer the many questions of the Commission, the matter of tentative approval was deferred until such time as additional information is available.

- - -

Norman Hotchkiss appeared before the Commission in behalf of Van Deren - Ford to discuss some of the problems being encountered in completing the annexation plat of Regent Subdivision. The major difficulty was their inability to secure the signature of one person, which blocked the continuation of Hall Avenue as well as the alley immediately to the south.

The Commission suggested that another attempt be made to secure this right-of-way and if it were impossible, the Commission would then consider recommending to the City Council that the annexation be approved as platted. Immediately upon being annexed, the City would proceed with condemnation of the necessary right-of-way, provided Van Deren - Ford reimburse the City of all costs incurred therein.

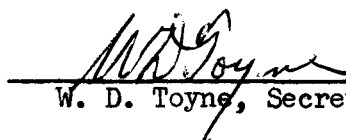
- - -

The President of the Commission was in receipt of a letter from a Denver attorney requesting that a time be set for his appearance before the Commission relating to the Jaros petition for reclassification.

The Commission agreed to adjourn the present meeting to June 6th at 3:00 P. M. for his appearance, and the President was to so advise the attorney.

- - -

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


W. D. Toynes, Secretary