

GRAND JUNCTION PLANNING COMMISSION

Wednesday, November 21, 1956, at 3:00 P. M.

Present: Chairman Howard McMullin, John Harper, George Graham, Claud Smith, and Secretary R. E. Cheever.
Advisory Board Members present: Mrs. Estelle Brumbaugh, Mrs. Cleo Diemer, and J. D. Severson. Absent: Thomas Brownson.
Also present: Gene Allen, City Attorney Gerald Ashby, and City Engineer Carl Alstatt.

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The first item considered was the annexation of the Barbour property at 28 Road and Orchard Avenue, known as Virginia Village. The report on this annexation from the City Engineer and the Regional Planning Director was presented to the Board.

After discussion of this report and consideration of the problems involved in annexing this area, chief of which seems to be the sewage problem, the recommendation was made by the Chairman that this matter be referred back to the City Engineer and the Regional Planning Director in an effort to work out these problems and see how the City is going to make out with the Federal Aid on the sewer problem. This recommendation was seconded by Mr. Smith, and carried.

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Next considered was the annexation of the Union Carbide and Carbon tract, from 15th to 19th North of Freeway

Attorney Jim Dufford appeared as this company's representative in behalf of the petition for annexation and showed a plat of the proposed office building and small research plant to be built on this tract and requested that this area be rezoned to an industrial section because of the small research laboratory.

After discussion, Mr. Graham made the motion that this tract be annexed and zoned as follows: Tract No. 1 as Business "A" and Tract No. 2 as Industry "A". Motion seconded by Mr. Harper, and carried.

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Dr. G. A. Rupp appeared in behalf of his petition to change the zoning of Lots 16, 17 and N $\frac{1}{2}$ of Lot 18, Block 28, from Residence "B" to Residence "C". This property is located between Hill and Teller Avenue on the West side of North 7th Street. Reason for this requested zoning change is to permit the remodeling of a large house into four apartments instead of the two apartments that it now contains.

After discussion, it was the opinion of the Board that this would be "spot zoning" which they cannot approve; therefore, Dr. Rupp was advised to withdraw this petition and secure a new one changing the zoning of the entire block.

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Mr. Lyle Coulter appeared in behalf of the petitions to change the zoning of Lots 17 to 27, inc, Block 7 and Lots 1 to 16, inc, Block 16 from Residence "B" to Business "A". This property is located on both sides of Belford Avenue between 5th and 6th. Mr. Coulter stated that there was no particular reason at this time for the requested change - he was merely interested in getting it done in order to sell at a future time.

After discussion, the Chairman recommended that this matter be tabled until the next meeting in order that the members of the Board might study the situation. Motion seconded by Mr. Harper, and carried.

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Mr. Walter Baughman was present to ask the approval of the Board for the apartment in the basement of his house. This apartment was built approximately seven years ago and has been rented ever since. At the time it was built, it was approved by the (620 Grand) people in the neighborhood, although it is in a Residence "A" zone. Now Mr. Baughman wishes to sell the property and the prospective buyer wants the matter to be cleared up so there will be no future trouble.

Mr. Baughman was advised that the Planning Commission could not change the zoning for this one lot, as that would be spot zoning, and they would have to change the whole area; however, they recommended that he take the matter up with the Board of Adjustment and secure a Variance from zoning for this particular location.

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At this time Mr. L. C. Nowlan arrived at the meeting. Mr. Nowlan owns a tract of land adjacent to the tract owned by Union Carbide & Carbon which the Board had approved for annexation earlier in the meeting. Mr. Nowlan expressed his willingness to annex his property to the City, so motion was made by Mr. Harper and seconded by Mr. Smith that this area (known as Tract No. 4) be annexed to the City and zoned Business "A". Motion carried.

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The importance of having a name for the access road to these properties along the Freeway was pointed out. This matter will be taken up again at the next meeting.

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There being no further business, the meeting was adjourned.



R. E. Cheever, Secretary