

GRAND JUNCTION PLANNING COMMISSION

Wednesday, February 6, 1957, 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 item No. 1 on the Agenda - the rezoning of the Jaros tract from Residence "A" and "B" to Business "A" Use District.

Appearing in behalf of this petition were Mr. Frank Jaros, Sr., Dr. E. A. Jaros, and Mr. A. W. Fash, and Attorney John Rice who announced that they wished to present the same petition that Mr. Jaros had presented in January, 1956, with a new set of plans for the buildings which Mr. Jaros plans to erect. These plans had been prepared by Mr. H. Summerfield Day, architect, who then explained them to the Commission.

At this time Mr. Gene Allen was called upon to explain in detail the ideal set-up for shopping centers. He showed plats of where these centers should be placed to the best advantage.

After lengthy discussion, motion was made by Mr. Graham that the Commission recommend to the City Council that the Jaros tract be changed from Residence "A" and "B" zoning to Business "A" zone, subject to adequate assurance to the City of compliance with the proposed plan by Mr. Jaros, or subject to the withdrawal from the area to be changed of a strip 125 ft. in width along Mesa Avenue and 125 ft. along 13th Street.

Motion seconded by Mr. Smith, and carried.

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Mr. Bill Spencer was present with a "Report on Planning" which had been prepared by the Chamber of Commerce. The Commission decided to hold a special meeting to discuss this report. This meeting is to be at 3:00 P.M. on Thursday, February 14, 1957, in the Conference Room at the City Hall.

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Mr. Fuoco presented a petition for the vacation of two alleys in Carpenter's Subdivision No. 1. After discussion, motion was made by Mr. McMullin that the Commission recommend that both requests be granted. Motion seconded by Mr. Graham, and carried.

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Attorney Norman Hotchkiss, representing Ford-VanDeren interests, was present with a petition for the vacation of a street and alley in Regent's Subdivision. After discussion, motion was made by Mr. Harper that the Commission recommend that this request be granted, conditional upon the granting of an easement for sewer in a location feasible for the engineering department. Motion seconded by Mr. Graham, and carried.

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After discussion of a name for the access road along the Freeway, motion was made by Mr. McMullin that this question be referred to the Regional Planning Commission. Motion seconded by Mr. Cheever, and carried.

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A petition had been given Carl Alstatt by the Operating Engineers for the rezoning of Lots 1 and 2, Block 4, Park Place Heights from Residence "C" to Business "A" so that a Trade Union office could be built here. This is at 16th and Glenwood.

After discussion, motion was made by Harper that since this is a residential area already built up, the Commission recommend to the City Council that this request be denied. Motion seconded by Mr. Graham, and carried.

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Mr. Lyall Coulter was present with two petitions for the re-zoning of Lots 17 to 27, inc., Block 7, and Lots 1 to 16, inc., Block 16 from Residence "B" to Business "A". These lots are located between 5th and 6th Streets on Belford Avenue, on both sides of Belford. These petitions had been brought before the last meeting of the Commission and tabled in order that the members might study the situation more.

After discussion, motion was made by Mr. McMullin that the Commission recommend to the City Council that Lots 17 to 27, inc., Block 7 be rezoned from Residence "B" to Business "A". Motion was seconded by Mr. Cheever, but lost on a 3 to 1 vote against it.

Motion was then made by Mr. Harper that the Commission recommend that the petition for the rezoning of Lots 1 to 16, inc., Block 16 from Residence "B" to Business "A" be denied. Motion seconded by Mr. Cheever, and carried.

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Item No. 9 on the Agenda was next considered. This was an item of unfinished business, and in order that there be no conflict between the City Ordinances and this Commission's records, motion was made by Mr. McMullin that the Commission recommend to the City Council that N.W. Smith, A. C. Nelms, Treichler, Lutkiewics, and Weaver's Subdivisions and Lot 20, Block 6, Fairmont all be zoned Residence "A". Motion seconded by Mr. Harper, and carried.

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Mr. Neil and Mr. Epps from the Continental Oil Company were present regarding the annexation of an area 100 ft. sqr. at the NE corner of 12th and Orchard. This is located immediately north of the Jaros tract on Orchard Avenue and 12th.

Mr. Neil and Mr. Epp had no petition - they were present for information as to the proper procedure to follow for annexation to the City and for permission to hook onto the City sewer and water lines. They were advised that they should circulate a petition for the annexing of the whole area between 12th and 13th at one time, rather than just the 100 ft. sqr. piece. Also, they should state on the petition the zoning desired.

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There being no further business, upon motion the meeting was adjourned.



R. E. Cheever, Secretary