

GRAND JUNCTION PLANNING COMMISSION

Tuesday, March 5, 1957, at 1:00 P. M.

SPECIAL MEETING

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

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Minutes of the last meeting were read and approved.

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The first item considered was Item No. 1 on the Agenda--the rezoning of Lots 1 and 2, Block 4, Park Place Heights from Residence "C" to Business "A". Mr. Porter Carson was present with plans for the building that the Trade Union proposed to build at this location.

After discussion, it was the concensus of opinion of the Commission that the action taken at the last meeting of the Planning Commission on February 6, 1957 in this same regard would remain unchanged, i.e., the Commission would recommend to the City Council that this request be denied.

Mr. Carson was advised, however, that this action in no way prohibited him from taking this matter up with the City Council.

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Item No. 2 on the Agenda, the Jaros request for rezoning their tract from Residence "A" and "B" to Business "A" Use District, was next considered.

After discussion, it was agreed that this matter still stands as the Commission had previously passed on it at their meeting on February 6, 1957 -- that is, "the Commission recommends 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".

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The third item considered was Item No. 3 on the Agenda. This was a petition for annexation by the Continental Oil Company of Lot 1 and Lot 4, Block 1, Fairmount Subdivision (12th and Orchard).

After discussion, motion was made by Mr. Smith that the Commission recommend to the City Council the approval of this Petition for Annexation and recommend that the zoning be Business "A" for all of Lot 1 and that the remainder of the area (Lot 4) be zoned as Residence "A", provided proper agreement can be reached regarding the dedication of Pinyon Avenue and the East-West alley through the two tracts.

Motion seconded by Mr. Harper, and carried.

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The remainder of the meeting was taken up with the report by Mr. Bill Spencer from the Chamber of Commerce Committee, who gave a detailed analysis of their "Report on Planning".

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

R. E. Cheever, Secretary