

GRAND JUNCTION PLANNING COMMISSION

Wednesday, May 29, 1957, at 4:00 P.M.

Board Members

Present: Chairman Howard McMullin, George Graham, and Secretary R. E. Cheever.
Absent: John Harper and Claud Smith.

Advisory Board

Members Present: Laird Smith, Mrs. Estelle Brumbaugh, and Mrs. Cleo Diemer;
Absent: J. D. Severson and Thomas Brownson.

Also Present: County Planning Director Gene Allen and City Engineer Carl Alstatt.

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1. After discussion of the first item on the Agenda -- the request of Mr. Donald F. Cerney to change the zoning of Lots 11, 12, 13 and 14, Block "B" East Main Street Addition from Residence "C" to Business "AR" in order that he might erect a building at this site for the purpose of putting in a Beauty Parlor to serve that area -- it was the concensus of opinion of the Board that this constitutes "spot zoning"; therefore, motion was made by Mr. Graham and seconded by Mrs. Brumbaugh that the Board recommend to the City Council that this change of zoning not be granted. Motion carried.
2. Next item considered was the request for a N-S alley, Lots 1 and 4 of Fairmount Subdivision. Mr. Neal of the Continental Oil Company was present in connection with this request.

After discussion, Mr. Graham made the motion that the Planning Commission advise the City Council that it was their opinion that provisions for an E-W alley should be made in connection with the prospective annexation of this property. This is in accord with its previous recommendations in connection with this annexation.

Motion seconded by Mrs. Diemer, and carried. (Mr. McMullin asked to be excused from voting).
3. A petition and map requesting the vacation of a road and alley in Block No. 2 of Melrose Subdivision was presented. Motion was made by Mr. Cheever that the Planning Commission recommend to the City Council that the vacation of the road and alley as described in the petition and map be granted. Motion seconded by Mr. Graham, and carried.
4. The fourth item on the Agenda (Petition for Annexation) was not completed, so no action could be taken on it at this time.

Not on the Agenda, but presented, were a petition and map requesting a change in zoning from Residence "C" to Business "A" for Lots 1 to 17, inclusive, in Block 133 (which is the North half of Block 133)

Since this is fast becoming an industrial area in that section, motion was made by Mrs. Brumbaugh that the Commission recommend to the City Council that this petition be granted. Seconded by Mr. Cheever, and carried.

Mr. Cheever stated that there were many problems facing the City which should be worked on by the Planning Commission, such as urban renewal and rebuilding, so that there would not be so many requests for rezoning. Mr. Cheever and Mr. Allen are to prepare a list of projects that need attention so that committees can be appointed to take care of these problems.

Mr. Allen brought up the question of speeding up action of the Planning Commission (there is now a waiting period of 30 days), and some discussion was had as to the possibility of appointing committees to handle specific problems.

Motion was made by Mr. McMullin that the meeting be recessed, subject to call by the Secretary when items under consideration were completed. Motion seconded by Mr. Cheever, and carried.

R. E. Cheever, Secretary