**Planning Commission**

**(Authoritative)**

**Established:**

The first Grand Junction Zoning Commission met in 1927 but the Planning Commission was not officially established until 1955.

**Mission/Purpose:**

The purpose of the Planning Commission is to make recommendations to the City Council on a number of land use related items including the Comprehensive Plan, the Future Land Use map, the Circulation Plan, Zoning and Development Code changes, land use fees, and a number of land use items. The Planning Commission makes decisions on conditional use permits, appeals of administrative decisions, and on some variances. The Planning Commission also makes recommendations to City Council on requests to rezone property and on zoning annexed property.

**Membership/Terms:**

The membership and terms have been changed over the years. Currently it is a seven member board with two alternates who also serve on the Zoning Board of Appeals. The Chair of the Planning Commission is also the Chair of the Zoning Board of Appeals. If a vacancy occurs on Planning Commission, the first alternate fills that position, the second alternate moves to first place and a vacancy occurs both on the Zoning Board of Appeals as well as the second alternate to the Planning Commission.

Members serve four year terms and must be City residents. The membership requirements are set forth in the Zoning and Development Code and state that no member may be employed by the City, hold any other City office nor be a contractor with the City. The membership should include those with expertise in engineering, planning, architecture, construction trades, and law and also citizens at large.