

CITY OF GRAND JUNCTION
PLANNING COMMISSION
DECEMBER 18, 1974

MINUTES

The regular meeting of the City of Grand Junction Planning Commission was called to order at 8:00 A.M. in the Civic Hall Auditorium by Chairman LEVI LUCERO with the following members present: JOHN ABRAMS, JANE QUIMBY, EUGENE MCEWEN, JERRY WILDS, and BLAKE CHAMBLISS.

Also Present were: DON WARNER, City Planner; IRINA BOVEE, City Planning Technician; and BONNIE PEHL, Acting Secretary.

1. The minutes of the previous meeting were approved as mailed.
2. #53-74: PROPOSED ZONING ON THE ORCHARD AVENUE ANNEXATION, R-2-A.

Petitioner: City of Grand Junction

Location: The north side of Orchard Avenue from a point 330 ft. west of 28 1/4 Rd. to 28 1/2 Rd.

Don Warner: The only objections I have gotten from the people in that area are objections to being in the city. We sent this to the reviewing agencies and the only agency that sent a reply was the Fire Department and they said, "No comment".

Eugene McEwen: I move that we recommend the adoption of the R-2-A zone for the Orchard Avenue Annexation to the City Council.

Jerry Wilds seconded the motion and it was passed.

3. TEXT AMENDMENT.

Don Warner: There is one more change I would like to make. On subparagraph 4, I would like to add one sentence that would read, "In the case of Business, Commercial, or Industrial land, a site plan shall be submitted and the building department shall control proper location on the site for any construction".

I think we need the amendment, and I think we have the control we need with the additional sentence. I would like to recommend that we make the change.

Eugene McEwen: I move we approve the amendment.

Jerry Wilds seconded the motion and it was passed.

4. DISCUSSION: ORCHARD MESA ZONING.

Don Warner presented the map of the area the Board had discussed at earlier meetings. The Board had taken a field trip to Orchard Mesa in November to look at some property that had been zoned residential while there were businesses there. The Board discussed the possibilities of rezoning the areas that were creating a problem. The Board asked Don Warner to send them a map showing the places where the rezoning would take place. The subject was tabled until the members of the Board could get the maps and take a trip to Orchard Mesa and look at the property involved in the possible rezoning.

5. The meeting was adjourned at 9:45 A.M.