

ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 4, 1967 - 8:00 A. M.

Members Present: Mrs. Barbara Hyde, Chairman, Mrs. Grace Smith
Mr. Robert Baker, Mr. Richard Stranger, and
Mr. Charles Love

Others Present: Mr. Don Warner, Mr. Richard Gray, City Manager,
and interested property owners

I. RECOMMENDED ZONING FOR ORCHARD MESA AND NORTH TWELFTH
STREET ANNEXATIONS

Considerable discussion was held by the interested parties
and the Commission. Several questions were asked by the
property owners and answered by members of the Commission
and Mr. Warner.

The motions on each annexation are as follows:

ORCHARD MESA ANNEXATION

Mr. Stranger moved that the West 423 feet of the Northwest
1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 23,
Township 1 South, Range 1 West of the Ute Meridian and
that part of the Northeast 1/4 of the Southwest 1/4 of
Section 23, Township 1 South, Range 1 West of the Ute Mer-
idian lying North of the Colorado River and East of US
Highway #50 be recommended to City Council for I-2 (Heavy
Industrial) Zone. Mr. Baker seconded the motion. Motion
carried.

Mr. Love moved that Blocks 5, 6, and 7 of Orchard Mesa
Heights Subdivision and all of Moon and Day Addition except
Lots 10 and 11 of Block 34, Lots 13 through 17 of Block 35,
and the East 37 feet of Lot 12 of Block 35 be recommended
to City Council for C-1 (Light Commerce) Zone. Mrs. Smith
seconded. Motion carried.

Mr. Love moved that Lots 10 and 11 of Block 34, Lots 13
through 17 of Block 35, and the East 37 feet of Lot 12 of
Block 35 of Moon and Day Addition be recommended to City
Council for R-1-C (Single-Family Residence) Zone. Mr. Baker
seconded. Motion carried.

PAST SERVICES

All employees shall be given credit for full years of service using a calendar year prior to the effective date of the plan.

PARTICIPATION

You may participate under the plan by signing an acceptance form which will be furnished by the city. This form will authorize the city to make payroll deductions of 3%, 4%, or 5% of your compensation which will be your contribution to the plan.

All eligible employees of the city may participate under the plan as of July 1, 1969. Participation in

NORTH TWELFTH STREET ANNEXATION

Mr. Stranger moved that beginning at a point 30 feet North and 40 feet West of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West 165 feet, thence North 300 feet, thence East 165 feet, thence South to the point of beginning be recommended to City Council for B-2 (Neighborhood Business) Zone. Mr. Love seconded. Motion carried.

Mr. Stranger moved that beginning at a point 30 feet North and 205 feet West of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence North 300 feet, thence East 100 feet, thence South to the point of beginning be recommended to City Council for P (Parking) Zone. Mr. Love seconded. Motion carried.

Mrs. Smith moved that beginning at a point which is 305 feet West and 30 feet North of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West to the center line of the Little Bookcliff Railroad right-of-way, thence North-easterly along said center line to a point which is 505 feet North of the South line said Section 2, thence East to a point 40 feet West of the East line of said Section 2, thence South 175 feet, thence West 265 feet, thence South to the point of beginning be recommended to City Council for R-3 (Multiple-Family Residence) Zone. Mr. Baker seconded. Motion carried.

Mr. Baker moved that beginning at a point 505 feet North and 40 feet West of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West to the Center line of the Little Bookcliff Railroad right-of-way, thence Northeasterly along said center line to the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 2, thence East to a point 40 feet West of the East line of said Section 2, thence South to the point of beginning be recommended to City Council for R-1-C (Single-Family Residence) Zone. Mr. Stranger seconded. Motion carried.

Mr. Baker moved that Fairmount Subdivision Lot 19 of Block 6 and Blocks 10, 11, 12, 13, 14, and that part of Block 9 North of the Grand Valley Canal be recommended to City Council for R-1-C (Single-Family Residence) Zone. Mrs. Smith seconded. Motion carried.

Mr. Love moved that Fairmount Subdivision Block 5 and that part of Block 9 South of the Grand Valley Canal be recommended to City Council for R-3 (Multiple-Family Residence) Zone. Mrs. Smith seconded. Motion carried.

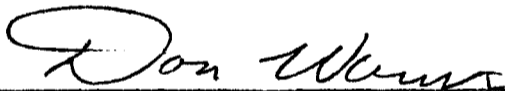
Mrs. Smith moved that that part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian which lies North and East of the Grand Valley Canal be recommended to City Council for R-3 (Multiple-Family Residence) Zone. Mr. Baker seconded. Motion carried.

Mr. Baker moved that beginning at a point 30 feet West of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence West 175 feet, thence North 160 feet, thence West 25 feet, thence North 170 feet, thence East 200 feet, thence South to the point of beginning, be recommended to City Council for R-3 (Multiple-Family Residence) Zone. Mr. Stranger seconded. Motion carried.

Mr. Stranger moved that Blocks 1 and 2 of the Eagleton Subdivision be recommended to City Council for R-1-C (Single-Family Residence) Zone. Mr. Baker seconded. Motion carried.

II. ADJOURNMENT

The meeting was adjourned.



Don Warner
Development Director