

MINUTES
REGULAR MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday -- January 28, 1959 -- 8:00 A. M.
CONFERENCE ROOM -- CITY HALL

The Grand Junction Planning Commission held its regular meeting in the Conference Room of the City Hall at 8:00 A.M. on Wednesday, January 28, 1959, with the following members present: Vice-Chairman Howard McMullin, Mrs. Cleo Diemer, Mr. V. L. Colony, Mr. Richard Zollner, and Mr. Robert Van Deusen. Absent: Mr. Glen Hopper, Mr. Claud Smith, Mrs. F. A. Brumbaugh, and Mr. R. E. Cheever. Also present: Councilman Edward Strnad, Chief of Police Karl Johnson, Regional Planning Director Gene Allen, and Mr. Geo. Hooker.

The meeting was called to order by Vice-Chairman McMullin. Motion was made by Mr. Zollner and seconded by Mrs. Diemer that the minutes of the last meeting be approved as written; motion carried.

Mr. McMullin then called upon Mrs. Diemer, chairman of the Zoning Committee, for their report regarding the preliminary plat for annexation at 7th and Bookcliff and the change in zoning of lots 22 and 23, Block 83, from Business "A" to Business "B".

Mrs. Diemer reported that the Committee had met and studied the zoning map in regard to the preliminary plat for annexation at 7th and Bookcliff, and recommended that the entire plat be zoned Residence "A" for the following reasons:

1. There is already quite a traffic hazard near the area because of parking for the church across the street, and the amount of traffic to and from St. Mary's Hospital.
2. The contour of the street between Walnut and the Hospital cannot be changed a great deal.
3. It has been the policy of the Committee to discourage strip and spot zoning.
4. This property is adjacent to very fine Residence "A" property.

Mrs. Diemer made the motion that the report of the Zoning Committee be accepted, and Mr. Zollner seconded the motion.

In the discussion before the motion was voted upon, Mr. Van Deusen said that there definitely is a growing need for doctors' offices in this vicinity and this is a logical place for them to develop; also, because of the traffic, this is not good for residential purposes. However, it was the concensus of opinion that until some definite plan for developing the entire area into something of this sort is presented, the only alternative is to take the entire tract in as Residence "A", since to do otherwise would constitute spot zoning.

The motion was then voted upon, and carried.

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Regarding the change in zoning on White Avenue, Mrs. Diemer reported that the Zoning Committee had met with Mr. Geo. Hooker and examined a sketch of his proposed building at this location, and looked at samples of materials to be used. Two petitions favoring this zoning change have been presented -- one signed by most of the property owners in the area favoring the change, and another signed by the trustees of the First Presbyterian Church, also favoring the change.

These two lots adjoin a Business "B" area on the East, so this would not be spot zoning.

For these reasons, the Committee recommended that Lots 22 and 23, Block 83, City of Grand Junction be changed from Business "A" to Business "B".

Motion was made by Mr. Colony, seconded by Mr. Van Deusen, and carried, that this Commission recommend to the City Council that Lots 22 and 23, Block 83, City of Grand Junction, be changed from Business "A" to Business "B".

Items III and IV on the Agenda were tabled until the next meeting, due to the fact that the City Engineer and the City Manager were both out of town at this time. In regard to the annexation at 28th and Orchard, Mr. Van Deusen pointed out that this would be the first piece of property across Indian Wash to annex, and he mentioned that from an engineering standpoint it would probably be simpler and less expensive to hold the line at Indian Wash, temporarily at least, until either the Fruitvale annexation question is settled or a larger area can be annexed.

Motion to recess this meeting was made by Mr. Van Deusen, seconded by Mr. Colony, and carried.

R. E. CHEEVER, Secretary