

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 21, 1962 - 8:00 A. M.

AUDITORIUM - CITY HALL

Members present; Messrs. Elmer Nelson, Arthur Hadden, Ray Meacham, Robert Baker, Mrs. William Hyde, and Mrs. Robert Russell.

Others present: City Manager Joe Lacy, Development Director Don Warner, Henry Galley, Phil Dufford, and E. Lin Guy of the Mesa County Planning Commission.

Chairman Nelson explained to the Commission that the areas to be discussed were the two areas that was handled on the 13th of February, 1962 by the Fruitvale Planning Commission. The County Planning Commission had appointed a committee of three men to meet with the Grand Junction Planning Commission to determine their feeling and recommendation. It was understood that it was a planning recommendation only.

I. DISCUSSION WITH COMMITTEE FROM COUNTY PLANNING COMMISSION ON ZONING AT 12th AND BOOKCLIFF.

Don Warner explained the request for change at the Northwest corner of 12th and Bookcliff, and 330 feet depth from center line of 12th Street on the East side from Walnut to the canal. The area in the city on the other side is zoned R-3. This zoning allows hospitals, clinics and nursing homes. The 330 feet is requested as R-B on the request petition. There is a service station on 12th and Orchard and the South half of that lot was zoned for business. The North half was zoned for parking as a buffer strip. 12th Street will be widened and parking probably allowed on the street but as traffic develops park-will be taken off the street. It was proposed previously when this area was petitioning for annexation that the zoning be R-3. Some owners said that they wanted to build a nursing home in there and R-3 would allow this. Chairman Nelson speaking of the Fairmount Sheet Metal building said we should never let a non-conforming use of property pull the rest of the area with it. Art Hadden made a motion that they recommend to the committee that the property stay residential as it now is. Ray Meacham seconded the motion. Motion carried unanimously. Full detailed report to go to the County Planning Commission

II. FRUITVALE ZONING (TABLED AT LAST MEETING)

Considered was the piece of ground South of North Avenue in the Fruitvale annexation area that was discussed at the last regular meeting. Since that time most of the people in the area had been

contacted. Don Warner reported to the members of the board on the results of these contacts. It was agreed upon that the board felt commercial zoning to be best for the area but since it was the wish of a very large majority of the people to have it residential it should be according to their wishes. Art Hadden moved that the R-1-C zone shown on the published map as questionable be approved and the remainder of the area should be approved as shown on this map and recommended to the council. Motion made that we recommend this zoning as the wish of the people. Motion carried.

III. REPORT OF TREE COMMITTEE

Mrs. Hyde thought it would be well to have the City Planning Commission and the Regional Planning Commission recommend that a Citizens Committee be appointed to make up a list of recommended trees that would not become diseased or nuisances. Don Warner made a recommendation that the Committee should be appointed by the Regional Commission and that Mrs. Hyde take the matter to the Regional Commission.

Mr. Nelson told the Commission that two things for them to be thinking about for next meeting should be the Housing Code and Zoning problems in fringe areas.

Joe Lacy and Don Warner gave a report on the Planning Institute Meeting at Boulder, Colorado

ADJOURNMENT

Mr. Nelson made a motion that the meeting be adjourned. The motion was seconded by Art Hadden and carried.