

GRAND JUNCTION PLANNING COMMISSION
Special Meeting

Thursday, June 28th, 1956 at 9:00 P. M.

Present: Chairman Howard McMullin, John Harper, George Graham, and
R. E. Cheever.

Absent: Claud Smith.

Advisory Board

Members Present: Mrs. Estelle Brumbaugh and Mrs. Cleo Diemer.

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The City Planning Commission held a special meeting in the Court House after the joint meeting with the Regional Planning Commission.

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Motion was made by George Graham, and seconded by Mrs. Brumbaugh, that R. E. Cheever be appointed secretary of the Board, to replace W. D. Toyne. Motion carried.

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After considerable discussion on the proposal to re-zone the NE corner of 12th and Orchard Avenue from a residence to a business zone, Mr. Graham moved that the members of the City Planning Commission who were also on the Regional Planning Commission should oppose the re-zoning of this area. Motion seconded by Mrs. Brumbaugh, and carried.

The main reason for opposing the proposed zoning was due to the fact that Mr. Jaros' property, located just south of this area and within the city limits, had been turned down for the same type zoning.

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Mr. Harper remarked about the request to the City Council for a park in the northeast part of Grand Junction. It was his opinion that something should be done soon, before development is completed in that area.

Mr. Harper also pointed out that there is a park fund available from the percentage of the new areas annexed, and suggested action. This will be further discussed at the July 25th meeting.

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1333 Hall Avenue
Grand Junction, Colorado
June 29, 1956

Mr. H. H. McMullin
145 North 4th Street
Grand Junction, Colorado

Dear Mr. McMullin:

I understand that the County Planning Commission has been asked to consider rezoning of the north east corner of 12th and Orchard Avenue from a residence to a business zone. I do not know whether property owners adjoining this are objecting, but I doubt if many would care one way or the other.

I have heard that if the County Planning Commission grants permission for the change, some of the members of the City Planning Commission may feel that Mr. Jaros's request for rezoning his entire orchard cannot then be refused. May I make a few comments, please?

In the first place, the south east corner of 12th and Orchard Avenue, which belongs to Mr. Jaros, is already zoned for business. I believe the south west corner has some type of business zoning. There is a church on the north west corner. It would not seem unreasonable for the County Planning Commission to allow the north east corner to be rezoned, on the basis of these facts alone, if they wish to grant this request.

The homes around the north east corner are possibly a little older. There are already a number of small businesses in the area along 12th Street north of Orchard Avenue, and I would assume that the property owners in general would have no objections to more. However, the area to the south and east of Mr. Jaros's large acreage is another matter. The residence situation here is a little different, and the property owners here are extremely opposed (18 to 2 of the bordering properties) to the entire orchard being rezoned for business, for the numerous reasons given in previous correspondence.

In conclusion, I fail to see how the fact that the County Planning Commission may allow another business zone on the north east corner of 12th and Orchard Avenue can force the City Planning Commission to rezone the entire property owned by Mr. Jaros.

Sincerely yours,

Mrs. J. G. Merrill

cc Mr. R. E. Cheever

The matter of annexation of Regent Subdivision was again brought up, and in view of the fact that all requirements had been complied with, it was moved by Graham and seconded by McMullin that the Commission recommend to the City Council that the annexation be approved. Motion carried.

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Mrs. Diemer brought up the question as to just what were the duties of the Advisory Board members. Mr. McMullin said they were to act as alternates and could be called upon for special duties, and that they would vote only when acting as alternates.

Mr. McMullin suggested that the Chairman should determine by roll call who were absent and then appoint an alternate to vote in their place.

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Upon motion, the meeting was adjourned.



R. E. Cheever, Secretary