

GRAND JUNCTION PLANNING COMMISSION

Wednesday, March 27, 1957, at 3:00 P.M.

Board Members

Present: Chairman Howard McMullin, John Harper, George Graham, Claud Smith, Laird Smith, and Secretary R. E. Cheever.

Advisory Board

Members present: Mrs. Estelle Brunbaugh
" absent: Mrs. Cleo Diemer, Mr. J. D. Severson, and Mr. Thomas Brownson.

Also present: City Attorney Ashby, City Engineer Alstatt, and County Planning Director Allen.

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The first item considered was Item No. 1 on the Agenda - the petition of Hugh J. and Helen M. Pinger to change the zoning of the NE corner of 7th and Belford from Business "A" to Business "B" Use District.

Mr. Pinger appeared in behalf of his petition, explaining that the main reason for this request was to permit wholesaling at his place of business.

After considerable discussion, Chairman McMullin made the motion that this matter be laid on the table for 30 days and each member of the Commission be requested to make an inspection of the property, and the City Attorney be requested to look into the matter of permitting a light wholesaling of the type that is now prevalent in certain Business "A" zones, rather than having a violation of it.

Motion seconded by Claud Smith; however, upon discussion, it was the concensus of opinion that this action would accomplish nothing and only delay matters, so Mr. McMullin then withdrew his motion.

Mr. Graham then made the motion that the Commission recommend to the City Council that this petition be denied. Motion was seconded by Mr. Cheever, and carried.

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Next item considered was the request of the Grand Junction Steel Fabricating Company for a vacation of 4th Avenue between 11th and 12th Streets. Mr. Corneilson of the G. J. Steel Fabricating Company was present.

After discussion, Mr. McMullin made the motion that the Commission recommend that the Grand Junction Steel Fabricating Company be granted a revocable permit to use 4th Avenue from 11th to 12th Streets. Motion seconded by Mr. Graham, and carried.

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A Committee from the Chamber of Commerce were present to observe proceedings. Mr. McMullin complimented the Chamber of Commerce Committee upon the plans which they had recommended at a previous meeting.

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The City Engineer and City Attorney are working on a revision of the Building Code, and the Planning Consultant is working on a present and future land use map and traffic circulation plan. Mr. Allen will have recommended procedures ready for the next meeting of the Commission.

A statement of long-range planning will be prepared for the next meeting by the Chairman of the Board, the Secretary of the Board, and Mr. Allen.

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Motion was made by Mr. Graham that Mr. McMullin be re-elected as Chairman of the Board, and Mr. Harper Vice-Chairman of the Board Motion seconded by Mrs. Brumbaugh, and carried.

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Fire Chief Frank Kreps was present and talked concerning fire zones and limitations.

Motion was made by Mr. Cheever that the Planning Consultant, Fire Chief, City Engineer and City Attorney draw up plans relative to fire zones and present them at the next meeting of the Commission for discussion. Seconded by Mr. Graham, and carried.

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There being no further business, upon motion the meeting was adjourned.

R. E. Cheever, Secretary