

RESIDENTIAL ZONE CHANGES

1. Need for such additional zone changes.

The present R2 zoning houses older homes that have poor wiring and deteriorating construction. This proposed area is conveniently located two block East of Mesa College and would help alleviate part of the present housing problem.

2. The impact would be that in the future the area would be able to handle a portion of the growth now evident in Mesa County.
3. Distance to:
 - A. Business Centers - 1 block from North Avenue and two blocks from 12th street.
 - B. Employment Centers - Both North Avenue and 12th street are large employment centers.
 - C. Community facilities - Grand Junction High School, East Junior High and Orchard Avenue Elementary are all within walking distance. Lincoln Park is one block away, several churches of different denominations are in the immediate neighborhood.
4. Access to Area - Area is located adjacent to two of the leading arteries leading in and out of town.
5. Audie Storey, a City employee, Engineer, said there is adequate sewer and water available.
6. Impact on City facilities - sewer and water facilities are presently adequate, sanitation would be better with newer facilities, fire would be much less reduced because of the new structure meeting present codes, etc.

George Tracy