

GRAND JUNCTION PLANNING COMMISSION
Wednesday - April 28, 1971 - 8:00 A. M.
CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Richard Stranger, Blake Chambliss, Harry Colescott, Ray Paruch, Levi Lucero and Mrs. Robert Russell.

OTHERS PRESENT: Don Warner, Development Director; Robert Engelke, Regional Planning Director; Richard Gray, City Manager; R. T. Mantlo, Battalion Chief of the City Fire Dept.; Thomas Young; Frank Dunn; Quinton DeWeese; Bob Bray; Bud Lovato; Vick Perino; Ken Henry; Martin Mason; Mrs. Delmer Born; Frank Brodak; and Rev. Hollis Cook.

I. MINUTES APPROVED

The minutes of the March 31st meeting were approved.

II. PUBLIC HEARING - REQUEST FOR REZONING DENIED - N. SIDE OF F RD BETWEEN 26 3/4 RD AND THE MEDICENTER

Don Warner explained the request of Bray & Co. for rezoning from R-3 (Multi-Family Residence) to B-1 (Limited Business). Plans are to build doctors' offices at this location. Those people present at the hearing opposed to this rezoning were: Thomas Young, 617 Viewpoint Drive; Frank Dunn, 2682 Capra Way who was representing approximately 20 families in the Northern Hills Subdivision; and Quinton DeWeese, 611 Viewpoint Drive.

Bob Bray, Bud Lovato and Ken Henry were representatives of Bray & Co. Bob Bray said that they were asking for the rezoning on the lower portion of this area only and the R-3 would be a buffer zone between the R-1-B and B-1 Zones. Doctors offices, etc. would cause no more traffic than the apartments in the R-3 Zone.

Bud Lovato said the traffic would be minimal as the access to the B-1 Zone would be from Patterson Road. He didn't see how this change would bother the neighbours as they could not see this area from their homes.

Frank Dunn stated that he could see this property from his home and the traffic would increase and cause congestion.

Harry Colescott asked if there is a need for rezoning to B-1 any place in the City, or if there is ample B-1 for construction of Doctors offices, etc.

Ray Paruch stated that he was opposed to this change in zoning because there is ample space of B-1 Zoning for development. Don Warner said that the people who own the B-1 Areas will not sell as they have plans of their own for development.

Ken Henry said there is no land available, for the need, that is zoned properly.

The hearing closed.

Ray Paruch made a motion that the request for rezoning from R-3 (Multi-Family Residence) to B-1 (Limited Business) of the following described property be denied for these reasons: insufficient need shown right now for rezoning; concern over compatability with the neighborhood as developed; and no change in land from rezoning to R-3.

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 2, T1S, R1W, Ute Meridian; Thence North 90°00'00" East along the South line of the Southeast Quarter of said Section 2, 50.00 feet; Thence North 01°32'00" West, 30.01 feet to the True Point of Beginning; Thence continuing North 01°32'00" West, 127.50 feet; Thence North 90°00'00" East, 20.54 feet; Thence along the arc of a circular curve to the left whose radius is 150.00 feet and whose long chord bears North 67°55'00" East 112.79 feet; Thence North 45°50'00" East 44.00 feet; Thence South 44°57'51" East 106.13 feet; Thence North 40°48'01" East 69.79 feet; Thence South 84°51'21" East 111.17 feet; Thence South 81°37'14" East 58.22 feet; Thence South 75°17'58" East, 108.62 feet to a point on the Easterly line of Lot 14 of a replat of Lots 7 and 8, First Addition, Northern Hills Subdivision and Second Addition, Northern Hills Subdivision, as filed and recorded in the office of the Clerk and Recorder in Plat Book No. 11, Page 14; Thence along said Easterly line of said Lot 14 of said Replat by the following two courses and distances:

South 21°58'00" West 34.00 feet; South 28°46'00"

West 114.96 feet to a point on the North right-of-way line of Patterson Road;

Thence North 90°00'00" West along said right-of-way 479.10 feet to the True Point of Beginning.

(The above described tract of land contains 1.879 acres.)

(The North side of Patterson Road between 26 3/4 Road and the Medicenter.)

Dick Stranger seconded the motion and it passed. Levi Lucero abstained from voting.

III. PUBLIC HEARING - REQUEST FOR REZONING DENIED - SOUTHWEST CORNER,
12 TH AND PATTERSON

Don Warner explained the request of Martin Mason for rezoning from R-3 to B-2 at 2621 North 12th Street. Martin Mason stated that he planned to develop a small shopping center with three doctors offices.

Frank Brodak, 2618 North 12th Street, opposed the rezoning. Mrs. Delmer Born, 2628 1/2 North 12th Street, asked what other development could go into this area if rezoned and if Mr. Mason did not develop it as he has planned. Don Warner explained that it could be the same development as the downtown area. Mrs. Born then stated that she was against the rezoning rather than against Mr. Mason's proposal.

Blake Chambliss made a motion that the request for rezoning from R-3 (Multi-Family Residence) to B-2 (Neighborhood Business) of the following described property be denied for these reasons: The present B-2 seems adequate for the area at this time, as there is B-2 on the opposite side of the street that has not been used; and there is no need shown for rezoning and no change to neighborhood to indicate present zoning is improper or in error.

Beginning at Northeast Corner Section 11 Township One
South Range One West South 00°12' East 203.5 feet
North 89°50' West 210.1 feet 00°27' East 202.1 feet
North 89°48' East 206.3 feet to beginning.
All in Mesa County, Colorado. (2621 North 12th Street).

Betty Russell seconded the motion and it passed.

IV. PUBLIC HEARING - REQUEST FOR REZONING APPROVED AND RECOMMENDED
TO COUNCIL - BETWEEN 11TH AND 12TH, NORTH SIDE OF UTE AVENUE

Don Warner explained the request for rezoning from C-2 (Heavy Commerce) to B-1 (Limited Business) on the lots between 11th and 12th, North side of Ute Avenue and the zoning surrounding this area. He stated that plans for this area are for apartments and are to be partial rent supplement housing.

Betty Russell made a motion that the request for rezoning from C-2 (Heavy Commerce) to B-1 (Limited Business) on Lots 23 thru 34, Block 132, City of Grand Junction (Between 11th and 12th Streets, North side of Ute Avenue) be recommended to Council for approval.

The motion was seconded by Blake Chambliss and carried.

C-2 does not include apartment housing as B-1 does. This area appears to be a good area for apartments. Surrounding area of this rezoning and East should be considered for other zoning - particularly apartments.

V. PUBLIC HEARING - CONDITIONAL USE 3.2 NURSERY SCHOOL GRANTED

Rev. Hollis Cook, Galilee Baptist Church, 17th and Elm Avenue, was present and stated that the nursery school would be open to the public as a full time nursery school. There were no oppositions to this request. Levi Lucero moved and Dick Stranger seconded that the request for Conditional Use 3.2 Nursery School in a R-1-C (Single-Family Residence) Zone on Lot 1, Elm Avenue Subdivision (the Northeast Corner of 17th and Elm Avenue) be granted. Don Warner noted that the building would have to be brought to code standards before the use is started.

The motion passed.

VI. REQUEST FOR VACATION OF 10TH STREET DENIED

The request of D. G. Son and LeRoy Bacon for the vacation of 10th Street between Second Avenue and Indian School Road was discussed. The City Police and City Traffic Departments have recommended this street not be closed. Discussion followed. Blake Chambliss made a motion that the request for vacation of 10th Street be denied because of the above mentioned items. Dick Stranger seconded the motion and it passed.

VII. DISCUSSION - FIRE HAZARDS IN TRAILER PARKS AND MODULAR HOMES

R. T. Mantlo, Battalion Chief, discussed the problems in trailer parks due to lack of large water lines, fire hydrants, off-street parking, etc.

After considerable discussion, Harry Colescott made a motion that Don Warner, Bob Engelke and R. T. Mantlo gather material for a code for modular housing including mobile homes and prepare ordinances which could be applied retro-active to upgrade the existing parks - providing for increased safety, and present it to Planning Commission.

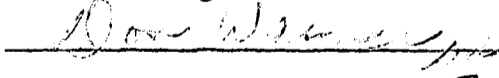
Blake Chambliss seconded the motion and it passed.

VIII. DISCUSSION - SIDEYARDS FOR ACCESSORY BUILDINGS ON CORNER LOTS

At the present, sideyards for accessory buildings on corner lots is 7 1/2 feet. Don Warner asked the Commission to consider a change to 3 feet sideyard minimum. Discussion will continue at the next meeting.

IX. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner, Development Director