

SPECIAL MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 2, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Development Director Don Warner and City Manager Richard Gray.

I. MINUTES APPROVED

The minutes of the May 26th meeting were declared approved by Chairman Bob Baker.

II. PUBLIC HEARING - ADDITION OF R-2-A USE ZONE TO ZONING TEXT RECOMMENDED TO COUNCIL FOR APPROVAL

Don Warner explained the proposed change in the Zoning Text to add R-2-A Use Zone. The proposed R-2-A Zone is one half the density of the present R-2 Zone. The R-2-A Zone would provide more open space as the R-2 allows two units for 6,000 sq. ft. and two more units for each additional 3,000 sq. ft., and the R-2-A would allow two units for each 6,000 sq. ft.

Following the review of this proposed addition to the text, Levi Lucero made a motion and it was seconded by Blake Chambliss that the addition to the Zoning Text be recommended to Council for approval:

(5) R-2-A Two-Family Residence

A. Permitted Uses:

Residential Use....1.1, 1.2, 1.3, 1.4, 1.8
Assembly Use.....2.1, 2.2, 2.3
Institutional Use..3.1, 3.2
Accessory Buildings.
Home Occupations....

B. Conditional Uses:

Residential Use....1.7
Assembly Use.....2.4
Institutional Use..3.3, 3.4

C. Lot Frontage, Minimum.....50 ft.

D. Lot Area, Minimum.....6,000 sq. ft.

(For single or duplex)

For each additional 6,000 sq.ft. of lot area, two more family living units are permitted in 1.4 use.

E. Floor Area, Minimum per dwelling unit

Use 1.1..... 800 sq. ft.
Use 1.4..... 600 sq. ft.

- F. Maximum Lot Coverage.....40%
- G. Maximum Height of Buildings..... 25 ft.
- H. Setback, Minimum
 - Major Streets..... 100 ft.
 - Secondary Streets..... 60 ft.
 - Collector Streets..... 50 ft.
 - Other Streets..... 40 ft.
- I. Side Yard, Minimum
 - Principal Building
 - One Side..... 5 ft.
 - Total Minimum..... 14 ft.
 - Accessory Building
 - Front 1/2 of Lot..... 5 ft.
 - Rear 1/2 of Lot..... 3 ft.
- J. Rear Yard, Minimum
 - Principal Building..... 25 ft.
 - Accessory Building..... 5 ft.
- K. See also: Signs, Section 4; Parking & Loading, Section 5; Supplementary Regulations, Section 6.

The motion passed unanimously.

III. INFORMATION FROM MAY 26TH MEETING OF PLANNING COMMISSION

Information was given regarding the approval of the Bulk Development in a R-1-C (Single-Family Residence) Zone on the South 165 feet of Block 8, Teller Arms Subdivision. (Between North 26th Street and Indian Wash, North of Mesa Gardens Subdivision.) (W. R. Bray).

IV. INFORMATION - UNITY CHURCH ANNEXATION TO BE ZONED R-1-C

Don Warner stated the Unity Church Annexation zoning of R-1-C (Single-Family Residence) will be advertized for Public Hearing, Wednesday, June 30th. Planned Unit Development is contemplated for this area.

V. LETTER READ - REGARDING GUNNISON AVENUE REZONING

A letter, read by Chairman Bob Baker, written by Dale J. Hollingsworth, 341 Gunnison Avenue, was discussed.

Mr. Hollingsworth asked the Planning Commission to consider rezoning to residential on Lots 13-18, Block 2, City of Grand Junction. This rezoning to business, a couple of years ago, was for a religious goods retail operation in one of the dwellings. He believes that commercial zoning on Gunnison Avenue between 1st Street and Indian Wash is a detriment to the other people living along the street.

~~Tax assessments on different zoned properties were discussed. It was agreed to invite Mr. George Bunte, County Assessor, to attend the June 30th meeting of the Commission for more~~

information, and for Don Warner to investigate the feelings of the owners of Gunnison Avenue properties regarding this rezoning.

VI. HOUSING COMMITTEE DISCUSSION


Mrs. Betty Russell, Regional Planning Commission Housing Committee Chairman, asked for information regarding the Housing Study Committee Report (Re-Action) of September, 1969. Regarding the four recommendations contained in this report, that the City Council had accepted, Betty Russell asked which of these, if any, should be continued by the Housing Committee.

She was told that Recommendation #1, the adoption of the Uniform Housing Code, and Recommendation #2, the application for Workable Program Certification, had been defeated by public vote. Recommendation #3, The Formation of a Housing Commission and Recommendation #4, a continued study of the housing needs, could be continued and studied along with the housing section of the Comprehensive Plan.

Discussion followed regarding possible housing needs in the area.

VII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director