

GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 30, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engelke and George Bunte, Mesa County Assessor.

I. MINUTES APPROVED

The minutes of the June 2nd special meeting were declared approved.

II. PUBLIC HEARING - ZONING OF UNITY CHURCH ANNEXATION - PROPOSED R-2-A CHANGED TO R-1-C AND RECOMMENDED TO COUNCIL

Don Warner explained the proposed zoning of R-2-A (Two-family Residence) (Low Density) for the Unity Church Annexation. The owners, Mr. & Mrs. A. H. Gould, had asked for R-2-A for the purpose of Bulk Development and more density in this area than R-1-C. Don Warner and Bob Engelke suggested the South 250 feet of the West 760 feet of the Unity Church Annexation be zoned R-1-C to keep this area in comparable development with the surrounding area.

Don Warner stated that Mrs. Gould had said that she and Mr. Gould would sign a letter to the effect that if their Planned Unit Development does not develop under the R-2-A Zoning, the Planning Commission had the Gould's permission to immediately rezone the total area to a lower density zone (single family).

Blake Chambliss stated that he thought R-2-A Zoning would allow too high of density in this area.

After considerable discussion, Blake Chambliss made a motion the Unity Church Annexation described as follows:

All of the Northeast Quarter of the Southeast Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian South and East of Horizon Drive right-of-way excepting the East 40 feet of said Northeast Quarter of the Southeast Quarter. All in Mesa County, Colorado.

be zoned R-1-C (Single-family Residence) and if the Gould's request rezoning on this property to P.U.D. when available, their will be no charge to them for the hearing. The R-1-C zoning for Unity Church Annexation will be recommended to City Council.

Dick Stranger seconded the motion and it passed unanimously. The change from R-2-A to R-1-C being the Commission thought the density of R-2-A was too high for this area.

III. PLANNING STAFF ASKED TO COMPLETE PLANNED UNIT DEVELOPMENT ZONE TO BE ADDED TO ZONING ORDINANCE.

The Planning Commission stated the confusion of the zoning of the Unity Church Annexation was due to the unfinished zone which is complex and needs more planning. The Commission asked the Planning Staff to complete the Planned Unit Development Zone so it may be added to the Zoning Ordinance.

IV. PUBLIC HEARING - R-1-C ZONING OF PEACH ANNEXATION RECOMMENDED TO COUNCIL.

Don Warner explained the proposed zoning R-1-C of the recently annexed Peach Annexation. He stated there will be more annexations of Peach's property north and west of the Peach Annexation.

Dick Stranger made a motion that the following described property be recommended to council for R-1-C (Single-family Residence) Zoning:

The East 25 feet of the South Half of the Southeast One-Quarter of the Southwest One-Quarter of Section 1, Township One South, Range One West, Ute Meridian, except the South 30 feet thereof

ALSO, the South One Half of the Southwest One-Quarter of the Southeast One-Quarter of Section 1, Township One South, Range One West, Ute Meridian except the South 30 feet thereof. All in Mesa County, Colorado.

Betty Russell seconded the motion and it passed unanimously.

V. GEORGE BUNTE, COUNTY ASSESSOR, DISCUSSED TAX ASSESSMENTS IN DIFFERENT ZONINGS.

At the request of the Planning Commission, Mr. George Bunte, Mesa County Assessor, spoke to the Commission regarding tax assessments in different zonings.

Mr. Bunte stated the zoning does not enter the picture when evaluating the land for tax assessment. The actual value, which includes the cost, the income, and the market value, is all that is considered when assessing for tax purposes. He also stated the surrounding similar properties are considered, regarding market value.

Blake Chambliss stated he thought the zoning did effect the tax assessment when the surrounding area was developed and the taxes were assessed differently than before the development.

VI. DISCUSSION - REZONING FROM BUSINESS TO RESIDENTIAL ZONING AT
132 and 140 GUNNISON AVENUE

Discussion from the June 2nd meeting regarding rezoning from Business to Residential zoning at 132 and 140 Gunnison Avenue continued.

This area was rezoned to retail business in June, 1968, at the request from an owner wishing to make incidental retail sales from a home. This business no longer exists and the area appears to be residentially oriented, therefore, Mr. Dale Hollingsworth, 341 Gunnison Avenue, asked the Planning Commission to consider rezoning to residential on Lots 13-18, Block 2, City of Grand Junction.

Both owners, Mr. Bob Payton and Mrs. Mary Werner, stated by letter and telephone, they do not wish to rezone to residential.

Mrs. Mary Werner was present in the audience.

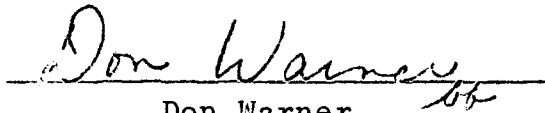
Don Warner said if the owners are not in favor of rezoning to residential, this would not be done.

VII. INFORMATION - PUBLIC HEARING SET FOR JULY 28TH MEETING

Don Warner informed the Commission that a public hearing had been advertised for July 28, 1971, requesting rezoning from B-1 (Limited Business) to B-3 (Retail Business) of Lots 3 and 4, Block 12, Sherwood Addition, City of Grand Junction. (North side of Glenwood Avenue, between Third and Fourth Streets.)

VIII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director