

File Copy

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

- MEMBERS PRESENT: Acting Chairman Ray Paruch, Richard Youngerman, Blake Chambliss, Mrs. Robert Russell & Levi Lucero.
- OTHERS PERSENT: Regional Planning Director Robert Engelke, Building Inspector Fred Fuhrmeister and City Manager Richard Gray, Frank C. Brodak, Amos Raso, Tom Newton, Bob Packard, Allen Porter, Steve Foster, Paul Britton, Mrs. Ann Gould and Jim Patty.

I. MINUTES APPROVED

The minutes of the June 30th regular meeting were declared approved.

II. CONTINUED PUBLIC HEARING - REZONING REQUEST FROM R-3 TO B-2 AT 2621 NORTH 12TH STREET - DENIED

This request was presented to the City Council, July 7th, after being denied at Planning Commission April 28th at a Public Hearing. The Council returned the request to Planning Commission for further consideration.

Mr. Frank C. Brodak, 2618 North 12th Street, representing property owners in the vicinity of 12th and Patterson, who are not in favor of rezoning the property at 2621 North 12th to B-2, stated they do not want the retail business on this corner. These six families had signed a petition (on file).

It was stated the Commission had suggested earlier that this area bekept medically and multi-family oriented.

Dick Youngerman said that he thought the owner of the property should be able to rezone and develop this property. It is not the same as a prospective buyer asking for rezoning.

Dick Youngerman made a motion that the request for rezoning from R-3 to B-2 of the following described property be approved:
Beginning at the Northeast Corner Section 11, T1S, R1W,
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.

Levi Lucero seconded the motion and it passed. Dick Youngerman, Levi Lucero and Betty Russell voting aye and Ray Paruch and Blake Chambliss voting nay.

NOTE: Betty Russell stated that she had not understood the motion and had voted erroneously. Betty Russell moved and Blake Chambliss seconded that Item 2, request for rezoning from R-3 to B-2 at 2621 North 12th Street be reconsidered. The motion carried with aye votes from Blake Chambliss, Betty Russell and Ray Paruch, and nay votes from Levi Lucero and Dick Youngerman.

Dick Youngerman again stated the motion that the request for rezoning from R-3 (Multi-family Residence) to B-2 (Neighborhood Business) of the following described property be approved and recommended to Council:

Beginning at the Northeast Corner Section 11, T1S, R1W, 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.

The motion was seconded by Levi Lucero and did not pass. Levi Lucero and Dick Youngerman voted aye, and Blake Chambliss, Betty Russell and Ray Paruch voted nay.

The request for rezoning was denied.

III. PUBLIC HEARING - REQUEST FOR REZONING FROM B-1 TO B-3 ON GLENWOOD AVENUE BETWEEN THIRD AND FOURTH STREETS - DENIED

Amos Raso, representing the petition signers (petition on file) opposed to the rezoning to B-3, stated the property owners in this vicinity do not desire rezoning because they like the area as it is. If business were allowed, the traffic would increase. They feel there is other B-3 zoning for such businesses.

Others present that were opposed to the rezoning were: Tom Newton, 1440 Sherwood; Bob Packard, 1502 East Sherwood; Allen Porter, 306 Glenwood & Steve Foster, 1301 North 3rd Street.

Reasons given for the opposition were: Traffic increase, 37 children that use the park, fine homes, small children, some apartments that have a reputation for being in a quiet neighborhood, and a residence with a limited business (studio) that enjoys the quiet neighborhood with good schools.

Paul Britton, owner of property in request for rezoning to B-3 had planned to operate a floral shop, which is a quiet business as most of their business is by telephone.

The B-3 would open the area to all other businesses that are allowed in this zone. The opposition was not to the floral shop but to the complete B-3 Zoning possibilities.

Bob Engelke stated the two responsibilities of the Planning Commission in regard to rezoning: Was the area erroneously zoned? Was there a change in character of the area since the original zoning?

Bob Engelke said this B-3 (Retail Business) Zoning could have an impact on residential property.

Ray Paruch stated the petitions signed were recognized and considered. Blake Chambliss said he could see no reason to change the zoning.

Blake Chambliss made a motion that the request for rezoning from B-1 (Limited Business) to B-3 (Retail Business) of the following described property be denied:

Lots 3 and 4, Block 12, Sherwood Addition, City of Grand Junction. (North side of Glenwood Avenue, between Third and Fourth Streets.)

Betty Russell seconded the motion and it passed unanimously.

IV. MOTION MADE TO RECONSIDER ITEM #2

Betty Russell stated that she had not understood the motion and had voted erroneously regarding rezoning to B-2 at 2621 North 12th Street and requested revote. See NOTE under Item II.

V. REQUEST FOR VACATION OF STREET WEST OF NAIR CABINET, 2834 NORTH AVENUE, APPROVED AND RECOMMENDED TO COUNCIL

The Planning Commission Office has received letters from all utility companies regarding this vacation.

Bob Engelke explained the request for street vacation of the street west of Nair Cabinet, 2834 North Avenue. Bob said that all involved properties must have access and a utility easement will be retained for operation and maintenance of lines to existing houses.

Levi Lucero made a motion and it was seconded by Dick Youngerman that the following described property be vacated for the development of a commercial site for Harold J. Kendrick, and recommended to City Council subject to all property owners having open access from their ownerships and with the restrictions that a 10 foot utility easement be retained as long as is needed:

West 25 feet of the East 95 feet of the W 1/2 E 1/2 SW 1/4 SE 1/4 SW 1/4 Section 7, T1S, R1E, U.M. in Mesa County, Colorado.

The motion carried unanimously.

Legal - Q. 4

That part of the 11th Street right of way described as follows:

Beginning at the Northwest Corner of Lot 1, Block 16, Milldale Subdivision, thence West 10 feet, thence South 270 feet, thence East to the Southwest Corner of Lot 34, Block 16, Milldale Subdivision, thence North to beginning.

VI. REQUEST FOR VACATION OF STREET - EAST 20 FEET OF 11TH STREET WHICH LIES SOUTH OF THIRD AVENUE - EAST 10 FEET APPROVED AND RECOMMENDED TO COUNCIL

Bob Engelke and Fred Fuhrmeister explained the request for street vacation by Grand Junction Steel Fabricating Company. The Planning Office has received letters from all Utility Companies regarding this vacation. The request was for the vacation of the East 20 feet of 11th Street, between 3rd and 4th Avenues.

After considerable disucssion, the owner agreed to the vacation of the East 10 feet. Betty Russell made a motion and it was seconded by Blake Chambliss that the request for vacation of the East 10 feet of 11th Street between Third and Fourth Avenues be approved and recommended to Council with the restriction that Public Service Company reserve their right of existance to service and maintain two power poles that are situated within this vacated area. (Legal)

The motion was approved unanimously.

The expansion of the general offices of Grand Junction Steel will be in the direction of the vacated area.

VII. CONSIDERATION OF PRELIMINARY PLAT OF WALDEN SUBDIVISION (MRS. ANN GOULD)

Mrs. Ann Gould and Jim Patty, NHPQ, explained the preliminary plat of Walden Subdivision. The proposed Walden Subdivision is located in the Unity Church Annexation, north of the north-west corner of 12th and Patterson Road.

The proposed Walden Subdivision is now zoned R-1-C but Mrs. Gould would like to develop this property as Planned Development.

The main consideration in review of this subdivision is road widths within the subdivision and traffic visibility regarding access onto 12th Street.

After considerable discussion, it was decided that changes should be made in the preliminary plat and considered at a later meeting.

The proposed Planned Development Ordinance was discussed.

VIII. REVISED CAPITAL IMPROVEMENTS REPORTS DISTRIBUTED

City Manager Richard Gray distributed the Revised Capital Improvements, 1972-1976, Reports. Mr. Gray discussed this report and asked the Commission Members to review it carefully.

IX. REVIEW OF PROPOSED PLANNED DEVELOPMENT ORDINANCE

Bob Engelke reviewed the Proposed Planned Development Ordinance.

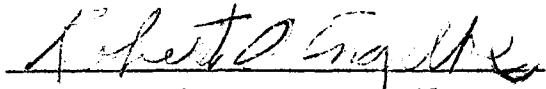
A work session to review the proposed ordinance is set for next Wednesday morning, August 4th, at 8:00 a.m. at City Hall. Permission will be considered to advertise Planned Development Ordinance, with changes, if any, for Public Hearing for regular meeting in August.

X. DISCUSSION - BULK DEVELOPMENT ON HILL AVENUE IN MEEK'S SUBD.

A bulk development plan at approximately 28 1/2 Road and Hill Avenue will be presented to the Commission at a later date. This is a 16-unit plan in an R-1-C (Single-family Residence) Zone.

XI. ADJOURNMENT

There being no further business, the meeting adjourned.



Robert O. Engelke
Regional Planning Director