

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 23, 1972 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Levi Lucero, Acting Chairman, Richard Youngerman, Richard Stranger, Blake Chambliss, and Gene McEwen.

OTHERS PRESENT: Don Warner, Robert Engelke and Richard N. Gray, City Staff Members.

I. MINUTES APPROVED

The minutes of the January 26th meeting were approved.

II. PUBLIC HEARING -- DELETIONS OF CITY ZONING ORDINANCE RECOMMENDED TO CITY COUNCIL

Don Warner explained the Mobile Home restrictions were covered in the Planned Development Zone and therefore the following deletions from the other sections in the ordinance were suggested. Richard Stranger made a motion the following deletions be recommended to City Council:

DELETE:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups

(4) Business Use...

4.9 Mobile Home Park.....consists of an area serving five or more mobile homes or trailer coaches on either a permanent or transient basis.

DELETE:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups

(1) Residential Use...

1.7 Mobile Home Subdivision.....consists of twenty or more mobile home sites, each of which fronts on public right of way and each having its own water, sewer tap and a minimum of 3,000 sq. ft. in area and which meets all other City regulations for such subdivision, and where individuals normally, but not necessarily, own the site on which they reside.

Blake Chambliss seconded the motion and it passed unanimously.

III. PUBLIC HEARING - PROPOSED ZONING - NORTH PEACH ANNEXATION - RIA RECOMMENDED TO COUNCIL

The proposed zoning of R-1-C (Single Family Residence) was advertised for hearing. Don Warner explained this zoning was advertised because there had not been any immediate plans for this property. Blake Chambliss and Richard Stranger were both against zoning because if Bulk Development was requested in R-1-C the density would be too high. After considerable discussion, Blake Chambliss made a motion to recommend to City Council the zoning of R-1-A of the following described property:

TRACT 1:

The Southeast Quarter of the Southeast Quarter of Section 1, Township One South, Range One West, Ute Meridian EXCEPT the East thirty feet thereof. That portion of the Northeast Quarter of the Northeast Quarter of Section 12, Township One South, Range One West, Ute Meridian, North of the South right of way line of "F" Road.

ALSO, The North half of the Southwest Quarter of the Southeast Quarter of Section One, Township One South, Range One West, Ute Meridian,

ALSO, The North half of the Southeast Quarter of Section One, Township One South, Range One West Ute Meridian, EXCEPT the East thirty feet thereof, and EXCEPT the West half of the South 13.5 acres of the Northwest Quarter of the Southeast Quarter of Section 1, Township One South, Range One West, Ute Meridian,

ALSO, The South half of the Northeast Quarter of Section One, Township One South, Range One West, Ute Meridian, EXCEPT the East thirty feet thereof,

ALSO, the North half of the Southeast Quarter of the Southwest Quarter of Section One, Township One South, Range One West, Ute Meridian,

ALSO, Lots 26 and 27 of Jayne's Subdivision in the Southeast Quarter of the Northwest Quarter of Section One, Township One South, Range One West, Ute Meridian, All in Mesa County, Colorado.

To be zoned R-1-C (Single Family Residence)
(North Peach Annexation)

Gene McEwen seconded the motion and it passed unanimously.

**IV. PUBLIC HEARING - PROPOSED ZONING - FAIRMOUNT
SUBDIVISION ANNEXATION - R-1-C RECOMMENDED
TO COUNCIL**

Don Warner explained the location of the subdivision and stated the surrounding area was built to R-1-C Zoning and is completely developed. Blake Chambliss made a motion to recommend to Council the R-1-C Zoning of the following described property:

TRACT 2:

Beginning at the Northeast corner of Lot 11, Block 4, Fairmount Subdivision, thence East 26 feet to present city limit line, thence North along said line to the South line of the Grand Valley Canal, thence Westerly along South line of the Grand Valley Canal to intersection with Northerly projection centerline 15th Street, thence South along said centerline to a point 30 feet West and 30 feet South of the Southwest Corner of Lot 21, Block 7, Fairmount Subdivision, thence East to the East line of 17th Street right of way, thence South 30 feet, thence East to the point of beginning. (Between 15th and 19th Streets, Walnut Avenue north to Grand Valley Canal.) To be zoned R-1-C (Single Family Residence) (Fairmount Subdivision Annexation)

Dick Stranger seconded the motion and it passed unanimously.

**V. DISCUSSION - PRELIMINARY PLAN OF PLANNED
DEVELOPMENT OF LAKESIDE SUBDIVISION - T. L.
BENSON - TO BE ADVERTISED PD 12**

Tom Benson, developer of Lakeside Subdivision, located West of 12th Street and South of Horizon Drive, contains 34 acres more or less. The present building plans include condominiums containing 32 units, townhouses containing 52 units, apartment buildings containing 204 units and single family dwellings for about 11 units. Besides garage and parking facilities at single family dwellings, the developers plan a total of 32 carports and additional parking for 443 cars.

Development facilities will include playgrounds, lake, bicycle paths, outdoor swimming pool, tennis courts, baseball field, club house containing indoor swimming pool, sauna bath and various other recreation facilities.

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V. Continued

Mr. Benson asked the Commission for suggestions regarding placing of various buildings, swimming pools, etc. He also asked that the zoning be advertised. Work sessions will be set for planning with Mr. Benson, his architect, and the Commission Members, so Mr. Benson will not have to wait 30 days between each Planning Commission Meeting. Tom Benson asked for zoning to cover 300 units on this size of property.

After considerable discussion, Blake Chambliss made a motion the Commission advertise the zoning of this property as FD 12 with the maximum usage of 300 living units on site. Dick Stranger seconded the motion and it passed unanimously.

VI. DISCUSSION - PLANNED DEVELOPMENT IN R-1-B ZONE LANDING PROPERTY

Mr. John Milan, Architect for Mr. and Mrs. Ralph Landing, owners of property located by the Sharon Hills Nursing Home, 2815 F Road, stated to the Commission the plans for this property is a Retirement Village in conjunction with Sharon Hills Nursing Home. This will be a FHA Project. It will be one-story buildings. No plans will be drawn until they receive a Feasibility Report from FHA. Plans are for 72 to 100 units, groups of 4, bungalow type. All will be buffet, 1 or 2 bedroom. There will also be an enlargement of the Sharon Hills Nursing Home.

VII. PRELIMINARY PLAT - WALKER HEIGHTS SUBDIVISION RECOMMENDED TO COUNCIL FOR APPROVAL

Don Warner explained the location - being East of 7th and Patterson, North side of Patterson. This area is zoned R-1-A and the subdivision plat meets the zoning requirements. Florence and Fred Dunham, 608 26 1/2 Rd, were present. They explained this was a neighborhood project and were interested in getting people in this subdivision of the same salary range as theirs.

Richard Stranger made a motion to recommend to City Council the approval of the Walker Heights Subdivision contingent on approval from all Utility Companies and City Engineering Department. Gene McEwen seconded the motion and it passed unanimously.

VIII. PRELIMINARY PLAT - COTTONWOOD MEADOWS
SUBDIVISION - RECOMMENDED TO COUNCIL FOR
APPROVAL

Tom Brimhall is planning to place modular housing on these lots in this subdivision. Blake Chambliss made a motion to recommend to Council the approval of the plat of Cottonwood Meadows Subdivision contingent on approval from all Utility Companies and the City Engineering Dept.. Richard Youngerman seconded the motion and it passed unanimously.

IX. REZONING TO C-1 OF 28 to 28 1/4 Road and 28 3/4 to 29 Roads,
NORTH OF NORTH AVENUE TO BE ADVERTISED FOR
HEARING

The Commission granted permission to the Planning Office to advertise the area north of North Avenue between 28 and 28 1/4 Roads and 28 3/4 to 29 Roads for C-1 (Light Commercial). Zoning - Public Hearing

X. DISCUSSION - PROPOSED ANNEXATION - EAST SIDE OF
NORTH FIRST STREET AND WEST OF NORTH WILLOW-
BROOK ANNEXATION

Don Warner discussed the possibility of annexation the property on the East side of North First Street, lying West of North Willowbrook. Richard Stranger made a motion and Richard Youngerman seconded that the Planning Office prepare an Annexation Petition for this area if considered feasible by the Engineering Department. The motion passed.

XI. INFORMATION - PUBLIC HEARINGS ADVERTISED FOR
MARCH 29TH MEETING

- A. Proposed one unit change of Bulk Development in R-1-C Zone at 1405 Wellington Avenue.
- B. Rezoning of Blocks 110 and 111, City of Grand Junction, from R-2 to R-3 (Between 11th and 12th from Road to Colorado Avenues).

XII. INFORMATION - AIRPORT BOARD TO LEASE LAND

Richard Youngerman stated the Airport Board is going to lease four acres to the Army for a Reserve Center. This will be a 35 year lease.

XIII. DISCUSSION

Gene McEwen asked the Planning Commission to submit Subdivision Plans, to Utilities Coordinating Committee.
It was agreed plans would be handled in this manner.

XIV. ADJOURNMENT

There being no further business, the meeting adjourned.


Don Warner
Development Director