

GRAND JUNCTION PLANNING COMMISSION

Wednesday - April 26, 1972 - 8:00 A. M.

Civic Auditorium - City Hall

Members Present:

Levi Lucero, Acting Chairman, Blake Chambliss, Dick Stranger, Gene McEwen, Dick Youngerman, Ray Paruch.

Others Present:

City staff members, Don Wanrer, Bob Engelke, and Dick Gray.

1. The meeting was called to order by Levi Lucero. Mr. Chambliss moved the minutes of the March 29th and 31st meetings be approved. Dick Stranger seconded the motion and it passed unanimously.

2. Zoning Hearing - Lots 4 & 5 Meeks Subdivision R-I-C (Single-family residence) to C-I (light commerce).

Don Warner explained that owners desired extension of their trailer sales lot. Mr. Lucero asked for discussion from the audience. Mr. Lee VanHouton of 2856 1/2 Belford stated his disapproval of the zoning change. He said that there were no road facilities, only dirt roads which create a lot of dust. Harry Chambers, of 2863 Belford, stated his disapproval as his residence is directly across from the property in question. Mr. Ray Cole, owner of the property in question stated that he wanted to develop a trailer sales lot which he felt would not hinder the other property owners around him. Mr. Warner explained that the homes in this area are zoned R-I-C which required 800 square feet and then read the requirements for C-I zoning from the regulations.

Mr. Frank Brawley, owner of lots 10, 13-16 of Meeks Subdivision, stated that he was not in favor of the change because the people living here fought for a long time to achieve a nice residential area and he felt that this zoning change would have an unfavorable change on the area. Another property owner, George Dwyer, objected because the property values would go down. Another property owner voiced his opinion in favor of the change, reason being that he would rather look at trailer homes than trash. Another member of the audience replied that this land used to be run down but today was in much better condition. Mrs. Gladys Keith of 2864 1/2 Belford stated that the trailers were parked too close to her fence and that her property was impeded. Mr. Cole replied that he deliberately parked the trailers in this manner for protection purposes. Mr. Warner

explained that in the C-I zone, there was no required set back and the trailers can go to the line.

Blake Chambliss stated that the community has voiced their opinions and feel as though a zoning change would change the neighborhood and he said he felt that to change the zone would destroy the neighborhood. Mr. Cole argued that North Avenue frontage was not deep enough for business and should be changed. Mrs. Keith again stated that it would be an injustice for Mr. Cole to put up a business there where several people have developed homes. Mr. Lucero closed the hearing. Mr. Chambliss made a motion to deny the change from R-I-C to C-I. Mr. Paruch seconded the motion and the vote was unanimously in favor of denying the zoning change.

3. Hearing - Conditional Use 1.5 (Multi-Family) in B-3 area at 941 Main Street.

A presentation was given for Mrs. Durbin who wishes to add apartments to her present apartment building at 941 Main Street. The plan for the remodeling was studied and approved. Dick Youngerman made a motion to approve the change and Gene McEwen seconded the motion and it passed unanimously.

4. Hearing - Rezoning North 1/2 Lot 1 Fairmount Subdivision from P (Parking) to B-3 (Retail business) 12th and Pinion.

Mr. Ed Lamm gave a presentation representing his client, David Sheridan, a property owner of the area in question, asked if they would build to his property line. Don Warner explained that in B-3 zoning, building to the property line is legal with fire walls. He stated that there would be no reason why an alley couldn't be dedicated to the North which would give the property owner access to Pinion Avenue, and he made a recommendation to do so. Mr. Youngerman asked about off street parking and Mr. Warner explained that one space per 100 square feet of building was required. Mr. Paruch asked if it was all Medical buildings in this area and Mr. Lamm explained that it was service and retail. Mr. Warner read the allowed uses for B-3 zoning from the zoning regulations. Mr. Engelke stated that he felt there were good parking requirements. Blake Chambliss stated that it seemed to him that it was a mistake to establish a parking zone in the first place, and that a change to B-3 would be a smart move. Dick Stranger and Don Warner both agreed with Mr. Chambliss. Mr. Lucero closed the hearing, Mr. Youngerman moved to approve the zoning of the N 1/2 of Lot 1 of Fairmount Subdivision from P (Parking) to B-3 (Retail business). Mr. McEwen seconded the motion and it passed unanimously.

5. Consideration of revocable permit for 28 Road, North of Bookcliff.

Mr. Warner explained the property in question and the purpose of the people in the area to put up a fence to keep children off of this property. Mr. Chambliss wanted to know exactly what the objection was. Mr. Warner explained that people in this area have had to call the rescue squad on several occasions to help people hurt from riding down this steep hill from the canal bank. Also, they complain of noise and traffic. The property owners want to fence in this area and would be responsible for keeping the area clean. This would be included in the permit. Mr. Warner explained that the canal road will not be closed.

Mr. Lucero closed the hearing, Mr. Youngerman made a motion to approve this permit, Mr. McEwen seconded it, and the approval was unanimous. Mr. Warner explained that this permit was revocable.

6. Discussion: Vacation 1300 Block of Bookcliff.

It was explained that the 1300 block of Bookcliff should have been vacated when the 1400 block was vacated. Dick Stranger made a motion that this be recommended to City Council that the street be vacated subject to any necessary easements. Mr. Youngerman seconded the motion and the vote carried unanimously.

7. Discussion: Possible rezoning of block 5, East Main Addition

Don Warner explained that Russell Anderson from Denver is talking about 236 Project Apartment Housing. The property presently belongs to the 1st National Bank. Mr. Anderson's proposal is to rezone this area between 17th and 19th Streets, which is zoned C-2 on the south and B on the north presently, into something he could use for his apartment buildings. R-2, R-3, or PD 20 would fit this purpose. Mr. Engelke asked how big this block was. Don Warner explained that PD 20 would allow 76 units - the block consists of 24 lots, just under 4 acres which includes a vacated alley. Mr. Warner explained that this was not a hearing, that the opinion of the commission was wanted and the discussion was only to advise Anderson for his consideration on this project. Mr. Chambliss stated that this type of housing was badly needed in the Grand Junction area, and that he would be in favor of such a project. Don Warner explained that Mr. Anderson looked at several sites, and this was the most impressive. Mr. Youngerman wanted to know if this project would be financially viable, and Mr. Warner replied the FHA was checking this. Mr. Youngerman then asked what zone would be recommended. Mr. Chambliss suggested R-2 Bulk or PD 20. He explained that PD 20 with the 236 project required landscaping. The zoning presently is B surrounded by R-2. Mr. Lucero closed the discussion, and Mr. Youngerman suggested that Mr. Anderson be told that the commission is interested in his project.

8. Discussion: Possible rezoning on Harris Road.

Don explained that the request came from Wallace Corn, owner of the property in this area. He explained that the houses in this area are not expensive and that the proposed change would be to C for storage. Mr. Warner suggested that the commission go out and look at the area in question.

9. Discussion: Watson's Island

Mr. Engelke explained the location of this island, the west end being in the city and it presently is unzoned. He said that the regional wants BLM to determine ownership on the island. The regional is studying it as a potential Greenbelt park. The zone is not written yet, but would proclude building on the island, which would be subject to flood damage or river pollution. It could not be zoned residential, industrial, commercial, etc., possible AF. Mr. Warner stated that if the BLM determines ownership, there would be no need to decide on zoning, but it should be considered in case they do not determine ownership. Mr. Engelke stated that the island will probably have to remain a flood plain zone. Mr. Lucero closed the discussion.

10. There being no further business, Mr. Lucero adjourned the meeting at 9:30.