

GRAND JUNCTION PLANNING COMMISSION

Special Meeting - July 12, 1972 8:00 A.M.

Civic Auditorium - City Hall

M I N U T E S

Members Present: Chairman Betty Russell, Levi Lucero, Blake Chambliss, Ray Paruch, Gene McEwen, and Dick Stranger.

Others Present: City staff members Richard Gray and Don Warner.

The meeting was called to order by chairman Betty Russell at 8:05 A. M.

VACATION: MANTEY HEIGHTS DRIVE

Don Warner presented a request by Ralph and Carol Guerrie to vacate the following described property for the purpose of clearing a title question:

All that part of Mantey Heights Drive located on that part of Lot 62 of Mantey Heights Subdivision lying East of the following described line: Beginning at the southwest corner of Lot 18 of Mantey Heights, thence South 0° 10' East, to the South line of said Mantey Heights Subdivision.

Mr. & Mrs. Guerrie are the owners of lots 18 and 62 of Mantey Heights Subdivision. Blake Chambliss made a motion to accept the vacation. Levi Lucero seconded the motion and it carried unanimously.

PUBLIC HEARING: DISCUSSION OF PLANNED DEVELOPMENT OF TRACT A OF LAKESIDE SUBDIVISION.

Tom Benson explained to the planning commission the layout of Tract A, Lakeside Subdivision which consists of 32 units of condominiums each being a 2 bedroom unit. Levi Lucero made a motion to approve this condominium phase of the Lakeside project and Ray Paruch seconded. Blake Chambliss stated that he felt landscaping should be thoroughly reviewed and it was his feeling that the planning commission did not have anyone who could look at these plats and know what they're looking at. He used as an example the Lakeside Subdivision by stating that ten years from now the landscaping will be great, but now when the trees are all small it isn't so attractive. He said that he felt it was a staff function to know how to make the proper recommendations. Don Warner suggested a free consultant or advisor would be the only answer to this since it would be very difficult to budget a person for permanent consultation. Blake

Chambliss stated that this should be considered in the budget then because these things are not getting proper review. Mrs. Russell brought the discussion back to the Lakeside Subdivision Tract A layout. The motion already being made, the vote was taken and it was passed unanimously, and the matter will be recommended to city council.

VACATION: 26 3/4 Road North of Capra Way

Don Warner explained the request for vacation of 26 3/4 Road North of the North line of Capra Way by Dr. Robert Linnemeyer and Mr. B. A. Kellogg. He stated that there is no foreseeable need for this road at the present time and especially in light of the Lakeside Subdivision development. There is an existing utility easement up 26 3/4 Road. The proposed use for this road is a pedestrian walkway to allow the school children access. Blake Chambliss asked who would build the walkway and Mr. Warner explained that the parties requesting the vacation would be responsible. Blake Chambliss made the motion to approve the vacation subject to utility easement and 10 foot walkway easement, providing that paved walkway be built by the owners of the property. Levi Lucero seconded the motion and it passed unanimously and will be recommended to city council.

REZONING: BLOCK 5, EAST MAIN ADDITION FROM C-2 & P to R-2 FOR BULK DEVELOPMENT.

Betty Russell opened the discussion by reading a letter from Chief of Police, Karl M. Johnson stating that there have been no problems associated with the police department during or since the construction of the Garden Village, FHA 236 housing project development bounded by Belford and Gunnison Avenue between 26th Street and 28 Road. At the last regular meeting of the planning commission, Dave Hoyt, owner of Schwinn Bicycle Shop located at 1755 Main Street, claimed that the police department had received an abnormal number of calls from Garden Village and he stated he was afraid that if the 75 unit apartment complex was built, police services would be frequently required and vandalism would increase in the area of his business. Mrs. Russell then asked members of the audience if they wished to speak. Mr. Joel Stein, Vice President of the L. M. Primack, Inc., in Denver, Colorado, at the request of Mrs. Russell, explained the 236 Program in detail. He also explained that FHA basically was for subsidized type housing. Mrs. Russell asked Mr. Stein if all apartments in these units would be subsidized and Mr. Stein said no. Mr. Stein introduced Mr. Dick Weaver, Director of Marketing Multi-Family Property for the Frederick R. Ross Company in Denver, Colorado. Mrs. Russell asked Mr. Weaver what per cent can be subsidized and he said that it depends on needs of the area but 20% is typical. He explained in detail the job of the Ross Company in taking applications and forwarding them to FHA. He also explained that the renter of the units in question are

actually paying 50-75% opposed to the required 25%. He also explained that FHA demands that they be selective as to whom the apartments are rented to. Prospective tenants would be screened by the manager, but FHA makes the final decision on tenants. Mr. Stein explained that FHA is short on rent supplement funds. He also stated that the 236 projects are very often nicer than the typical rental housing, because FHA is so particular how everything is done.

Betty Russell said that she was wanting to find out whether the project will provide housing for the low income people. Mr. Weaver stated that actually it will be for low to moderated income people with an average income of approximately \$8,500. Mr. Stranger wanted to know who would decide who was qualified low income, and Mr. Weaver explained that the decisions would be made by FHA.

Mrs. Russell stated that at the last meeting the major controversy was over the location of the proposed project. She asked Mr. Russ Anderson if he had looked over the town for other possible locations. Mr. Anderson stated that he had spent a lot of time with Don Warner looking for other potential sites in Grand Junction and this particular location was the one which best suited specifications of the FHA.

Ray Paruch stated that more housing in the moderate income bracket would encourage other rental housing in the area to be competitive therefore improving their property and lowering rental fees. Mr. Warner, agreeing, stated that this is the way redevelopment comes about. Mr. Chambliss stated that if this was strictly for low income people he would be opposed to it in this location, but for moderate income it would be suitable. Mrs. Russell directed a question to Mr. Weaver regarding what type of leasing specifications would be placed on the units. Mr. Weaver explained that this would be up to the Colorado law. Mr. Weaver said that the renters of these units were not treated any differently than any other citizen - they will be treated fairly and equally.

Mrs. Russell told the applicants that when the plan is given to them the commission will have more questions, now the main concern is for the change in zoning. Mr. Chambliss stated that he felt it was good that these projects were distributed throughout the community rather than monopolizing one main area.

Paul Mayberry, architect for this project, asked when he could begin preparing the preliminary plat. Mr. Warner told him that in view of the favorable response that the project had been given at this meeting, he felt that he could begin now.

The planning commission all felt that there was a need for this type of housing, moderate income level, and Levi Lucero made the motion to accept the change in zoning from C-2 and P to R-2 for residential development. The motion was seconded by Blake Chambliss and it passed unanimously. The meeting adjourned.