

Dick
GRAND JUNCTION PLANNING COMMISSION
Wednesday - March 11, 1970 - 8:00 A. M.
CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Richard Stranger, Mrs. Clinton Smith, Ray Paruch, Harry Colescott and Dale Hollingsworth.

OTHERS PRESENT: Don Warner, Development Director and Richard Gray, City Manager.

I. MINUTES APPROVED

Hearing no objections, the minutes of the February 25th meeting were declared approved by the Chairman.

II. AMENDMENT TO ZONING TEXT - ZONE CLASSIFICATIONS - B-2 - RECOMMENDED TO COUNCIL

The reason for this change in text was explained. The addition is to comply with the original intent of this section of the text. A motion was made by Grace Smith and seconded by Dick Stranger that the following change in text be recommended to City Council:

That part of the City Zoning Ordinance reading as follows:

Section 3. Zone Classifications

b. Zone Districts:

(8) B-2 Neighborhood Business
LIMITATIONS

2) Must be located at least 2,600 feet from another Business, Commercial, or Industrial Zone district.

SHALL BE AMENDED TO READ:

Section 3. Zone Classifications

b. Zone Districts:

(8) B-2 Neighborhood Business
LIMITATIONS

2) Must be located at least 2,600 feet from another Business, Commercial, or Industrial Zone district in which retail sales are an allowed use.

Motion passed.

III. PROPOSED ZONING C-1 (Light Commerce) RECOMMENDED TO COUNCIL

Don Warner described all of the proposed zoning requests in the West Lilac Park Annexation from the zoning map.

A motion was made by Ray Paruch and seconded by Grace Smith that the following described property in West Lilac Park Annexation be zoned C-1 (Light Commerce) be recommended to City Council:

The northeast quarter of Section 15 Township One South Range One West Ute Meredian except the east 660 feet and except that part of the south 330 feet which lies east of the Denver and Rio Grande Railroad right-of-way.

Motion passed.

IV. PROPOSED ZONING R-3 RECOMMENDED TO COUNCIL

Dick Stranger made a motion that the Commission recommend to Council the proposed zoning R-3 (Multi-family Residence) of the following described property in West Lilac Park Annexation:

That part of the south 330 feet of the northeast quarter of Section 15 Township One South Range One West Ute Meredian and excepting the east 660 feet of said south 330 feet which lies east of the Denver and Rio Grande Railroad right-of-way except Lots 17 thru 22, Block 4, Carpenter's Subdivision No. 2.

The motion was seconded by Ray Paruch and passed.

V. PROPOSED ZONING C-2 RECOMMENDED TO COUNCIL

A motion was made by Dick Stranger and seconded by Grace Smith that the following described property in West Lilac Park Annexation be recommended to Council:

Lots 17 thru 22, Block 4, Carpenter's Subdivision No. 2.

Motion passed.

VI. REZONINGS FROM R-3 to B-2 and R-3 to B-1 TABLED UNTIL NEXT REGULAR MEETING - MARCH 25, 1970.

The B-1 proposal is for the south side of Patterson Road just west of 12th Street.

The B-2 proposal is for a one-acre tract at the Southwest Corner of 12th and Patterson. This is to be used for a retail store.

A drawing of the proposed apartment house and Dr. offices site was presented by Chambliss Associates.

A letter from Don Hutchison, Architect, opposing these requests, was read by Chairman Baker. (A copy is on file with these minutes in the Development Department.) Discussion followed.

Dick Stranger moved and Ray Paruch seconded that these two requested rezonings be tabled until the next regular meeting because the survey requirements for business zoning had not been submitted. Motion passed.

VII. REZONING FROM R-2 to R-1-B RECOMMENDED TO COUNCIL

Gus Byrom, 220 Willowbrook Road, spokesman for the group from the Willowbrook area, stated the seller of the properties had told them there would be no buildings other than single family residences in this area except the far West corner would possibly be a duplex building site.

Bob Baker mentioned that this is a request for upgrading in zoning and there was no opposition to this request.

Discussion followed. Mrs. Barbara Byrom, 220 Willowbrook Rd., asked if this request could be recommended to Council now and another request later for upgrading to R-1-A. Don Warner stated that the R-1-A zoning request must be a formal request.

Mr. Byrom requested and Don Warner read the differences of the R-1-A and R-1-B zoning classifications from the zoning ordinance.

A motion was made by Ray Paruch and seconded by Dick Stranger that the request for rezoning from R-2 to R-1-B of the following described property be recommended to Council:

Lots 1 thru 10, Block 1 and Lots 1 thru 7, Block 2, Willowbrook Subdivision Replat.

Motion passed.

VIII. REQUEST FOR REVOCABLE PERMIT RECOMMENDED TO COUNCIL

A letter from Citizens Finance was presented to the Commission, requesting permission to erect planters on 4th Street between Road and the alley area. These planters have already been erected. A motion was made by Harry Colescott and seconded by Dick Stranger to recommend to Council to approve the planters with the condition that the owners repair the sidewalk to the City Engineer's satisfaction.

The motion passed.

IX. PLANNING INSTITUTE IN BOULDER - MARCH 19 - 20

The 12th Annual Institute for Planning Officials to be held March 19 and 20, 1970, at the University Memorial Center, Univ. of Colo. in Boulder. The group plans to leave Wed. morning, the 18th, to be in Denver Wednesday afternoon to tour a Public Service Co., Planned Unit Development.

X. ADJOURNMENT

There being no further business, the meeting was adjourned.

Don Warner
Don Warner
Development Director