

M. Gray

CORRECTED MINUTES

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 26, 1970 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Raymond Paruch, Acting Chairman, Richard Stranger, Blake Chambliss, Harry Colescott and Mrs. Robert Russell.

OTHERS PRESENT: Don Warner, Development Director; Robert Engelke, Regional Planning Director; Gus Byrom, Traffic Engineer; Mrs. and Mrs. George Kruse, Mr. and Mrs. Ralph Collins, Mrs. Fay E. Carpenter, Mrs. Edna M. Williams, Mrs. Becky Riddlemoser, Mr. Ron Bond and Mr. Robert Dumouchel.

I. MINUTES APPROVED

Hearing no objections, Acting Chairman Paruch declared the minutes of the July 29th meeting approved.

II. HEARING ON REZONING TO R-3 (1323 Patterson) TABLED

Don Warner explained the request of George Kruse, owner, of rezoning of a tract of land 200 feet deep and 130.5 feet wide at approximately 1323 Patterson. Mr. Kruse is requesting a change from R-1-C to R-3 Zoning. A four-plex is planned for this area. George Kruse has a chance to sell this property if it is zoned R-3, the lots are too deep for single family residence.

Ralph Collins, 1321 Wellington, was against the zoning change because of the risk of the taxes being higher. He was told that any area with improvements and activity will probably be reappraised.

Mrs. Fay Carpenter, 1340 Wellington, Mrs. Edna M. Williams, and Mrs. Becky Riddlemoser, 1320 Wellington, all had questions regarding the rezoning.

Ron Bond, real estate representative for George Kruse, stated that other owners in this area were anxious to rezone to R-3 because of the deep properties they own. Part of the land will be wasted if it remains single-family residence.

Mrs. Edna Williams wanted to maintain the use and right-of-way to the irrigation ditch. This will remain the same with R-3 zoning.

After lengthy discussion, Ray Paruch stated that any area surrounding the requested rezoning properties is always considered before the request is accepted.

M. - Gray

CORRECTED MINUTES

GRAND JUNCTION PLANNING COMMISSION
Wednesday - August 26, 1970 - 8:00 A. M. †
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Raymond Paruch, Acting Chairman, Richard Stranger, Blake Chambliss, Harry Colescott and Mrs. Robert Russell.

OTHERS PRESENT: Don Warner, Development Director; Robert Engelke, Regional Planning Director; Gus Byrom, Traffic Engineer; Mrs. and Mrs. George Kruse, Mr. and Mrs. Ralph Collins, Mrs. Fay E. Carpenter, Mrs. Edna M. Williams, Mrs. Becky Riddlemoser, Mr. Ron Bond and Mr. Robert Dumouchel.

I. MINUTES APPROVED

Hearing no objections, Acting Chairman Paruch declared the minutes of the July 29th meeting approved.

II. HEARING ON REZONING TO R-3 (1323 Patterson) TABLED

Don Warner explained the request of George Kruse, owner, of rezoning of a tract of land 200 feet deep and 130.5 feet wide at approximately 1323 Patterson. Mr. Kruse is requesting a change from R-1-C to R-3 Zoning. A four-plex is planned for this area. George Kruse has a chance to sell this property if it is zoned R-3, the lots are too deep for single family residence.

Ralph Collins, 1321 Wellington, was against the zoning change because of the risk of the taxes being higher. He was told that any area with improvements and activity will probably be reappraised.

Mrs. Fay Carpenter, 1340 Wellington, Mrs. Edna M. Williams, and Mrs. Becky Riddlemoser, 1320 Wellington, all had questions regarding the rezoning.

Ron Bond, real estate representative for George Kruse, stated that other owners in this area were anxious to rezone to R-3 because of the deep properties they own. Part of the land will be wasted if it remains single-family residence.

Mrs. Edna Williams wanted to maintain the use and right-of-way to the irrigation ditch. This will remain the same with R-3 zoning.

After lengthy discussion, Ray Paruch stated that any area surrounding the requested rezoning properties is always considered before the request is accepted.

Blake Chambliss said, regarding tax status, that he thought the Planning Commission should know the land appraisal of property zoned R-1-C and the same property zoned R-3. Blake Chambliss wants more knowledge of the property. Don Warner said that he could get differential evaluation of land from Henry Galley of the R-1-C and R-3.

Ron Bond stated that the zoning will change only the potential value of land. This zoning would allow the normal thing to happen - such as building apartment buildings because these would be close to hospitals, nursing homes, the airport, etc.

Dick Stranger made a motion that this item be tabled until September 16 at 8:00 a.m. The motion was seconded by Blake Chambliss and passed.

III. WELCOME TO BETTY RUSSELL

Ray Paruch extended a welcome and thank you to Betty Russell for accepting the appointment of Grand Junction Planning Commission member.

IV. CHANGE IN ZONING TEXT IN B-2 ZONE RECOMMENDED TO COUNCIL

Keith Mumby, representative of Hobby Frazer, owner of 7-11 Store at 2231 North 7th Street, and Don Warner explained the request for change in zoning text. The cease operation and turn off illuminated signs daily at 10:00 p.m. to be changed to 11:00 p.m. Keith Mumby presented a petition that had been signed at the counter of the 7-11 Store requesting this change. A letter of request for this change is on file.

After discussion, Blake Chambliss said that the 7-11 Stores are the only neighborhood business the City has and if the neighborhood desires an 11:00 p.m. closing, this is what it should be.

Blake Chambliss made a motion that the following change in zoning text be recommended to Council:

That part of the City Zoning Ordinance reading as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts

(8) B-2 Neighborhood Business

LIMITATIONS:

6) All business uses in this district must cease operation and turn off illuminated signs daily at 10:00 P.M.

SHALL BE AMENDED TO READ:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts

(8) B-2 Neighborhood Business

LIMITATIONS:

6) All business uses in this district must cease operation and turn off illuminated signs daily at 11:00 P.M.

Betty Russell seconded the motion and it passed. Dick Stranger opposed this motion.

V. 6TH STREET FROM BOOKCLIFF AVENUE NORTH TO CENTER AVENUE BE STRAIGHT - RECOMMENDED TO COUNCIL

Don Warner presented an appraisal from Henry Galley for the property the City would have to buy for this street right-of-way.

Dick Stranger made a motion that 6th Street from Bookcliff Avenue north to Center Avenue be a straight street, rather than the street that was to detour around a house on Bookcliff Avenue, be recommended to Council for consideration. Betty Russell seconded the motion and it passed. Blake Chambliss did not enter into this discussion or motion.

VI. REQUEST FOR REZONING TO R-3 DENIED

A tabled hearing from the June 24th meeting was brought before the Commission. Charles Shaw had requested rezoning from R-1-B to R-3. The decision to straighten 6th Street from Bookcliff Avenue to Center Avenue caused question with this request. Harry Colescott made a motion to deny the request for rezoning of the following described property:

Beginning at a point on the South line of Lot 5, Mesa Park Center Subdivision, which point is 65 feet West of the Southeast Corner of said Lot 5, thence West to the Southwest Corner of said Lot 5, thence South 235 feet, thence East 65 feet, thence North to the point of beginning.

Dick Stranger seconded the motion and it passed. Blake Chambliss did not enter into this discussion or motion. It was also noted that this area which is zoned single-family shall not be used as an access area for the apartment uses in the adjacent R-3 area.

VII. ROBERT DUMOUCHEL, REPRESENTATIVE OF COMMUNITY ACTION COUNCIL

Robert Dumouchel, President of Environmental Research and Development Foundation, Kansas City, Mo., spoke to the Commission regarding low-income housing. He urged the Commission to recommend a Housing Authority.

This item to be discussed at the September 16th meeting.

IX. PERMISSION GIVEN TO ADVERTIZE CHANGES IN ZONING TEXT

Don Warner was given permission to advertize changes in the zoning text:

- A. Making 1.5 (Multi-family Residence) a Conditional Use in C-2 Zoning.
- B. Change 1.8 (Residential Bulk Development) convey title on an individual basis rather than condominium basis.

X. REQUEST FOR ALLEY VACATION - BLOCK 3, MEEK'S SUB - RECOMMENDED TO COUNCIL

After considerable discussion, Dick Stranger made a motion that the following described alley be vacated subject to approval of all parties having interest in utilities or access for services:

The north-south alley bordering Lots 1, 2 and 5 in Block 3, Meek's Subdivision from Teller Avenue south 127.14 feet to the north line of the east-west alley in Block 3, Meek's Subdivision.

Blake Chambliss seconded the motion and it passed.

XI. PERMISSION TO PREPARE ANNEXATION PETITION

Don Warner was given permission to prepare an annexation petition for the properties between Willowbrook Annexation and Fairmount Heights Subdivision on the north side of Patterson Road.

XII. LETTER OF RESIGNATION ACCEPTED

A letter of resignation from Dale J. Hollingsworth, Planning Commission member, was read and accepted.

XIII. DISCUSSIONS TABLED

Three discussion items on the agenda were tabled until the next Planning Commission meeting:

- A. Zoning of new annexations.
- B. Trailer uses.
- C. Zoning section for larger lots.

XIV. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director