

Helen F.

GRAND JUNCTION PLANNING COMMISSION
Wednesday - September 30, 1970 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Richard Stranger, Blake Chambliss, Mrs. Robert Russell and Ray Paruch.

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engleke, City Manager Richard Gray and Assistant City Manager Harvey M. Rose.

I. MINUTES APPROVED

Hearing no objections, the minutes of the September 16th meeting and the corrected minutes of the August 26th meeting were declared approved by the Chairman.

II. DISCUSSION - ZONING OF NEW ANNEXATIONS

Bob Engelke and Don Warner explained the proposed zonings of the new annexations as advertised for public hearing on October 28th. Discussion followed.

III. PERMISSION GIVEN TO ADVERTISE CHANGE IN ZONING ORDINANCE

The consensus of the group was that conditional uses should be brought before the Planning Commission instead of the Board of Adjustment. Permission to advertise change in zoning ordinance for this amendment was given.

IV. TRAILER HOME PARK AND SUBDIVISION ZONE TO BE SET

Discussion regarding the setting up of separate zone for Trailer Home Park & Subdivision in the Zoning Ordinance. This would be a complete rezoning of land, not a conditional use. This zone would have its own set requirements. No rezoning is to be done now, but this zoning should be readied for use if needed and applied for. Bob Engelke and Don Warner will try to have the proposed new zone ready for discussion at the next meeting.

V. STATUS OF ISLAND - EAST OF 5TH STREET BRIDGE - QUESTIONED

Blake Chambliss asked if anyone knew the status of the island in the Colorado River, East of the 5th Street Bridge. Was this an island or a sandbar at the time Colorado became a state? The main question is if this island is private or government owned land. Anyone having knowledge of this area is asked to contact a Planning Commission member.

VI. COLORADO LAND USE COMMISSION TO BE IN G.J. - OCTOBER 2

Colorado Land Use Commission to be in Grand Junction at the City Hall, Friday, October 2nd, from 9 a.m. to 4 p.m. The topic of discussion is to be Proposed Land Use of the State.

VII. GREENBELT PROJECT DISCUSSION

Blake Chambliss stated that the Greenbelt Project looks very promising. As a result of the Legislative Committee meeting, Blake thinks the Legislature will give their support to the Greenbelt Project.

VIII. RESIDENTIAL BULK DEVELOPMENT - DISCUSSION

Bob Engelke reviewed the Residential Bulk Development (Planned Unit Development). Discussion followed. This would allow flexibility of the following requirements: Minimum area of individual lots, lot frontage, set back, side yard, rear yard and maximum height of buildings. When Residential Bulk Development is used, the regulations are signed by the developer agreeing to do as his plan specifies. The Planning Commission has control and he must follow these specifications or the zoning returns to the original zoning of the area.

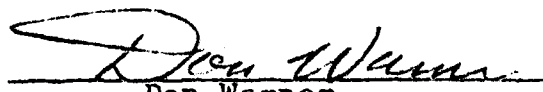
IX. DISCUSSION OF R-2 ZONING AT 13TH AND PATTERSON

Study of possible R-2 Zoning from the previous meeting was continued. Dick Stranger asked that the Commission wait to advertise the R-2 Re-zoning until the purchaser contacts the Riddlemosers regarding this zoning. Blake Chambliss suggested the Planning Commission not decide to advertise this property until the Residential Bulk Development plan is changed in the Zoning Ordinance. It was stated that the purchaser cannot give a complete plan on this development now, therefore he could not ask for Residential Bulk Development.

This item to be discussed further at the October 28th meeting.

X. ADJOURNMENT

There being no further business, the meeting adjourned.


Don Warner
Development Director