

GRAND JUNCTION PLANNING COMMISSION  
Wednesday - November 25, 1970 - 8:00 A. M.  
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Blake Chambliss, Harry Colescott, and Mrs. Robert Russell.

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engelke, City Manager Richard Gray, and residents and owners of Mantey Heights Annexation.

I. MINUTES APPROVED

Chairman Bob Baker approved the minutes of the October 28th meeting.

II. MANTEY HEIGHTS ANNEXATION - ZONING DISCUSSION

The City Planning Commission had advertised a proposal for R-1-B (Single Family Residence) Zoning with the Mantey Heights Annexation. At the hearing, October 28th, there were proposals from some residents of the area that the zoning be R-2. This zone would allow the building of a four-plex on a lot of 9,000 sq. ft. or more. Since this was not the zone advertised for hearing, it was suggested that a discussion of this property be held. Notice of this meeting had been sent to all property owners in the Mantey Heights area, for them to make their desires known.

Approximately 15 Mantey Heights owners and residents attended this meeting. Dennis Lowery, 130 Santa Fe Drive, stated that he was opposed to the R-2 Zoning. Blake Chambliss added that it should be remembered that under R-2 Zoning, Group Residence is an allowed use. Mrs. Clinton Cejka, 112 East Park Avenue, would like R-2 in the City as it was in the County. She does not think this zoning has harmed this area. Mr. Kenneth LeMoine, 110 Mantey Heights Drive, a long-time resident, said that this area had been developed as a single family dwelling area and he thought it would be to the best interest of the community to zone Mantey Heights Annexation R-1-B under the City zoning.

Blake Chambliss stated that the Commission must be careful not to take action that would destroy the area by allowing too much development and density.

Don Warner explained Bulk Development in an R-1-B Zone. Nine thousand (9,000) sq. ft. is the minimum lot area for each living unit. If Bulk Development is considered, 70% open space will be maintained.

Mrs. Edith Kemper, an owner of considerable property in Mantey Heights, is opposed to R-2 zoning.

Don Warner explained the zoning of the surrounding areas - County R-2 to the North and East, City R-1-B to the West and City R-1-C to the South.

Bob Engelke said that the R-2 Zoning in the County is almost the same density as the R-1-B Zoning in the City.

III. R-1-B ZONING RECOMMENDED TO COUNCIL FOR MANTEY HEIGHTS ANNEX

Blake Chambliss moved that the Commission recommend to City Council that Mantey Heights Annexation, described as follows, be zoned R-1-B (One Family Residence):

Beginning at the Southwest corner of Lot 19 of Mantey Heights Subdivision; thence easterly along South line of said subdivision to the Southeast corner of Lot 66 of said subdivision; thence Northerly along the East line of said subdivision and said East line projected to the South right-of-way line of F Road; thence Westerly along said South line of F Road to a point which lies  $N00^{\circ}11'$  West of the point of beginning; thence South  $00^{\circ}11'$  East along West line of Mantey Heights Subdivision to the point of beginning. All in Section 12 of Township One South of Range One West, Ute Meridian, and in Section 7 of Township One South of Range One East, Ute Meridian, Mesa County, Colorado.

Betty Russell seconded the motion and it passed.

IV. CHANGE IN ZONING TEXT RECOMMENDED TO COUNCIL

Blake Chambliss moved and Betty Russell seconded that the following change in zoning text be recommended to Council:  
That part of the City Zoning Ordinance reading as follows:  
Section 11. DEFINITIONS AND LIMITATIONS

Conditional Use...A use which requires action by the Board after a public hearing for which public notice is required. The decision of the Board shall be made after considering the following factors:

1. Apparent community need for the use.
2. Suitability of location for the use.
3. Property values of surrounding area.
4. Plan of development of use.

Any use existing on the effective date of this ordinance which is a conditional use in the zone district where it is located shall be considered a "use by right" and not a non-conforming use and need not be approved by the Board.

SHALL BE AMENDED TO READ:

Section 11. DEFINITIONS AND LIMITATIONS

Conditional Use...A use which required action by the Commission after a public hearing for which public notice is required. The decision of the Commission shall be made after considering the following factors:

1. Apparent community need for the use.
2. Suitability of location for the use.
3. Property values of surrounding area.
4. Plan of development of use.

Any use existing on the effective date of this ordinance or effective date of last zoning, which is a conditional use in the zone district where it is located shall be considered a "use by right" and not a non-conforming use and need not be approved by the Commission.

The motion passed.

V. REPORT REGARDING HOUSING HEARING - DECEMBER 1

Betty Russell reported on the Housing Hearing scheduled for December 1st which is sponsored by the State Civil Rights Commission and the local Western Colorado Regional Planning Commission.

The City Planning Commission was asked to be responsible for a tour of the County's housing the morning of December 1st for the members of the hearing panel. Betty Russell would also like someone from the City Planning Commission to testify at the hearing. She is to contact the City Councilmen regarding the Housing Hearing.

Betty Russell asked if a state adopted housing code would affect a home-ruled city. Don Warner stated that as with other state codes, the City would be required to follow the state code, or if any change was desired, it could only be to add restrictions. He also stated that he felt the local voters had stated their feelings on a housing code very plainly and that the Planning Commission should drop this issue now.

VI. REQUEST FOR REVOCABLE PERMIT FOR USE OF ALLEY SPACE - DISCUSSED

A request for a revocable permit for use of alley space on Lots 2 thru 14 and 7 thru 13 of Block 5, Carpenter Subdivision, was explained. The area is across the street, east of the City Shops. The zoning does allow the slaughter pens but no overnight holding pens. Ed Woltemath, 2766 B Road, requested this revocable permit to allow the fencing of the alley for the stock to cross. The gate would be open all of the time except when moving stock across it. The property owners in this area will be contacted regarding their right-of-way.

Harry Colescott stated that he would always be against any slaughter house in this area - whether the zoning allows it or not.

Blake Chambliss suggested the Industrial Zoning be checked in regard to this allowed use. People are living too close to this type of operation.

Don Warner said that he would ask the applicant to meet with the Commission to get more detail regarding the request and the planned use.

VII. DISCUSSION OF REQUEST FOR REZONING - NORTH AVE., 28 1/4 & 28 1/2

Don Warner explained that there would be a request for rezoning on the north side of North Avenue from 28 1/4 Road to 28 1/2 Road at the December meeting. The request is for the extension of the C-1 Zoning to a total of 660 ft. north from the centerline of North Avenue. It now includes the area to 330 feet north of the centerline.

Blake Chambliss asked for an appraisal of this land as it is now zoned and an appraisal of this land with the proposed zoning. It was suggested that the applicant for rezoning furnish the appraisal.

VIII. REZONING DISCUSSION - SECOND AND BELFORD

Discussion was held regarding possible rezoning from R-2 to R-3 of 4 or 5 blocks in the area of Second Street and Belford Avenue. Planning Commission to consider this rezoning.

IX. DISCUSSION - REGULATIONS - RESIDENTIAL BULK DEVELOPMENT

Don Warner and Bob Engelke reported that they are outlining the regulations for Residential Bulk Development. Discussion followed.

X. ANNEXATION BOUNDARY RECOMMENDED TO COUNCIL

An early sketch of plans for Planned Unit Development was shown to the Commission. After annexation this plan will be considered.

Harry Colescott moved and Blake Chambliss seconded that the land described as follows be recommended to City Council for annexation:

The Northeast One-quarter of that part of the Northeast One-quarter of the Southeast One-quarter of Section 2 T1S R1W UM which lies South and East of the Horizon Drive right-of-way as described in Book 877 Page 363 Mesa County Records except the East 40 feet of said Northeast One-quarter Southeast One-quarter Section 2 T1S R1W UM.

Motion carried.

Grand Junction Planning Commission - 5  
November 25, 1970

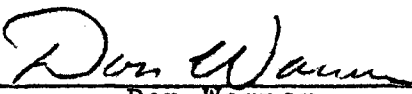
XI. DISCUSSION - ANNEXATION OF ISLAND AREA NORTH OF BOOKCLIFF AVE.

There was a discussion regarding the annexation of the island area not in the City Limits, between Bookcliff Avenue and Patterson Road and 10th and 12th Streets.

Each City Department is to figure the potential costs for this area if it were annexed.

XII. ADJOURNMENT

There being no further business, the meeting adjourned.

  
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Don Warner  
Development Director