

Dec. 1, 1988

to: Grand Junction City Planning

We, herein, request and petition for a change of the Grand Junction City Zoning & Development Code as follows:

Change the USE/ZONE MATRIX Figure 4-3-4

to read under "RESIDENTIAL"

"single family residential"

to add a "c" under C-2 and I-1 zones

and under the *(1) explanations changed to read:

" Mobile Homes(manufactured Houses)- within the city mobile homes(manufactured houses)shall be allowed only in approved mobile home parks, subdivisions, or as approved by conditional use."

.....

Also change Special or conditional use Matrix Figure F4-8-2

to add " residential mobile home in a commercial or Industrial zone" and show the criteria that the planning staff deems necessary.

.....

ROSS TRANSMER
220 So 13th St
GRAND JUNCTION, CO
81501

Original
Do NOT Remove
From Office

Change the Use/Zone Matrix, Figure 4-3-4 to read under "RESIDENTIAL", "Single Family Residential" to add a "C" (Conditional Use) under C-2 and I-1 zones. Under the *(1) explanations changed to read:

"Mobile Homes (Manufactured Houses) - within the city, mobile homes (manufactured houses) shall be allowed only in approved mobile home parks, subdivisions, or as approved by conditional use."

Change the Special or Conditional Matrix Figure F 4-8-2 to add "residential mobile homes in a commercial or industrial zone". Add the criteria that planning staff deems necessary.

1 I see potential problems and conflicts in permitting residential uses in the industrial zones. Many uses permitted in these zones are incompatible with the health, safety, and welfare of residential uses. Additionally, the presence of residences in the industrial area could restrict the development of new industrial uses and cause them to locate elsewhere.

2 Problems would also occur similar to when people locate next to an airport and then complain about the noise. Industrial areas typically involve heavy truck traffic, industrial noise, dust, odors, and other impacts undesirable for residential uses.

3 If this concept were approved, standards and criteria for setbacks, minimum lot size, parking, access, and landscaping would have to be developed. This could be done by adding to the special/conditional use criteria section of the Code.

4 Allowing mobile homes in the proposed zones would allow them anywhere in the city where those zones exist, not just downtown and south of the tracks.

5 This could result in increased costs to the city. The design of streets in industrial areas was not intended to meet the needs of residential uses. Will new residents ask the city for sidewalks, crosswalks, new traffic signals, etc?

6 It should be noted that the 1987 mobile home vacancy rate was 23.7%.

7 Maintenance of standards and criteria should be the responsibility of the property owner, since the occupants of the mobile homes will undoubtedly be renters and transitory. It should be specified that if conditions of approval are not maintained, then the mobile home would have to be removed.

8 The test required of zoning requires that there be some identifiable rationale to the distribution of the various uses within the zones. If mobile homes are acceptable in RMF-32 and RMF-64 zones, would they not also be considered acceptable in RMF-16 and the single family zones, since the only distinguishable difference between these zones is the density?

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 06 1989

January 5, 1989

Response to review comments on File # 53-88

Ross Transmeier--petitioner

To change the text and zone matrix to allow a residential use in a C-2 and a I-1 zone. And for that residence to be a manufactured house.

Only the planning staff choose to respond, so this will address their comments.

On page 2

paragraph 1 This is only in I-1 zones as tempary housing use until some delvelopment does come. There are some heavy Industarjal locations that would not be suitable, and that is why we would go though a complete hearing on each and every manufactured house set. So each and every site would meet all requirements.

The question should NOT be is there one site that this wouldn't be acceptable, BUT IS THERE ONE SITE THAT IT WOULD.??

If just one land owner is denied full use of his property, because of City bureaucracy's unfair rules, then that is UNJUST.

Paragraph 2.

Are you trying to protect us from ourselves?

If these location are not desirable, they will not be salable, rentable nor an assett to the property. Our intent is to make the property more valueble not spend money needlessly.

Paragraph 3 agreed.

Paragraph 4 This would only allow mobile homes on locations approved by the planning Commission at the Conditional use hearings. And in no case is there a location South of the Tracks. See map at hearing showing where C-2 and I-1 locations are.

Paragraph 5. This could result in increased income for the City. To start a Conditional use fee is over \$400.00, plus a building permit (one for city and one for county) then their are tap fees of around \$2,000.00 for water and sewer, if not in. Then their is the taxes of the manufactured home, property, and on new homes sales taxes, then the monthly fees for water, sewer, trash collection. All this is directly to the city not to list the money spent by a resident that would not be there if this is not approved. In all-most all of the C-2 and I-1 zoned properties the streets are in, sidewalks arein, sewer, water, police go by, fire department is near. and the lots are vacant.

paragraph 6 This is not a petition to sell more mobile homes. It is a proposal is get use out of property that is expensive to hold and useless in it's currant condition.

ALL GOOD MOBILE HOMES
ALL GOOD REAL ESTATE
220 South 13th Street
Grand Junction, Colorado 81501
(303) 241-6513

CONT.

Paragraph 7. why are the occupants "undoubtedly be renters"?

We would not rent a mobile home. Any occupant would more likely at least own the manufactured house. And if the condition are not maintained then the city should require the homes removal. (Something that can't be done with the currant homes on Ute and Pitkin)

Paragraph 8 We are not requesting any RMF zone changes.
Not applicable.

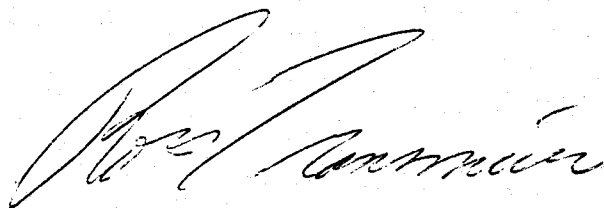
My reasons for this second request of the change of the text.

My partner and I own a lot in the 300 block of Ute and the option to buy two lots in the 800 block of Ute. These lots are very small for commercial developments. and very expensive to hold empty. How under the currant code as a conditional use we could have a bus depot, a recreation hall, a crematorie, a helipad or airport, we could build a lake, or a high power line tower, we could open a medical clinic for animials or people, or a pool hall, Hotel, and bar, even service business(personal-inside), we could operate a gas station, bank, orlaundry, we can display mobile homes, trucks, or RV's, we could build cabinets, paint cars, have a factory, quarry, or a zoo.

But in all the locations all the next door neighbors are residences. They have been residences for over 100 years. And YOU would ~~change~~ change that to one of the above uses.

It's just not right.

Allow us a procedure to request a conditional use for a residence and the placement of a residence that can be moved when other uses truely are needed.



REVIEW SHEET SUMMARY

FILE NO. 42-88 TITLE HEADING Text Amendment Amend 4-5-4 DUE DATE 10/14/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Ross Transmeier

PETITIONER ADDRESS c/o All Good Mobile Homes 220 S. 13th Street Grand Jct., CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/05/88	Police Dept.	No problems noted.
10/05/88	City Attorney	Is this consistent with efforts to beautify the city? Can it be made consistent?
10/11/88	Fire Dept.	As long as these manufactured homes are built and installed in accordance with a listed or listing organization like U.L. or F.M. or other agency and our local Building Code (U.B.C.) and Fire Code (U.F.C.), we don't have any problem with this. (Fire protection has to be met in accordance with I.S.O. standards which are--minimum line size of 8" and minimum distance from hydrant of 500'.) These numbers are for residential areas. Industrial areas are 10" and 300' respectfully. If you have any questions, please contact our office.
10/14/88	Planning Dept.	See attached.
10/04/88	D.D.A.	See attached.
10/16/88	Building Dept.	There are existing commercial buildings in some of these zones that do not have adequate fire protection of exterior walls. In most cases an unprotected (relates to fire protection of exterior walls). Residential structures will be placed fairly close to some of these existing structures. Some consideration should be given to this condition when setbacks are determined. A lack of wall fire protection will allow fire to spread from building to building unless there is adequate clearances provided. The permit procedure remains the same as for other residential manufactured homes.
10/19/88	County Planning	The proposed text amendment would not be consistent with Mesa County's Land Development Code which basically allows: <ol style="list-style-type: none">1. Manufactured Housing which meets "look-alike" standards in districts where similar conventionally-built housing is allowed (Section 8.1, i.e. Residential Zones). See attached.2. HUD approved mobile homes are allowed in AFT and mobile home subdivisions only.3. Non-HUD approved mobile homes are allowed only in mobile home parks which pre-date 1976 and which do not prohibit them. The Ute-Pitkin/Business Loop I-70 corridor contains many historically significant structures as identified in the Mesa County Historic Resource Inventory and should be targeted as a historic "old town" rehabilitation area, either for commercial or residential uses or both.

LATE

REVIEW SHEET SUMMARY

FILE NO. 53-88 TITLE/HEADING Text Amendment to allow Mobile Home Residential use in C & I zones conditionally DUE DATE 12/19/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

Ross Transmeier is petitioner. Text Amendment to allow a conditional use for residential use of mobile homes in the Industrial and Commercial zones.

6

PETITIONER ADDRESS 220 South 13th Street

ENGINEER _____

DATE REC.

AGENCY

COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

12/20/88

Planning

A previous request by the applicant was to permit HUD mobile homes as a special use in RMF-32, RMF-64 and all commercial/industrial zones. This amendment request that HUD mobile homes be made a conditional use in the C-2 and I-1 zones only. Planning Department comments regarding the incompatibility of residential uses in commercial and industrial zones (File #42-88) still apply to this proposal. A copy of those comments are attached.

End 12/20/88

development summary



File # 53-88 Name Text Amendment Date 1/13/89

6

PROJECT LOCATION: n/a

PROJECT DESCRIPTION:

Text amendment to permit mobile homes/manufactured housing in the C-2 and I-1 zones as a conditional use.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies		X	Streets/Rights Of Way		
Complies with adopted criteria		X	Water/Sewer		
Meets guidelines of Comprehensive Plan		X	Irrigation/Drainage		
			Landscaping/Screening		
			Other: _____		

* See explanation below

Zoning makes a clear distinction between commercial/industrial uses and residential uses. Residences are not an appropriate use in the commercial and industrial zones because of the undesirable impacts of uses permitted in those zones.

STATUS & RECOMMENDATIONS:

Planning Commission Action

Recommend denial. At this date, no appeal to Council has been filed. This item will not be put on Council agenda unless an appeal is received by the end of work day on January 13, 1989.

Acres _____ **TEXT AMENDMENT** Zone _____
 Units _____ Tax Parcel Number _____
 Density _____

Activity _____
 Phase _____
 Common Location _____

Date Submitted _____ Date Mailed Out _____ Date Posted _____
 _____ day Review Period Return by _____
 Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Public Works	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Fire Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Police Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Comprehensive Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Mountain Bell	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Highway Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Health Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CIC (4 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
OTHER	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

totals

BOARDS _____ **DATE** 1-10-89 PC - not recommended denied

STAFF _____

Remove from Office

APPLICATION FEE REQUIREMENTS

