

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- March 1, 1988  
7:32 p.m. - 8:45 p.m.

The public meeting/hearing was called to order by Chairman Steve Love at 7:32 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission, were:

Jean Sewell	Dutch Afman	Jack Campbell
Steve Love, Chairman	Karen Madsen	Ron Halsey

In attendance, representing the City Planning Department, were:

Kathy Portner                      Mike Sutherland

Terri Troutner was present to record the minutes.

There were approximately 17 interested citizens present during the course of the meeting.

\* \* \* \* \*

**I. APPROVAL OF MINUTES**

MOTION: (COMMISSIONER SEWELL) "MR. CHAIRMAN, I MAKE A MOTION WE APPROVE THE MINUTES OF FEBRUARY 2, 1988 AS PRESENTED TO US."

Commissioner Campbell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

**II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

The only announcement consisted of Chairman Love explaining that certain items would be heard during a "public meeting" before the actual hearing took place. Such was the case with the first item on tonight's agenda.

**III. PUBLIC MEETING**

**1. #8-88 COLLEGE PLACE TOWNHOMES FILING #4 FINAL PLAT & PLAN**

Petitioner: Harold and Ruth Moss  
Location: Between Walnut and Bookcliff Avenues and between College Place and 12th Street

### STAFF PRESENTATION

Kathy Portner explained that filings #1 through #3 had been recorded, but that, although the final plat and plan for filing #4 were approved in 1979, it had never been recorded. The Zoning and Development Code states that recording must take place within a year; if not, it must then come back through the process. Also being requested by the petitioner is the approval for the replat of lot 42 of filing #2, so that the existing structure may be divided into condos or townhomes so that they may be individually owned.

The City Engineer has requested that the 10' alley shown on the site plan to the west not be shown as an ingress/egress. The main ingress/egress will be College Place. Drainage will be diverted to the south of the petitioner's property. All other concerns have been addressed.

### PETITIONER'S PRESENTATION

Dan Brown, representative for Harold and Ruth Moss, gave a brief overview of the intent of the project. He felt that the proposal would not have any impact to the area, and that all concerns expressed by the review agencies were addressed.

### QUESTIONS

Commissioner Afman asked if the parking was satisfactory.

Kathy responded that it was necessary to go back to the original plan from 1979, and that based on that plan, the parking was more than adequate.

Commissioner Afman asked about the 52A parking space.

Kathy said that the petitioner had clarified that this space included a parking space and common storage space.

Commissioner Afman expressed concern over the 52B space; what would become of it?

Mr. Brown responded that currently there was a fire hydrant located there, although no easement existed for it.

### PUBLIC COMMENTS

Bob Maffey, 1441 Patterson, Unite 101, said that he owned property on the south end of the alley and to the west of College Place Apartments. He remembered the earlier Planning Commission (in 1979) requiring the hydrant be placed in its current location. This, he said, was put in upon the first filing.

## QUESTIONS

Commissioner Campbell asked if there was any intention of extending College Place.

Don Newton, City Engineer, said that there were no plans to do so at this time.

Mike clarified that part of the reason it was never completed was that the right-of-way dedicated is only half as wide on the west side, so it narrows to an unusable width.

Commissioner Halsey asked if the fire hydrant was shown on the original plan.

Kathy replied that it was shown, and that it was to the owner's advantage to have it there.

Mike added that by having it there, it probably reduced insurance rates.

Kathy reminded the Commission that the motion should include the final plat and plan for filing #4 as well as the replat of lot 42 for filing #2.

**MOTION: (COMMISSIONER AFMAN) "MR. CHAIRMAN, I'D LIKE TO MAKE A MOTION ON ITEM #8-88 COLLEGE PLACE TOWNHOMES FILING #4 FINAL PLAN AND PLAT AND REPLAT OF LOT 42 FILING #2, THAT WE MOVE THE APPROVAL OF THIS ITEM PROVIDED THAT, WITH ONE STIPULATION THAT THE LOT (SPACE) DESIGNATED BY THE FIREPLUG BE RELOCATED FOR PARKING SPACE."**

Commissioner Madsen seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

## **IV. PUBLIC HEARING**

### **1. #7-88 RIGHT-OF-WAY VACATION**

Petitioner: Julio Reyes

Location: 761, 803, 809, 819, 821 and 823 South 7th Street

### **PETITIONER'S PRESENTATION**

Julio Reyes, petitioner, briefly outlined the reasons for his request. He pointed out that surrounding businesses have already had the 8 feet vacated in front of their respective businesses, and that he was requesting 3 1/2 feet in addition to the 8 feet.

### QUESTIONS

There were no questions at this time.

### STAFF PRESENTATION

Mike Sutherland explained that the five addresses were actually four legal parcels. He pointed out that there currently existed excess right-of-way in this area. No comments either for or against the proposal were received.

### QUESTIONS

Commissioner Campbell asked for clarification from Mr. Reyes on the addition he wanted to build.

Mr. Reyes elaborated saying that it was his intention to build out approximately 8 feet, to include a waiting area for customers and a handicap ramp.

Mike explained that a revokable permit was needed for the handicap ramp.

Commissioner Campbell asked if the construction of this addition will interfere with the existing parking.

Mr. Reyes felt that it would not since parking could also be accommodated for in the rear of the building.

Commissioner Afman asked staff if there were any landscaping requirements for this type of addition.

Mike replied that some landscaping was required, but very little, so that the placement of a single planter would probably satisfy any requirements. The design plan, he continued, would be looked at before construction occurred.

### PUBLIC COMMENTS

There were no comments either for or against the proposal.

MOTION: (COMMISSIONER MADSEN) "MR. CHAIRMAN, ON ITEM #7-88 A RIGHT-OF-WAY VACATION, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL AND RECOMMEND THEY APPROVE IT."

Commissioner Sewell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

## 2. #9-88 RIGHT-OF-WAY VACATION

Petitioner: Colorado State Employees' Credit Union

Location: The west 150 feet of the east/west alley between 2nd and 3rd Streets and 2nd Street between Main Street and Rood Avenue

### PETITIONER'S PRESENTATION

Brian Klipp said that he has been working with the Downtown Development Authority in the redevelopment efforts of the west end. The site chosen was considered to be the most favorable in the realization of this goal. Benefits derived by the Credit Union's locating in this area would be as follows:

1. They would be able to proceed with construction by July, to finish in approximately 7 months.
2. The City wanted the public parking screened, and this will be accomplished. Only one curb cut would be located off Main Street.
3. The offset placement of the building would provide better aesthetics and a nice entrance. He felt it would add character to the downtown area.
4. It would energize Main Street and increase pedestrian traffic.

If the right-of-way vacation is not granted, the credit union would not be able to proceed with the site plan configuration nor the specified construction schedule.

### QUESTIONS

Chairman Love asked the petitioner if it was his request to vacate the entire 2nd Street (between Main and Rood).

Mr. Klipp replied affirmatively.

### STAFF PRESENTATION

Mike stated that all technical requirements had been met. Easements would be provided and there would be no entrance problem for trash/delivery trucks. Landscaping proposed would exceed that which was required. He said that the plan called for the trade by the petitioner of site B (located on plan) for the city's west half of the right-of-way of 2nd Street, so that the entire design, as presented, could be completed. The completion of at least the west half of the design would hinge on the successful swap of properties.

### QUESTIONS

Commissioner Campbell asked for clarification of ingress/egress to the property.

Mike replied that an access easement may be given allowing access between Main Street and Rood Avenue. Additionally, the alley itself will be diverted northward, and this will be the actual ingress/egress designation.

### PUBLIC COMMENTS

FOR:

There were no comments for the proposal.

AGAINST:

John Zellner, 473 W. Scenic Drive, who owned property near 2nd and Rood, expressed opposition to the closing of 2nd Street.

### PETITIONER'S REBUTTAL

Mr. Klipp was not aware of there being any problem with the closure of 2nd Street.

### QUESTIONS

The location of the proposed pedestrian access easement was pointed out to Commissioner Sewell by Mike Sutherland.

Mike suggested that if approval for the project was given, that it be given contingent upon the successful land swap mentioned earlier.

Mr. Klipp noted that the Credit Union was actually giving up approximately 12,000 sq. feet for the city's 10,000 sq. feet.

When asked by Commissioner Afman, Mr. Klipp provided a description of the proposed building.

**MOTION: (COMMISSIONER CAMPBELL) "MR. CHAIRMAN, IN REGARDS TO ITEM #9-88 THE RIGHT-OF-WAY VACATION FOR 150 FEET OF THE EAST/WEST ALLEY AND 2ND STREET, I MOVE WE SEND THIS TO COUNCIL FOR APPROVAL WITH THE STIPULATED RECOMMENDATIONS REGARDING THE SITE B LAND SWAP."**

Commissioner Afman seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

**V. NON-SCHEDULED CITIZENS AND/OR VISITORS**

Jim Ensley, 2734 Patterson Road, felt that an injustice had occurred over the height requirements allegedly agreed to by representatives of the Peterson House. He went into further detail over this matter. Chairman Love offered to stay after the meeting and talk with Mr. Ensley.

The meeting was adjourned at 8:45 p.m.