

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- February 28, 1984  
8:05 - 8:35 p.m.

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The public hearing was called to order by Chairperson Susan Rinker at 8:05 p.m. in the City/County auditorium.

In attendance, representing the City Planning Commission were:

|                           |                 |
|---------------------------|-----------------|
| Bill O'Dwyer              | Miland Dunivent |
| Ross Transmeier           | Dick Litle      |
| Susan Rinker, Chairperson |                 |

(Commissioners Jack Ott and Glen Green were absent.)

In attendance, representing the Planning Department were:

|            |              |                   |
|------------|--------------|-------------------|
| Don Warner | Karl Metzner | Janet C.-Stephens |
|------------|--------------|-------------------|

Rachelle Daily, of Sunshine Computer Services, and Terri Troutner were there to record the minutes.

There were approximately 64 interested citizens present at the beginning of the meeting.

Chairperson Rinker called the meeting to order and stated that tonight, before the public hearing, there was to be a public meeting.

#### I. APPROVAL OF MINUTES

Chairperson Rinker asked the Planning Commission for a discussion on the minutes of the 1/31/84 GJPC Public Hearing.

**MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, I MOVE THAT THE MINUTES OF THE JANUARY 31, 1984 GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING BE APPROVED AS PRESENTED."**

Commissioner Litle seconded the motion.

Chairperson Rinker repeated the motion, called for a vote, and the motion carried unanimously by a vote of 4-0.

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

There were no announcements, presentations or visitors.

### III. FULL HEARING

#### 1. #4-84 REZONE P TO PC AND FINAL PLAN

Petitioner: Michael Gregg  
Location: Northwest corner of 3rd Street and Belford Avenue.

A request to change from a parking zone to a planned commercial zone and a final plan for a car sales lot on approximately .145 acre.

Commissioner Transmeier chose to abstain from the voting on this issue.

#### PETITIONER'S PRESENTATION

Jim Lushbaugh, representing Michael Gregg, stated that this property was located in a primary business corridor. It is currently blacktopped and a curbcut has been requested. The curbcut and landscaping were the only additional considerations to be made with regard to this property use. Landscaping would be done; evergreens planted in southeast boundaries of the property. To the south, low-profile planters would provide additional buffers. The curbcut had already been approved by the Grand Junction Traffic Engineer. No additional structures would be added to this property.

Mr. Lushbaugh mentioned that although he did not expect any increase in traffic other than that already in existence at the present business location, parking has been provided on the property for those customers which may choose to browse. All utilities were already in existence and servicing of vehicles would be done from the present garage location.

The North Avenue Corridor policy (Sec. 3-19-4-A4) does provide for parking. This was felt to be the intended use as well as upgrading the property with added landscaping as to make the property aesthetic in appearance. No additional signage would be installed. One floodlight to illuminate the northern portion of the lot would be the only lighting installed. Southern lighting would be provided by a streetlight.

This particular lot, it was stated, was formerly approved as a Pizza Parlor parking lot. He felt that less impact would be made on this location if the rezone were approved. It would achieve greater amount of sales tax revenue and hiring of additional personnel. Mr. Lushbaugh reminded Commission members that this lot had formerly been used as a car lot in conjunction with Cox Motors prior to 5/20/81 when the current policies came in.

## **QUESTIONS**

Bill O'Dwyer: "You say that there will be a light on the north edge. Will this be a low-intensity light?"

Jim Lushbaugh: "It will be one flood. It's a directional floodlight--a kind of vapor light directed to illuminate only the north portion of the lot."

Bill O'Dwyer: "So you won't have any other structures on the lot that aren't there now, except the landscaping?"

Jim Lushbaugh: "That's all we anticipate having. The additional landscaping on the southern edge was suggested by the Planning Department, but as I said, we are primarily commercial."

## **STAFF PRESENTATION**

Janet stated that the Petitioner has agreed to provide landscaping on the south edge as a buffer to Belford Avenue and all other concerns were resolved.

## **PUBLIC COMMENTS**

### **IN FAVOR:**

Dale Dumont, 251 Belford Avenue, requested that the proposed use be granted. He stated that this would be a daytime use and would provide no adverse impact to the area. He felt that this use would be better than a "turn-around" and "dumping ground" for area youth.

Richard Cozza, 1022 North 3rd Street, requested approval since he felt that it would be a worthwhile use.

### **COMMENTS AGAINST THE PROPOSAL:**

There were no comments against the proposal.

## **STAFF REBUTTAL**

Bill O'Dwyer: "Just for the record, I would like to state that this is in compliance with the North Avenue Corridor policy."

Chairperson Rinker called for a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, IN REFERENCE TO ITEM #4-84, REZONE P TO PC, A REQUEST FROM MICHAEL GREGG, LOCATION NORTHWEST CORNER OF 3RD STREET AND BELFORD AVENUE, I WOULD LIKE TO MOVE THAT THIS APPLICATION BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL OF REZONE."**

Commissioner O'Dwyer seconded the motion.

In consideration of the rezone, Chairperson Rinker repeated the motion and called for a vote. The motion carried unanimously by a vote of 4 to 0, with Ross Transmeier abstaining. Chairperson Rinker stated that this was subject to staff comment.

In consideration of final plan, Chairperson Rinker asked for a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, IN CONSIDERATION OF THE FINAL PLAN FOR THE ABOVE DESCRIBED PROPERTY IN ITEM #4-84, I MOVE THAT WE FORWARD IT TO COUNCIL WITH RECOMMENDATION OF APPROVAL FOR CONSIDERATION OF THE FINAL PLAN."**

Commissioner O'Dwyer seconded the motion.

Chairperson Rinker repeated the motion and stated that this, too, was subject to staff comment. She then called for a vote. The motion carried unanimously by a vote of 4-0, with Ross Transmeier abstaining.

The meeting was adjourned at 8:35 p.m.