

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING  
EXTENSIONS/REVERSIONS

March 20, 1984  
7:00 p.m. - 8:20 p.m.

The annual extention/reversion public hearing was called to order by Chairman Ross Transmeier at 7:00 p.m. in the City/County auditorium.

In attendance, representing the City Planning Commission were:

Jack Ott	Miland Dunivent
Bill O'Dwyer	Glen Green
Ross Transmeier, Chairman	

In attendance, representing the Planning Department was:

Bob Goldin

Terri Troutner was present to record the minutes.

There were approximtely 22 interested citizens present during the course of the meeting.

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Chairman Transmeier called the meeting to order and explained that the meeting was being held for consideration of extention or reversion of projects which have either exceeded their development schedules or project time schedules. He stated that the purpose of the meeting was not to harrass the Petitioners but rather to see where they were in regards to activity.

**I. CONSENT AGENDA**

Chairman Transmeier stated that file #61-81 was to be moved from the consent agenda to the regular agenda. A request was made by Tom Logue, representing Singh Subdivision, to pull file #47-80 from the consent agenda and move it to the regular agenda.

Chairman Transmeier asked for a motion of reversion for file #'s 91-77, 78-82, 44-80, 72-82, and 27-81, excluding #61-81 (twice) and #47-80 which were moved to the regular agenda. He reminded the Commission members that file # 91-77 and #78-82 must also be addressed for a zone reversion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, I MOVE THAT WE FORWARD TO CITY COUNCIL A RECOMMENDATION THAT ON ITEM #91-77, WE REVERT THE ZONE AND THE PLAN, ON ITEM #78-82, WE REVERT THE ZONE AND THE PLAN, ITEM #44-80, #72-82, AND #27-81 WE REVERT THE PLAN."**

Jack Ott seconded the motion.

Chairman Transmeier asked if there were any discussion and reminded Commission members that file #91-77 will revert back to RSF-8 if reversion is approved.

The motion was put to a vote and was approved unanimously 4-0.

## II. REGULAR AGENDA

#70-81: Orchard Grove

Petitioner: Robert Reese

Location: SE Corner of 12th Street and Orchard Avenue

The Petitioner was not present for comment. Bob Goldin from the City Planning Department stated that a letter was received requesting an extension. He understood that Richard Livingston, representing Orchard Grove, would be present at the meeting. Chairman Transmeier agreed to place this item at the end of the regular agenda, to allow for Mr. Livingston's arrival.

#17-80: Rezone request by W.B. Swisher/Hyland

Petitioner: W.B. Swisher

Location: 3304 N. 17th Street

A request was made for a one year extension.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #17-80 I MOVE THAT THE REQUEST FOR EXTENSION BE APPROVED UNTIL APRIL 1, 1985."**

Commissioner Ott seconded the motion.

A vote was called and approved unanimously 4-0.

#40-81: Horizon Planned Community

Petitioner: Michael Licht

Location: NW Corner of 12th Street and Horizon Drive

A request was made for a one year extension.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT WE EXTEND ITEM #40-81 UNTIL APRIL 1, 1985."**

Commissioner Dunivent seconded the motion.

A vote was called and approved unanimously 4-0.

#105-81: Hodges Addition

Petitioner: Arnold Hottovy (representing Eacel Hodges)  
Location: 2048 N. 12th Street. NE Corner of 12th and Walnut

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #105-81 I  
MOVE THAT WE APPROVE THIS EXTENTION UNTIL APRIL 1,  
1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#61-81: Atrisco Investment Company/Atrisco-Office Building

Petitioner: Levi Lucero  
Location: E. of 28 1/2 Rd. Appx. 500' N. of North Avenue

A request was made for a one year extention for both projects.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT BOTH  
ITEMS LABELED #61-81 BE EXTENDED FOR ONE YEAR UNTIL APRIL  
1, 1985."**

Commissioner Ott seconded the motion.

A vote was called an approved unanimously 4-0.

#47-80: Singh Subdivision

Petitioner: Tom Logue (representing Lalmani Singh)  
Location: G Road, 27 3/4 Rd. lines

Mr. Logue stated that officially he was not representing Mr. Singh, however, he felt that due to Mr. Singh's being out of town, there was reason to believe that no notice of reversion had been received by him and he was unaware of the meeting.

U.K. Gupta then stood up and stated that the notice was received by him as a representative of Mr. Singh's. A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON ITEM #47-80, I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985 WITH THE UNDERSTANDING THAT WHEN MR. SINGH DOES COME BACK, HE WILL GET IN TOUCH WITH THE PLANNING DEPARTMENT AND TALK TO THEM."**

Commissioner Dunivent seconded the motion.

A vote was called and approved unanimously 4-0.

#19-82: Dominion Heights

Petitioner: Howard Paul

Location: S. of North Avenue along 28 1/4 Road

A request for a one year extention was made.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #19-82, I RECOMMEND THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#92-81: Hawthorne Place at Crestview III

Petitioner: Henry Faussonne

Location: NW of F Road and 27 1/2 Road

A request for a one year extention was made. Also an address correction was requested.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (CHAIRMAN DUNIVENT) "MR. CHAIRMAN, ON ITEM #92-81, I MOVE THAT WE APPROVE EXTENTION UNTIL APRIL 1, 1985."**

Commissioner Ott seconded the motion.

A vote was called and approved unanimously 4-0.

#16-79: Crown Heights Filing #2

Petitioner: Lloyd & Leland Unfred

Location: NE Corner of 27 1/2 Rd and Cortland

Since the Petitioner was not present, this item number was moved to the end of the regular agenda.

#8-82: Assembly of God Church (Conditional Use)

Petitioner: Arthur Tafoya  
Location: 2342 N. 7th Street

This item was pulled from the agenda at the request of the staff.

#12-82: Hotel Conditional Use

Petitioner: Paul Penner of Penner/Frantz  
Location: NW Corner of H Rd. and Horizon Drive

A request was made for a one year extension.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #12-82, I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#3-81: Tamerlane

Petitioner: Fred Lundin  
Location: NW Corner of F 1/4 Rd and 27 1/4 Rd. line

A request was made for a one year extension.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON ITEM #3-81, I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Green seconded the motion.

A vote was called and approved unanimously 4-0.

#27-82: High Country Storage

Petitioner: Jack Williams  
Location: SE of Cannon and Grand Mesa Avenues

A request was made for a one year extension.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #27-82, I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#26-82: First Security (Conditional Use)

Petitioner: Susan L. Carnahan  
Location: 2692 Hwy. 50

Since the Petitioner was not present, this item was moved to the end of the regular agenda.

#65-82: Houston Heights

Petitioner: Samuel Haupt  
Location: NE Corner of 15th and Wellington

Since the Petitioner was not present, this item was moved to the end of the regular agenda.

#49-81: Crossroads Motor Inn

Petitioner: Ward Scott  
Location: E. of 27 3/4 Rd. sec. line NW of Horizon Drive

Bob Goldin of the City Planning Department stated that a letter was received from Mr. Scott requesting an extension for this project. He was unable to attend the meeting.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT WE RESCHEDULE THIS ITEM TO THE REGULARLY SCHEDULED MEETING NO LATER THAN MAY 29, 1984."**

Commissioner Dunivent seconded the motion.

A vote was called and approved unanimously 4-0.

#85-81: Rusty Sun Sub. Filing #1

Petitioner: Tom Logue  
Location: NW of Patterson and 29 Roads

A request was made for a one year extention. Bob Goldin reminded Mr. Logue that he still had an outstanding floodplain permit that needed to be filled.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, I MOVE THAT ITEM #85-81 BE APPROVED FOR EXTENTION UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#46-82: PDC Sub. Filing #2

Petitioner: Daryl Shrum  
Location: 605 26 1/2 Road

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #46-82 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#72-80: Professional Office Bldg.

Petitioner: Clayton Tipping  
Location: 1499 N. 1st Street

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) " MR. CHAIRMAN, ON ITEM #72-80 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Green seconded the motion.

A vote was called and approved unanimously 4-0.

#79-81: Woodsmoke

Petitioner: Robert Oxford  
Location: W. of 29 Rd., 1/4 mi. S. of F Rd.

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #20-82 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#35-81: The Park at Horizon Drive

Petitioner: Richard Schleicher  
Location: N. of Horizon Drive 600' E. of 27 Road

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #35-81 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Green seconded the motion.

A vote was called and approved unanimously 4-0.

#30-80: Country Glen Apartments

Petitioner: Richard Schleicher  
Location: 25 and F 1/2 Roads

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON ITEM #30-80 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Green seconded the motion.

A vote was called and approved unanimously 4-0.

#33-81: Colony Park

Petitioner: Ted Straughan  
Location: 2575 Patterson Road

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.



Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #20-82 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#35-81: The Park at Horizon Drive

Petitioner: Richard Schleicher  
Location: N. of Horizon Drive 600' E. of 27 Road

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #35-81 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Green seconded the motion.

A vote was called and approved unanimously 4-0.

#30-80: Country Glen Apartments

Petitioner: Richard Schleicher  
Location: 25 and F 1/2 Roads

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON ITEM #30-80 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Green seconded the motion.

A vote was called and approved unanimously 4-0.

#33-81: Colony Park

Petitioner: Ted Straughan  
Location: 2575 Patterson Road

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #33-81 I  
MOVE TO EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#53-81: French Quarter (Waldon Office Bldg.)

Petitioner: Walter Thoms

Location: SW Corner of 1st and W. Mesa Avenue

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #53-81 I  
MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#21-81: Cascade Condos & Health Club

Petitioner: Robert Rewinkle

Location: SW of Patterson Rd. and Grand Cascade Drive

The Petitioner was not present. Bob Goldin stated that he had not heard from Cascade Condos. He spoke with Mr. Rewinkle and what he believe to be a representative of his, but received no definite reply. Tom Logue spoke up from the audience and stated that in his conversations with Mr. Rewinkle, it was thought that Mr. Rewinkle did care what happened and he was not sure why he did not show up. Bob Goldin informed the Commission members that the certified letters which were sent to Mr. Rewinkle were sent back unsigned save for the last one which was sent to John Walsh (for the fourth time) which showed him to be in Long Beach, California. Otherwise, nothing was received in response to this.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER GREEN) "MR. CHAIRMAN, ON ITEM #21-81 I  
MOVE THAT FORWARD THIS TO THE CITY COUNCIL WITH THE  
RECOMMENDATION FOR REVERSION OF THE FINAL PLAN."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#70-81: Orchard Grove

Petitioner: Robert Reese  
Location: SE corner of 12th & Orchard Avenue

At this time the Petitioner still had not shown up to present comments.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT ON #70-81 IT BE TABLED TO THE MEETING NO LATER THAN MAY 29, 1984 FOR CONSIDERATION."**

Commissioner Green seconded the motion.

#16-79: Crown Heights Filing #2

Petitioner: Lloyd Unfred  
Location: NE Corner of 27 1/2 Rd and Cortland

A request was made for a one year extention.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #16-79 I MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner O'Dwyer seconded the motion.

A vote was called and approved unanimously 4-0.

#26-82: First Security (Conditional Use)

Petitioner: Susan L. Carnahan  
Location: 2692 Hwy. 50

The Petitioner still had not arrived. Bob Goldin again stated that a letter had been received by Ms. Carnahan indicating that she would be present at tonight's meeting. Ted Straughan spoke for First Security and stated that they were waiting for an action from Safeway on a curbcut agreement.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, IN VIEW OF THIS DISCUSSION, I MOVE THAT WE EXTEND THIS FOR A YEAR UNTIL APRIL 1, 1985."**

Commissioner Dunivent seconded the motion.

A vote was called and approved unanimously 4-0.

#65-82: Houston Heights

Petitioner: Samuel Haupt

Location: NE Corner of 15th Street and Wellington

A request was made for a one year extension.

Chairman Transmeier closed the hearing and requested a motion.

**MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON ITEM #65-82 I  
MOVE THAT WE EXTEND THIS UNTIL APRIL 1, 1985."**

Commissioner Dunivent seconded the motion.

A vote was called and approved unanimously 4-0.

Commissioner O'Dwyer made a motion to adjourn the meeting.  
Commissioner Green seconded the motion.

The meeting was adjourned at 8:20 p.m.