



**AGENDA ITEM #3-- #47-81 Rezone R1C to PR16.6 and Rusty Apartments Subdivision-Preliminary Plan.**

Petitioner: Richard Watson  
Location: 692' South of North Avenue, East of Harris Road. A request to change from single family residential use at approximately 5 units per acre to planned residential use with a design density of 16.6 units per acre on .482 acres.

- a. Consideration of zone.
- b. Consideration of preliminary plan.  
(Tabled by Grand Junction Planning Commission 4-28-81 Public Hearing until such time the petitioner and residents can resolve the Harris Road issue)

**I. Petitioner's Presentation**

Tom Logue, Paragon Engineering, responding to concerns stated that Mr. Watson had met with better than 50% of the concerned residents living in area adjoining Harris Road, but no solution had been reached regarding improvements to that Road which are needed (paving, narrowness, traffic hazard). Logue indicated the developer intends to provide additional right-of-way.

**A. Commissioner's Questions/Discussions**

Commissioner O'Dwyer and Commissioner Dick Little questioned Tom Logue on plans for location of and responsibility for the drainage ditch, and on the construction and adjoinment of the parking spaces.

Tom Logue answered that the petitioner was accepting responsibility for the drainage ditch and it would be routed down the property to the south of his. Tom also indicated that more engineering design was needed, but the parking spaces would be hard-surfaced.

**II. Staff Presentation**

Alex Candelaria stated that the POA had been granted, some uses came in as bulk development rather than planned development; drainage problems need to be answered; and the fire protection questions need to be addressed.

**A. Commissioners Questions/Discussion**

The Commissioners asked for clarification on: the drainage question and whether Tom had been back to City Utilities with answers to their concerns; whether the 6' screen was acceptable; what outdoor

whether the 6' screen was acceptable; what outdoor amenities will be provided for; parking spaces in question; and who was going to take responsibility for road improvements.

Logue replied that he had a fire flow survey in his possession that satisfied City Fire. He also stated that since they were at preliminary level, their construction drawings were not yet fully detailed. He has not yet been back to City Utilities. He also indicated that room does exist to create greater distances between parking spaces.

### III. Public Comments

- A. Chairwoman Quimby requested comments from the public in favor of the proposal. There were none.
- B. Chairwoman Quimby requested comments from the public in opposition of the proposal.

Donna Vessels and Mr. Keeso, residents of Harris Road, both voiced concern with the overloaded traffic problem and the narrowness of the street, indicating that 12 neighbors agree with them.

The Commissioners questioned the speakers as to whether they would still be opposed if the street was improved. The residents indicated that would definitely help the problem, but that congestion remains the main concern.

The Commissioners then discussed the expense of improving Harris Road. Tom Logue indicated approximately \$80,000 would be required for curb/gutter and sidewalks on both sides-- possibly even more adding inflation factor.

Alex Candelaria reminded the Commissioners that the neighborhood had circulated a petition last April which 22 neighbors signed that indicated their opposition to any development that would generate new traffic, particularly if the road finishing responsibility was to be assumed by the petitioner. (Total number of neighbors: 22)

### IV. Petitioner's Rebuttal

Tom Logue stated that Mr. Watson is willing to complete paving improvements, weather permitting, before the end of May.

Chairwoman Quimby commented that what was developed at the other site was not what was proposed.

Mr. Watson, 653 26 Road, spoke to the Commission, indicating he had acquired this property through a dissolved partnership and at that time tried to inquire as to whether it needed to be paved or not. He stated he received conflicting instructions from the partnership, the Planning Commission and the investment group. He indicated he felt he has acted in good faith regarding the attractiveness of the four-plexes, and upkeep, as he personally oversees trash removal.

Additional comments or questions were requested by Chairwoman Quimby; having received none, the public hearing was closed.

V. Planning Commission Discussion

**MOTION: (Commissioner Bill O'Dwyer) "I MAKE A MOTION THAT WE FORWARD ITEM #47-81 TO CITY COUNCIL WITH RECOMMENDATION FOR DENIAL BASED ON THE CONCERNS OF THE NEIGHBORS--DRAINAGE PROBLEMS AND NARROWNESS OF THE STREET."**

The motion was seconded by Commissioner Litle.

Chairwoman Quimby called for a vote and the motion carried, 6-0.

The Commissioners suggested the petitioner improve Harris Road to meet City specifications, clear up communications problem with neighbors, and informed him he has the right to make an appeal to City Council.

**AGENDA ITEM #7 -- Rezone RMF-32 to P and Amendment to Final Plan-First Security Savings and Loan.**

Petitioner: Leland Schmidt  
Location: Rezone-1221 North 7th Street, Amendment to final plan-Northwest corner of 7th Street and Glenwood Avenue. A request to change from residential multi-family uses to parking uses on .14 acre and an amendment to the final plan on .52 acre.

- a. Consideration of rezone.
- b. Consideration of amendment to final plan.

I. Petitioner's Presentation

Ken Hunt summarized that the plan has been submitted with staff comments addressed, that the request is for 8,100 sq. ft. if the rezone is approved, that the amendment will improve the drive-up facilities, that the rezone is com-

patible with the 7th Street Corridor Policy, and the impact of the building envelope was discussed.

## II. Staff Comments

Alex Candelaria noted that the Planning Commission had granted approval (May hearing) for temporary use of the office as well as for the drive-up, but that although this building envelope had been discussed, there had been no action taken by the Commission. Trash pickup coordination needs addressed, as well as sidewalk widths, employee parking questions.

## III. Commissioners Questions/Discussion

After discussion, the Commissioners concurred that only the envelope, rather than the structure, had been presented to them before, and that the drive-up and temporary use were the items approved at previous hearings. It was also clarified that 34 parking spaces were planned, and the square footage figure is 10,800, with the additional parking. Square footage would have to be dropped down if this rezone was not accepted.

Ken Hunt communicated the plan suggests enough square footage would be eliminated to coincide with 34 parking spaces. It was determined that 12 Stacking spaces were available.

Dennis Edson explained more volume is anticipated than Savings & Loans have previously had, and that the original plans for two lanes has been expanded to four to eliminate the stack-up problem. Edson further explained that the acquisition of 50' of property north gave them additional parking spaces for the building as well as eliminated the two drive-up lane problem, and that Savings & Loans traditionally have less depositors than Banks, therefore generating less traffic patterns, and feels 10,200 sq.ft. will be adequate for 10-15 years.

Chairwoman Quimby complimented Mr. Edson on how the temporary facility had been utilized.

It was confirmed that the exit onto the alley (one-way to the south) was proposed and that Staff's concerns with the sidewalk on Glenwood would be resolved.

Chairwoman Quimby requested comments from the public to speak in favor of the project. There were none.

Chairwoman Quimby requested comments from the public to speak in opposition of the project. There were none.

Chairwoman Quimby then solicited further comments from the petitioner and the Commission members.

Employee parking was discussed and it was learned that it has not been addressed but petitioner had provided the standard (1-300) in keeping with the City parking requirements.

Mr. Edson commented that this question had just come up and that what they have planned would be adequate for their anticipated traffic flow.

Alex Candelaria pointed out that an additional 5000 sq. ft. of the building is an undetermined rental situation, leaving no room for expansion.

Another comment made indicated there is no on-street parking on 7th Street close to the intersection.

Karl Metzner stated that the question is what kind of offices will be housed on the second floor.

Mr. Edson indicated their primary purpose is to stay away from a long-term leasing situation.

Chairwoman Quimby asked for further questions/comments and upon receiving none, reminded the Commission motions were in order for the Consideration of the rezone and the Consideration of the final plan amendment.

**MOTION: (Commissioner Transmeier) "ON ITEM #59-81, REZONE FROM RMF-32 TO P FOR THE FIRST SECURITY SAVINGS AND LOAN, I MAKE THE RECOMMENDATION THAT WE PASS THIS TO CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL PENDING THE STAFF COMMENTS.**

The motion was seconded by Commissioners Rinker/Dunivent.

Chairwoman Quimby read the motion and called for a vote. The Motion carried unanimously, 6-0.

**MOTION: (Commissioner Transmeier) "ON ITEM 359-81, FINAL PLAN FOR THE FIRST SECURITY SAVINGS AND LOAN, I MAKE A RECOMMENDATION WE PASS THIS ON WITH A RECOMMENDATION FOR APPROVAL TO CITY COUNCIL WITH NOT LESS THAN 34 PARKING SPACES AND NOT MORE THAN 10,200 SQUARE FEET OF BUILDING ON THE SITE AND SUBJECT TO STAFF COMMENTS, SPECIFICIALLY THE SIDEWALK BE RESOLVED BEFORE PRESENTATION TO CITY COUNCIL."**

The motion was seconded by Commissioner O'Dwyer.

Chairwoman Quimby reiterated the motion and second and called for a vote by the Commissioners. The motion passed, 6-0.

Chairwoman Quimby asked Mr. Hunt if he had a feel for time frame for the design and site review. Mr. Hunt indicated he had not talked with Bob Goldin at this point.

**AGENDA ITEM #8-- #2-82, 601 Minor Subdivision.**

Petitioner: Doug Holling.

Location: 601 North 1st. A request for a minor subdivision final plat of 2 lots on 1.0028 acres in a heavy commercial zone.

- a. Consideration of subdivision.

**I. Petitioner's Presentation**

Tom Logue, Paragon Engineering, established the site in question as being the current Pizza Hut location on 1st Street (Lot 1). Recent findings showed that two separate parcels do not exist, as originally thought, so request is for a two-lot subdivision on an acre. Pizza Hut site has granted an ingress/egress and utility easement to be utilized by Lot 1 and Lot 2 (parcel along west end of property, bordering Highway 50 right-of-way which is a controlled access right of way). Utilizing access onto Highway 6 & 50 is not anticipated. Planning Commission was asked to strike last comment from Review Sheet Summary regarding access permit.

The Commissioners questioned Tom regarding the effect on Pizza Hut parking situation if access to Lot 2 was granted, whether Lot 2 usage would be of commercial nature which might necessitate buffering between Highway 6 & 50 and the lot, and the possibility of a new activity generating an increase in traffic flow and interaction.

Tom Logue responded that the current parking situation meets all current standards (25' ingress/egress); that the building would be built on the portion of the lot furthest away from the highway and the appropriate setbacks, landscaping, screening and buffering questions would be addressed on the Building Permit application; and that the petitioner is concerned with future compatible use of the land. Tom also pointed out the 100' right-of-way that existed when the Pizza Hut was established is now 80' (in keeping with the 1st Street Corridor Policy).

It was also established that the Open Space Appraisal had been done but that Parks and Recreation had not yet responded to it.

Doug Holling summarized the proposal was not suggesting a change in use -- the basic difference is that they get marketability of the back area while the City retains the Open Space.

## II. Staff Comments

Staff requested stipulation that adequate fire protection, parking requirements, and vacation of right of way be provided for.

Chairwoman Quimby asked for comments from anyone opposed to this proposal. There were no comments.

Chairwoman Quimby presented the subdivision request to the Commission.

**MOTION: (Commissioner Miland Dunivent) "MADAM CHAIRMAN, IN REFERENCE TO ITEM #2-82 -- 601 MINOR SUBDIVISION, PETITIONER DOUG HOLLING, LOCATION, 601 NORTH 1ST STREET, A REQUEST FOR A MINOR SUBDIVISION FINAL PLAT OF 2 LOTS ON 1.0028 ACRES IN A HEAVY COMMERCIAL ZONE -- I MOVE THAT THIS BE SUBMITTED TO CITY COUNCIL FOR APPROVAL SUBJECT TO RESOLUTION OF STAFF COMMENTS."**

Chairwoman Quimby repeated the motion and called for a vote from the Commissioners which passed unanimously, 6-0.

### **AGENDA ITEM #9 -- #3-82, Conditional Use - Dunkin' Donuts**

Petitioner: Rodger Houston.  
Location: 2816 North Avenue. A request for a conditional use for a drive-up window on .39 acre in a light commercial zone.  
Consideration of conditional use.

#### I. Petitioner's Presentation

Chris Gray, 695 Crestridge Drive, representing Rodger Houston, noted that the plan on the board is a revision to what was originally submitted as a response to some Staff comments including relocation of trash dumpster to north-east corner, a written legal agreement on easement, and the addition of an "exit only." Chris further summarized request was for a Dunkin' Donut operation with some inside seating, and conditional use drive-up, employee and



service parking as well as entrance to drive-through off the rear, front parking lot designed for sit-down customers, and the plan allows for 2-3 stacking on drive-through.

## II. Staff Presentation

Alex Candelaria listed Staff concerns to include petitioner needs to apply for State Highway permit for driveway and the leasee agreement needs to be signed.

Mr. Gray stated they would have no problems with those concerns.

Chairwoman Quimby requested comments in favor of the proposal. There were none.

Chairwoman Quimby requested comments in opposition to the proposal.

## III. Public Comments

Joe Garcia, Colorado West Tire Company, considers ingress/egress to that area now a definite problem; the 30' roadway through there is not an easement but rather 15' belongs to him, 15' belongs to property in question; he has allowed right-of-way to Craftique and Green Tree; and he would like to see this project completed as it would eliminate the "eye sore" in existence now. Mr. Garcia suggested a curb cut on the west side of the building would be appropriate, and the owners of Wood N' Water concur with that.

The Commissioners questioned Mr. Garcia regarding the easement; Alex Candelaria pointed out that Staff would like Legal to look at the letter regarding the easement prior to acceptance.

Mr. Garcia indicated his lawyer investigated the property and found in the records that the original owner gave a ditch right of way in 1908 and 15' easement to the general public which is in use now. Alex commented that the assessor's description is still in question as to location and ownership.

Chairwoman Quimby commented that the confusion regarding this 30' section needs to be resolved.

Discussion between Mr. Garcia, Chris Gray, and the Commission indicated further confusion exists regarding expanding the roadway another 6' by Mr. Houston, and whether 6' or 12' curb cut is planned on the west side. Mr. Garcia indicated he would be in favor of the project if a 12'

curb cut for access onto North Avenue from the west side could be obtained from the State Highway Department.

Chairwoman Quimby suggested that the petitioner and Mr. Garcia get together to resolve these details and submit a written comment to the Commission.

Further discussion ensued on future land development to the north, the effect of traffic that would be generated, adequate parking.

Howard Mitsushima, representing Wood N' Water, stated he shares Mr. Garcia's concern with the building and the exit, and presented additional problems with the signs, access, and traffic hazard.

Commissioner O'Dwyer established the existence of an abandoned irrigation ditch between Wood N' Water and the proposed donut shop and suggested a joint curb cut could possibly be put in as a means of solving the problem.

Chairwoman Quimby suggested that property owners get together to work some of these problems out.

Chairwoman Quimby then closed the public hearing and solicited a motion from the Commissioners.

**MOTION: (Commissioner Ross Transmeier) "MADAM CHAIRMAN, ON ITEM #3-82, CONDITIONAL USE - DUNKIN' DONUTS, I MAKE A MOTION WE TABLE THIS UNTIL SUCH TIME THE PETITION CAN BE COMPLETED WITH THE APPROVAL OF THE STATE HIGHWAY DEPARTMENT AND PERHAPS REDESIGN OF THE EXIT WITH NEIGHBORING PROPERTY AND CLARIFICATION OF THE PROPERTY INGRESS/EGRESS WIDTH ON THE EAST AND THE COMPLETION OF A LEASE AGREEMENT WITH PETITIONER AND ANY OTHER STAFF COMMENTS THAT HAVEN'T BEEN ADDRESSED."**

The motion was seconded by Commissioner Dick Litle.

Chairwoman Quimby repeated the motion and called for a vote. The motion was approved unanimously, 6-0.

Chairwoman Quimby further stated that there are too many problems at this time, but complimented the prevailing attitude between the neighbors and the petitioner of willingness to resolve them.

Commissioner Transmeier reminded the petitioners to set this item up as an agenda item for the next hearing.

**AGENDA ITEM #10 -- #1-82, Zoning of Hetland Annexation to RSF-4**

Petitioner: City/County Development Department.  
Location: East of 12th Street, South of F.25 Section line and Northwest of 13th Street. A request to zone the Hetland Annexation to residential single family at 4 units per acre on approximately 5 acres.  
Consideration of zone.

**MOTION: (Commissioner Dick Litle) "MADAM CHAIRMAN, I MOVE THAT ON FILE #1-82, ZONING OF THE HETLAND ANNEXATION TO RSF-4, THAT WE FORWARD TO CITY COUNCIL FOR THEIR CONSIDERATION AND RECOMMENDATION OF APPROVAL."**

The motion was seconded by Commissioner Miland Dunivent.

Chairwoman Quimby asked Karl Metzner (petitioner) about the road right-of-way from 12th Street on the west, as per Staff comments.

Karl Metzner answered 30' of right-of-way is present right now, more will be needed later, and that it is a warning situation.

Chairwoman Quimby repeated the motion, called for a vote, and the motion carried, 6-0.

**AGENDA ITEM #1 -- Approval of Minutes.**

The minutes of the January 5, 1982 Grand Junction Planning Commission Public Hearing were approved with the following corrections:

- \* Page 3, 2nd paragraph: "Laird Smith" name changed to "Paul Smith."
- \* Page 5, 2nd paragraph: "Laird Smith" changed to "Paul Smith."
- \* Page 8, 8th paragraph: Replace "County Commissioners" with "City Commissioners."
- \* Page 10, 1st paragraph: insert "from the" between "separate" and "commitment"
- \* Page 12, Item III: insert "and sidewalk" after "curb gutter" in Bob Goldin's comment.
- \* Page 18, Item I: Change "Roger Zonwalt" to "Roger Zumwalt" three times
- \* Page 23, III: Change spelling of "covenant" to "covenants."

**MOTION: (Commissioner Ross Transmeier) "MADAM CHAIRMAN, I MAKE A MOTION WE APPROVE THE MINUTES OF JANUARY 5, 1982 MEETING AS CORRECTED."**

The motion was seconded by Commissioner Dick Litle.

Vote was taken and motion carried 6-0.

Chairwoman Quimby adjourned the meeting at 9:30 p.m.

Robert and Larry Zarlingo  
2278 Holland  
Grand Junction, Colorado

Grand Junction City Council

RE: Planned Automotive Shop - Horizon Drive

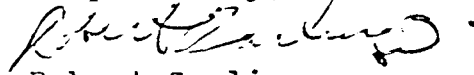
Board Members,

The planned automotive facility's business hours will not be during the late night. Normal operating hours will be from 7 a.m. to 8 or 9 p.m.

This facility is intended as an automotive repair shop, not an auto-body, junk or salvage operation. Accordingly the cars will not be stored longer than 30 days or of an unsightly type (wrecked, junked or salvage).

It is our intention to conform to the regulations set forth for this particular area.

Respectfully,

  
Robert Zarlingo