

CITY OF GRAND JUNCTION
PLANNING COMMISSION
JULY 31, 1974

MINUTES

The regular meeting of the City of Grand Junction Planning Commission was called to order at 8:00 A.M., in the Civic Hall Auditorium by Vice-Chairman, Virginia Flager with the following members present: Eugene McEwen, Jane Quimby, and Blake Chambliss.

Also Present were: Rick Cisar, Assistant Planning Director; Conni McDonough, Subdivision Coordinator; Bonnie Pehl, Acting Secretary; and about six (6) interested persons.

Blake Chambliss made a motion to approve the minutes of the last meeting; Jane Quimby seconded the motion and it was passed.

1. #30-74: Consider rezoning petition involving .25[±] acres from B1, limited business to C1, light commerce zoning.

Petitioner: Robert L. Orr (Trustee)

Location: SE 1/4 Section 14, (the NW corner of 12th Street and Ute. (Tabled at 6/26/74 meeting))

Rick Cisar: The Staff recommended at the last meeting that the HO zone be considered. Since then I have received a letter stating that the petitioner would like to amend his request to the HO zone district. They would have to show a plan if they wished to change it. The HO zone requires a full PUD submission. The petitioner should be aware of the need to submit plans.

Jane Quimby: Is the petitioner aware of it?

J.D. Snodgrass: Dr. Orr is aware of the requirements and will be willing to comply with them.

Virginia Flager: Are there any comments?

Blake Chambliss: I make the motion that we recommend to the City Council that this be approved with the HO zone.

Eugene McEwen seconded the motion and it was passed unanimously.

2. #40-74: Consider zoning designations for the following annexations:

- a. Partee Heights Annexations to be zoned R-1-B, single family residential, and HO along Horizon Drive.

Blake Chambliss: I make the motion that we recommend to the City Council that the Partee Heights Annexation be zoned R-1-B and HO along Horizon Drive.

Eugene McEwen seconded the motion and it was passed unanimously.

b. Garfield View Annexation to be zoned R-1-B, single family residential.

Rick Cisar: The R-1-B zone is a zone that is compatible with this area.

Jane Quimby: I move that the recommendation be sent to the City Council for approval of the R-1-B zone in the Garfield View Annexation.

Eugene McEwen seconded the motion and it was passed unanimously.

c. West Side Sewer Plant Annexation to be zoned I.1., limited industrial.

Eugene McEwen: I make the motion that we recommend the limited industrial zone for the West Side Sewer Plant Annexation to the City Council.

Jane Quimby seconded the motion and it was passed unanimously.

d. Mantey Heights Water Tank Annexation to be zoned R-1-A, single family residential.

Eugene McEwen: I make the motion that we recommend the zone of R-1-A for the Mantey Heights Water Tank Annexation to the City Council.

Blake Chambliss seconded the motion and it was passed unanimously.

e. Waldrop Annexation to be zoned R-1-A, single family residential.

Jane Quimby: I move that the Waldrop Annexation be recommended to the City Council for the R-1-A zoning.

Eugene McEwen seconded the motion and it was passed unanimously.

f. Jayne's Annexation No. 1 to be zoned R-1-A, single family residential.

g. Jayne's Annexation No. 2 to be zoned R-1-A, single family residential.

Rick Cisar; The land in Jayne's Annexations 1 and 2 is presently in orchards so the R-1-A zone is applicable. Of course, it can be changed when they decide to develop the land.

Eugene McEwen: I move we approve the Jayne's Annexation No. 1 as R-1-A zone.

Jane Quimby seconded the motion and it was passed unanimously.

Eugene McEwen: I will also move that Jayne's Annexation No. 2 be approved and recommended to the City Council for the R-1-A zoning.

Blake Chambliss seconded the motion and it was passed unanimously.'

Jane Quimby: Should the Planning Commission recommend to the City Council that the annexations and the zoning go through at the same time?

Blake Chambliss: I think we should write a letter to them.

Virginia Flager: I think that the letter should be signed by

the Chairman of this Board.

Blake Chambliss: The Vice-Chairman can sign it. I move that a letter be sent to the City Council recommending that at the time of annexation, that the zone be processed simultaneously with the annexation.

Eugene McEwen seconded the motion and it was passed unanimously.

3. #39-74: Consider vacating and retaining as utility easements the following described alleys:

The East 7.5 feet of Lot 7, and the North 7.5 feet of Lots 8 and 9, all in Block 2 of the Parkland Subdivision in the City of Grand Junction.

Petitioners: M. Deane & I. Sue Emerson, Lawrence E. & Ruth Hickman, and Robert L. & Leola L. Watts.

Rick Cisar: Apparently when this subdivision was made they made alleys where easements should be. This is a sub-standard alley right now.

Blake Chambliss: I would like to make the motion that the alleys be vacated and used as utility easements.

Eugen McEwen seconded the motion and it was passed unanimously.

4. #38-74: Consider the Cedar Circle Bulk Development involving seven (7) duplexes with R-1-C, single family residential zoning.

Developer: C.H. and Helen A. Buttolph

Location: NW 1/4 Section 12, 150[±] feet North of Walnut Avenue and East of Cedar Avenue.

Virginia Flager: Can we talk about the Bulk Development and the Subdivision together? They tie in together.

#37-74: Consider a plat of the Cedar Circle Subdivision involving seven (7) lots with R-1-C, single family residential zoning.

Developer: C.H. and Helen A. Buttolph

Location: NW 1/4 of Section 12, 150[±] feet North of Walnut Avenue, and East of Cedar Avenue.

Virginia Flager: Are there any Staff recommendations?

Rick Cisar: Yes. The first item is a subdivision plat for that tract of ground. It shows a cul-de-sac off 15th Street. Here is the development plan for the proposed duplexes on the lots. Public Service requests a six (6) foot utility easement, also a change in the name from Cedar Court to Cedar Circle. As far as the plan is concerned, the developer has shown a driveway going around the perimeter of the development. It is described as an easement and driveway, it should be clarified so that it will be left open all the time.

Blake Chambliss: When you do that, you are cutting the lot size

The lot would be too small. In order to provide access to the back the lots become essentially under-sized.

Virginia Flager: What would it do to the legality? This removes use of the land from the home owner.

Eugene McEwen: Nothing says they have to have...

Rick Cisar: We are looking at the impact of this on the adjacent property owners. We recommend that they eliminate the driveway or they fence the road in. We would be screening the other property owners. Those are the only Review comments I have on this item.

Virginia Flager: Are there any opponents?

Mr. Buttolph: We want people to be able to park and have room for a garden in the back.

Rick Cisar: Under the regulations now, you can gravel a parking lot, but it needs to be changed.

Blake Chambliss: They are not gravelling the parking, just the perimeter driveway.

Virginia Flager: Where would the parking be Rick?

Rick Cisar: There is room for a car per unit in the carport, in the driveway, and in front of the house.

Jane Quimby: Will the parking be paved or gravel?

Mr. Buttolph: The front will be grass, the back will be gravel or garden

Blake Chambliss: Any landscaping would have to go through the Planning Board. Mr. Buttolph you have what appears to be adequate parking with the carports and driveways. I am curious to know why you feel parking in the rear is necessary.

Mr. Buttolph: Most people have two cars and some have boats and we want them to be able to park them in the back.

Blake Chambliss: Do you want to sell off...

Mr. Buttolph: We want to sell four and keep three.

Blake Chambliss: I am concerned about the fact that a driveway easement violates the minimum lot space.

Mr. Buttolph: It is over-sized as it is now. The total area is 90,000 square feet, we only need 84,000 square feet. We don't want to dedicate the driveway in back.

Blake Chambliss: How does a person buying the lot have access to it? I don't think it would do well. It does create problems at some point.

Mr. Buttolph: We want people to get into their back yards for parking.

Virginia Flager: You can't call it a right-of-way...

Rick Cisar: It could be an ingress-egress easement.

Virginia Flager: In the back of the lot there, if people decide to retake the property, they don't have to keep it open all the time.

Eugene McEwen: If it is sold would they keep it open for the other people?

Rick Cisar: One may take care of it and the others may not.

Blake Chambliss: If you made it a public right-of-way

then the lots are too small.

Mr. Buttolph: How would we make them larger?

Blake Chambliss: Eliminate one lot.

Mr. Buttolph: We don't have the right spacing for that.

Blake Chambliss: Actually it is just as good, maybe better if we don't allow you to do that. What you have done is put a permanent driveway adjacent to the other lots.

Mr. Buttolph: It is just so we can get back there since that may be a nicer arrangement.

Blake Chambliss: Except that the lots are too small.

Mr. Buttolph: But we don't lose that if we call it an easement.

Blake Chambliss: You are playing a game with names. You lose the use of that land if it is a driveway.

Mr. Buttolph: I have no desire to do anything that is not in line. If we should sell, we could give a driveway back...

Virginia Flager: You are still reducing the size of your available lot space.

Mr. Buttolph: Not if you have a driveway.

Blake Chambliss: You have turned the whole back side into a gravel back yard.

Mr. Buttolph: We don't have too much water, so we don't want to use it up.

Virginia Flager: You are saying this now and as long as you own it you can regulate it. If you sell it you can't tell everyone else that he has to keep it in gravel.

Rick Cisar: Do you understand that the way it is now, if we approve this you must put a fence around the driveway?

Mr. Buttolph: We certainly do. We can put a good fence there.

Virginia Flager: Blake, what do you recommend? I agree entirely that you are asking for problems later with the plan as it is now.

Blake Chambliss: I think that the perimeter driveway is a bad thing I recommend this plan be approved without the driveway at all. This will permit full land use by these houses.

Mr. Buttolph: It is not quite as convenient...

Blake Chambliss: I see too many houses that deteriorate rapidly when the yards are not being maintained. I think the intent of a minimum lot size is to allow open space around houses; I don't consider driveways and parking areas as adequate open space around houses. I see the perimeter driveway doing that and I object to it.

Mr. Buttolph: Do we have all the parking we need then?

Rick Cisar: Yes.

Mr. Buttolph: I didn't think we would have.

Blake Chambliss: If you modify it once the preliminary plan is passed...

Jane Quimby: Do we want to make a motion now or would you like to table it until we all understand it?

Mr. Buttolph: The building can't start until spring but we need to get the lots ready by this fall. I would like to get started on that. I would like you to accept this plan.

Jane Quimby: I want to be sure you understand what we are saying. If you are comfortable with that...

Mr. Buttolph: It is possible that six lots would be enough, but if you will accept it without the driveway, it is ok.

Virginia Flager: Any discussion?

Blake Chambliss: I will make the motion that we accept this Bulk Development with the 7 1/2 ft. utility easement requested by Public Service and upon the elimination of the perimeter driveway.

Eugene McEwen: I second the motion.

Mr. Buttolph: Does that allow the electricity to get in? If it does then that part will be an easement of right-of-way?

Jane Quimby: No, it would just be an easement.

A discussion followed concerning whether Mr. Buttolph had understood what the Board was concerned with and if Mr. Buttolph would be charged again if he brought the Bulk Development back later. The decision was made to go ahead and vote on the motion made by Blake Chambliss. The motion passed unanimously.

Virginia Flager: Would it be in order to consider the subdivision now?

Blake Chambliss: I make the motion that we approve the subdivision subject to staff comments.

Eugene McEwen: I second the motion.

The motion was passed unanimously.

5. #36-74: Consider a plat of the Arnold Subdivision involving two (2) lots with R-2, two family residential zoning.

Developer: Glen F., W.B., and M.E. Arnold

Location: The SE 1/4 of Section 10, South of Independent Avenue, North of Kennedy Avenue and approximately 1200 feet West of First Street.

Rick Cisar pointed out the property and explained that it is presently a metes & bounds parcel with a house fronting on Kennedy. The people would like to place a triplex on lot number one and a principal use on lot number two. Rick also stated that he would like to have a statement on the subdivision plan saying that the developer would voluntarily enter into an improvement district when one is formed for that area.

Blake Chambliss: Is there any value in that lining up with the other lots for utilities?

Eugene McEwen: Really, Blake, it doesn't matter.

Virginia Flager: Any comments from the audience? We will close the hearing.

Blake Chambliss: I would make the motion that the Arnold Subdivision be approved subject to the comments made by the staff.

Jane Quimby seconded the motion and it passed unanimously.

The next Item on the agenda was to consider some amendments to the Zoning Ordinance which was tabled to allow for specific in-put from the Welfare Department in terms of the impact on their programs by placing the amendments into the ordinances.

Item ten on the agenda was to consider adopting filing and processing procedures for revocable permits and height variances. Blake Chambliss made the remark and recommendation that since this is an area Rick has been working on this for some time and it is not done that it would be proper to ask the new staff to work on the project and come through with some specific recommendations to the Board. At the present time, however, the item was tabled until more information was available.

6. Consider the landscape plan for AAMCO TRANSMISSION.

Rick explained the history of the AAMCO landscaping. When the conditional use was granted a letter was sent explaining the intentions of Richard D. Clark in covering the view of the cars in the back of the AAMCO building. The letter stated, "The construction of wire fence and pyracantha hedge will be started by the summer of 1974. Within two years of planting the pyracantha plant will be six feet in height. This will block from view any cars in the compound yard."

The fence had been constructed but the hedge had not been started.

Mr. Clark came to the Planning Commission and told them that when he sent the letter to the Commission that he had not intended that it be interpreted as saying he would have both projects started by the summer of 1974. He stated he would rather put up something that would not require as much care as pyracantha because he did not have any water rights nor the time to care for the plant. He stated that he was not financially able to put in the pyracantha at this time because business has not been as good as he anticipated it would be. Again Mr. Clark told the Commission that two years ago after he had sent the letter to the Commission, he and Mr. Warner had discussed the letter and they decided that the intended meaning of the letter was not to be that both the fence and pyracantha would be started by the summer of 1974.

The Board recognized Mr. Clark's financial situation and explained to him that if he did not comply with the stipulation of placing a pyracantha hedge **around** the compound yard that his conditional use was void. It was pointed out that pyracantha takes a good watering once or twice a week to survive, and that there were hoses in his building which he could take out and water the hedge with.

Mr. Clark replied: Two years ago when Mr. Warner was in the Planning Department he told me you would take it into consideration if I was in no position to plant the hedge. We also discussed the letter and felt that we had left no room for the interpretation that I would have the hedge and fence **done** by this summer.

Blake Chambliss: Yes. Mr. Warner may be our new Planning Director for the city starting tomorrow and frankly it scares the hell out of me to have him in that position again.

Blake Chambliss and Eugene McEwen were on the Planning Board when

the conditional use was granted to Mr. Clark and both stated that they had the impression that the Board expected the fence and the hedge to be started by the summer of 1974. Jane Quimby and Virginia Flager after reading the minutes of the meeting which was concerned with the conditional use and the letter sent to the Board by Mr. Clark both stated that they would also believe the meaning was to have the fence and hedge started by the stated time. Therefore, the Board gave Mr. Clark two months to begin planting the pyracantha hedge. The site will be checked in two months to see if Mr. Clark has complied.

7. #33-74: Consider a new residential zoning district the RLP, low density planned residential district. (Tabled at the June 26, 1974 meeting.)

Rick Cisar: I would request that this be tabled. This zone . . . district, it is a neighborhood planning on large acreages. I would like to drop the zone.

Virginia Flager: May we have a motion to table this until the work can be completed?

Blake Chambliss: If we make sure that in tabling it we are not dropping it. We are going to have to start asking for certain times for this to come back.

Virginia Flager: About three months. We need to see that these things get back.

Rick Cisar: This is concerned with planning a whole neighborhood. It would take this type of zone to allow that. I will send you a copy of the re-worked zone.

Blake Chambliss: I make a motion to table this item for a limit of ninety days at which time we hope to have some more information about it from Rick.

The motion was seconded by Jane Quimby and passed.

Rick Cisar presented an item for discussion concerning a piece of land owned by Mr. Griffin. Mr. Griffin has been thinking about getting a rezoned on his land to place apartments or duplexes on it. The land is located on the west side of 29 Road, 330 feet North of North Avenue and is presently zoned R-1. He would change the zone to possibly HO. Mr. Griffin wrote a letter to the Board which was distributed to the Board members. The discussion was mainly just to make the Board aware of Mr. Griffin's future plans.

8. C70-74: Consider a request for a special use in ER (Electronics and Research) for Grand Junction Technological Park.
Petitioner: Tech Del Sol Racquet Club
Location: SE of I-70 and Horizon Drive

Conni McDonough: They have processed the plat and they are waiting for the completion of the drainage system before they ask for issuance of the building permit. The plan will work on existing

large lots.

Virginia Flager: Any indication when it will be in the city?

Conni McDonough: Knowing that the city is anticipating annexation, they wish to be part of the city, we determine one year. I suggested that they ask for special use in the county, and the County Planning Commission approved this special use. They plan to but in six tennis courts, handball courts, sauna baths and showers. I feel this is a use that would be allowed in the HO zone. I recommend it. I ask for your comments to give to the county.

Blake Chambliss: I would make a recommendation that we recommend approval of this special use to the County Commissioners.

The motion was seconded by Jane Quimby and passed unanimously.

9. C46-74: Country Estates - Preliminary Plan
Petitioner: Richard Sroufe
Location: Southeasterly of the intersection of
29 1/2 Road and B Road. Contains 14.93
acres with 7 lots.

Mr. Sroufe approached me in anticipation of putting ranch huts on the property. Staff recommendation would be that subject to review, the lots are narrow and would not be suitable for future splits. They also want a zone of R-1-A, the Planning Commission approved it with the staff recommendation of denial, the County Commissioners tabled it. Staff recommendation is still no on both accounts. There will be a problem when the people who buy these lots have their children leave home. They will want to keep the house and live there but they won't know what to do with all the land. With the narrow lots they will not be able to split the land and sell part of it.

Blake Chambliss: What is the requirement of the State Health Department? Shouldn't percolation tests be done?

Conni McDonough: They have been done.

Eugene McEwen had to leave the meeting at this time leaving less than a quorum which prevented any official action to be taken the remainder of the meeting.

Blake Chambliss: We are creating problems for the school districts. I think the other thing that is of concern by the policy is that they don't bus children inside the city limits but the people in the city pay for the bussing--approximately fifty percent. City residents are carrying the burden for this type of deal. We need to look at what we are doing and find a way to build some equity into it for the city residents.

Conni McDonough: From the County side; on Monday I submitted my resignation. They asked me to re-consider and this morning I re-affirmed my resignation. I hope the experience the city and county have will be beneficial.

Virginia Flager: I am sorry there weren't more people aware of what is transpiring. I think there would be drastic public action if people knew what was happening.

Blake Chambliss: I think this is the end of a nine or ten month period of dismantling the Planning Department. We have got to rebuild basically from scratch. We have no structure now. I do wish us well.

Virginia Flager: I hope a lot of people are wishing us well.

Blake Chambliss: With the rebuilding of the staff maybe we can resolve from the differences we have had some of the problems we have. I think we have to recognize that the spector is not together today. It is terribly frightening for anybody concerned with what it will be like ten or twenty years from now.

Virginia Flager: One other item on the agenda, I think we should set up another date for the Horizon Drive meeting when Conni is here.

A tentative meeting date was set for Wednesday, August 14, 1974.

Before the meeting was adjourned the Board wished Rick Cisar and Conni McDonough well in their new jobs and it was summed up by saying -- "Thank you for being a big help to us."

The meeting was adjourned at 10:25 A.M.

NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION
OF THE CITY OF GRAND JUNCTION

The GRAND JUNCTION PLANNING COMMISSION will hold a
PUBLIC HEARING, on Wednesday, July 31, 1974, at 8:00 A.M.,
in the Civic Auditorium at City Hall to consider the following:

1. Consider vacating and retaining as utility easements the following describe alleys:

The East 7.5 feet of Lot 7, and the North 7.5 feet of Lots 8 and 9, all in Block 2 of the Parkland Subdivision in the City of Grand Junction.
2. Consider amending the Zoning Ordinance to allow for the following uses:

(1) Foster Care Homes; (2) Residential Care Facilities; (3) Residential Receiving Homes and (4) Day Care Facilities.
3. Consider adopting filing and processing procedures for revocable permits and height variances.
4. Consider a Bulk Development (duplex) for the property located 150± feet North of Walnut Avenue and West of 15th Street.
5. Consider zoning for the following annexations:

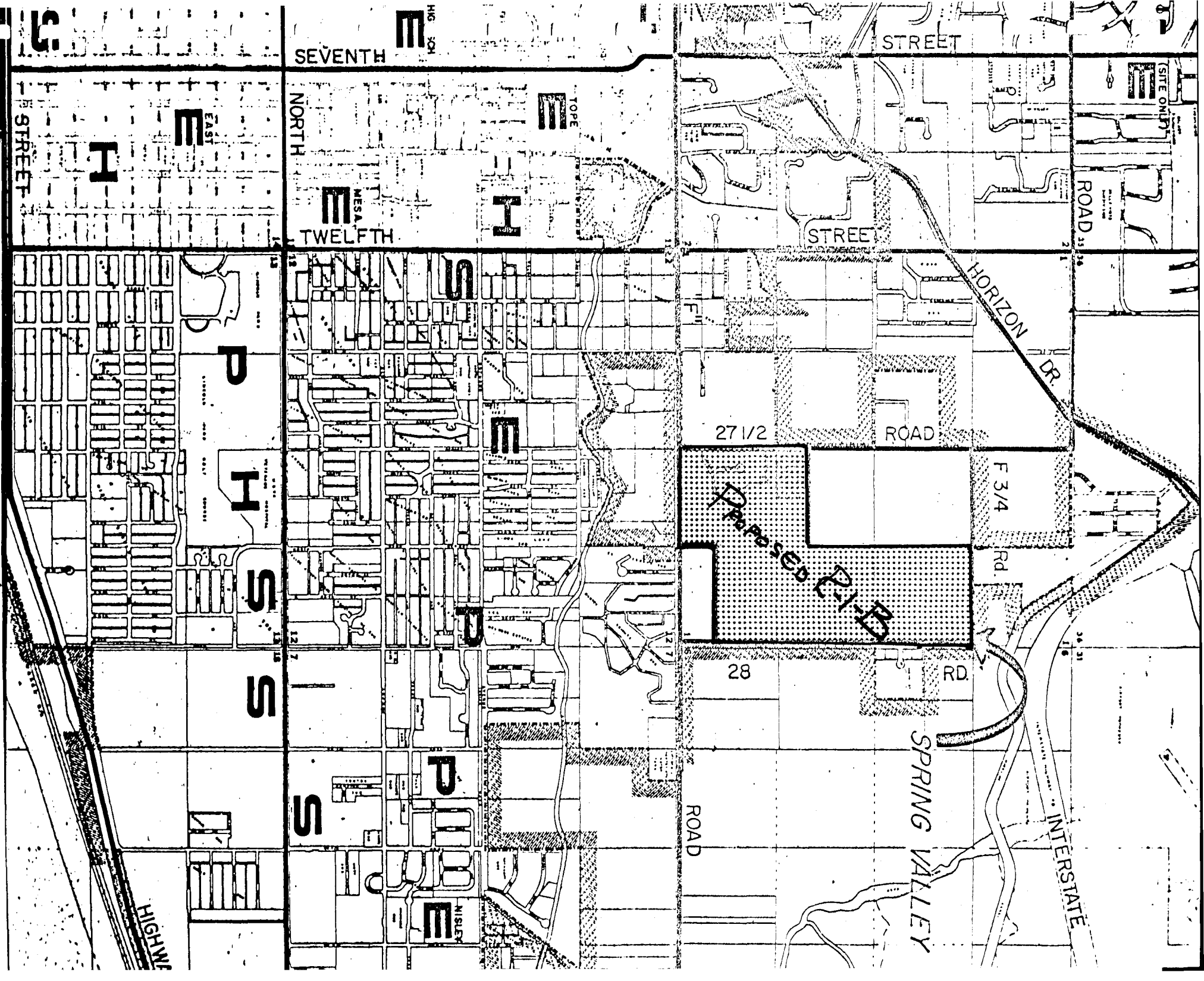
- A. All that part of Section 36 Township 1 North, Range 1 West of the Ute Meridian included in the Partee Heights Annexation of June 5, 1974, to be zoned H.O. (Highway Oriented), except Blocks 1, 2, 3, 4, 5, 8, 9, 10 and 11. Partee Heights Subdivision to be zoned R-1-B, single family residential.
- B. The Southwest one quarter of the Southwest one quarter of the Northwest one quarter of Section 6 of Township 1 South of Range 1 East of the Ute Meridian, Mesa County, Colorado, known as the Garfield View Annexation to be zoned R-1-B, single family residential.
- C. Beginning at the Southwest corner of the Southeast quarter Northwest quarter Section 15, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado; thence running East on a true meridian 1,320 feet to the Southeast corner of said Southeast quarter Northwest quarter; thence North along the East line of the said Southeast quarter Northwest quarter of said Section 15 to the right of way of the Denver and Rio Grande Western Railroad, fifty feet from the center of the main tract; thence North 40°44' West along said

right of way for 131 feet; thence South 61°33' West 1,408 feet to the West line of said Southeast quarter Northwest quarter; thence South to beginning, known as the West Side Plant Annexation to be zoned I.L., limited industrial.

- D. Beginning at a point thirty feet South of the Northwest Corner of the Northeast quarter Northwest quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence South 350 feet; thence East 420 feet; thence North 350 feet; thence West 420 feet to the point of beginning, Mesa County, Colorado, known as the Mantey Heights Water Tank Annexation to be zoned R-1-A, single family residential.
- E. The West 488 feet of Lot 19 of Jayne's Subdivision. In Section 1, Township 1 South Range 1 West of the Ute Meridian, Mesa County, Colorado, known as the Waldrop Annexation to be zoned R-1-A, single family residential.
- F. That part of Lots 9 and 10 Jayne's Subdivision Section 1, Township 1 South, Range 1 West of the Ute Meridian lying South of the Government Highline Canal, in Mesa County, Colorado, known as Jayne's Annexation No. 1 to be zoned R-1-A, single family residential.
- G. That part of Lots 2 and 7 Jayne's Section 36, Township 1 North, Range 1 West of the Ute Meridian lying South and West of State 70, in Mesa County, Colorado, known as Jayne's Annexation No. 2, to be zoned R-1-A, single family residential.

Levi Lucero, Chairman
City of Grand Junction Planning
Commission

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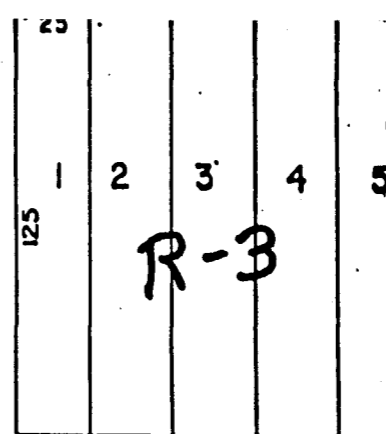
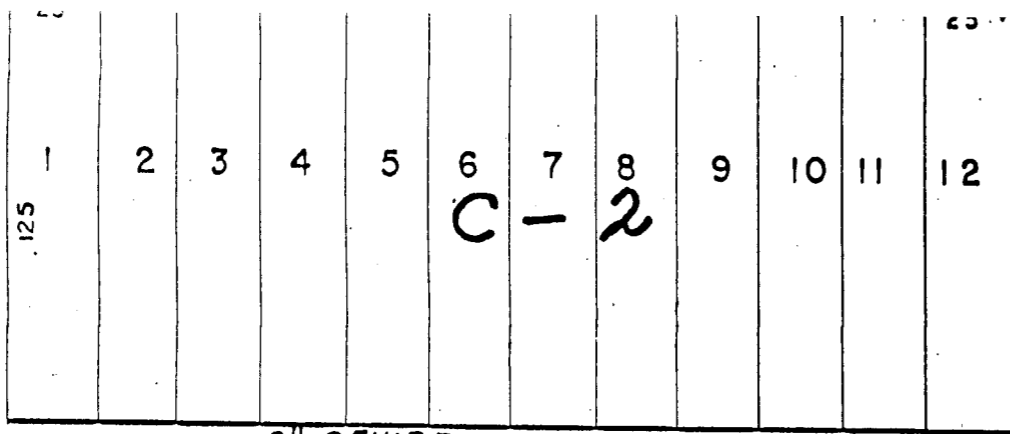


ITEM # 46-74
SPRING VALLEY ZONE
R-1-A & R-1-C to R-1-B

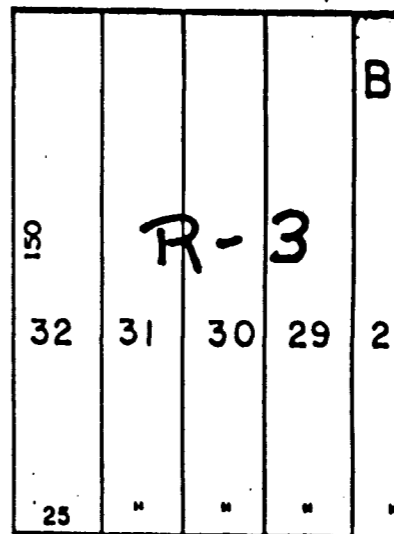
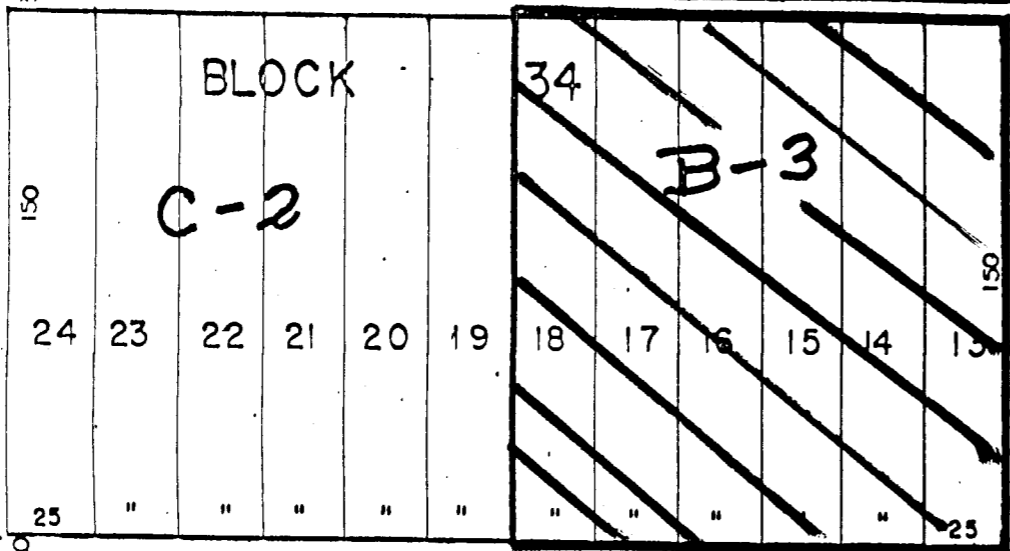
C-2

FIRST STREET

21" SEWER 18" SEWER
8" SEWER 6" WATER



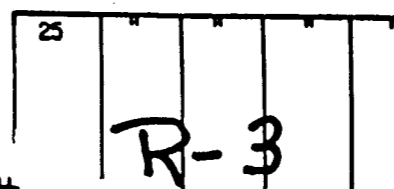
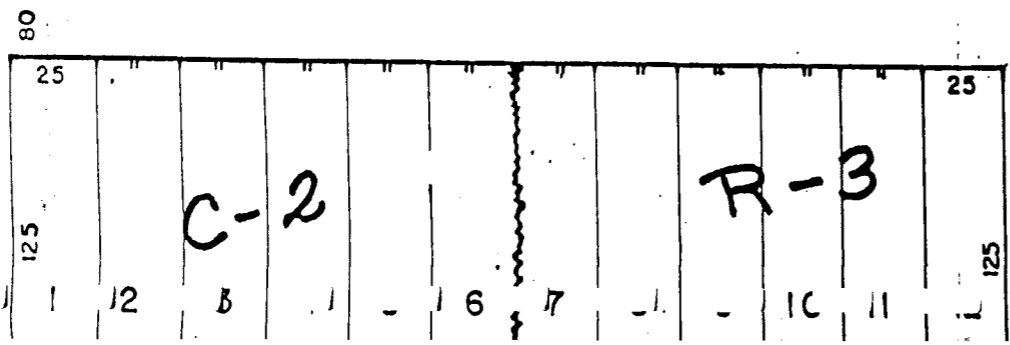
6" SEWER



8" WATER

15" SEWER

GUNNISON AVE.



ITEM # 49-74
GUNNISON AVE. SEZONS