

CITY OF GRAND JUNCTION  
PLANNING COMMISSION  
OCTOBER 30, 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 Chairman Levi Lucero with the following members present: Jane Quimby, Blake Chambliss, Jerry Wilds, Virginia Flager, and Eugene McEwen.

Also present were: Don Warner, City Planner; Bonnie Pehl, Acting Secretary; and approximately twenty interested persons.

A discussion on the extension of Horizon Drive and on the zoning of the Orchard Avenue annexation were added to the agenda.

The minutes of the previous meeting were approved as mailed.

1. Proposed rezoning of lots 13 through 18 of Block 34 from B-3 (retail business) to R-3 (multi-family residence). North side of Gunnison Avenue, East 1/2 of the 100 Block.

Don Warner explained that this matter had been brought to the attention of the Board by Mr. Dale Hollingsworth at the September meeting of the Planning Commission. Letter attached to permanent record.

Mr. Hollingsworth expressed his views on the rezoning stating that he would have liked to see the zoning go all the way to First Street.

Mr. James Fuoco expressed his disturbance that the land was under consideration for rezoning because his company has been considering the purchase of lots 13, 14 and 15 for a parking lot.

Virginia Flager: You do this on one street, what will be the precedent we are setting? What are we starting? You are blocking the businesses in like those on North Avenue.

Blake Chambliss made the motion to propose the rezoning from B-3 to R-3 to City Council. Eugene McEwen seconded the motion and it was carried with Virginia Flager opposed.

Jane Quimby suggested that a more in-depth look be taken at that area from North Avenue to Grand Avenue.

2. #43-74: Request for a Conditional Use - Drive-In Photo

Petitioner: Lee Markley

Location: South side of Glenwood Avenue immediately East of 12th Street.

Don Warner pointed out the property. The property has been checked by City traffic and has met with acceptance from them. They have no qualms about the traffic arrangement.

Eugene McEwen: What about restrooms?

Lee Markley: I worked with the Foto-Mat Corporation for fifteen years, and we satisfied the code by providing a sharer restroom. In this case we would get a letter from the 7-11 store by the property, stating that we could use their restroom.

Don Warner: This is an allowed thing in the Building Code as long as the adjacent place is open the same hours or as many hours as the photo drive-in.

Lee Markley: We usually locate these in large shopping center parking lots. I am also proposing to build an office building next to the 7-11 store which I will use as my office space or I will rent it. I will have a restroom in that facility. The drive-in will be open from 9 A.M. to 8 P.M. which conforms to the 7-11 hours.

Don Warner: It's been to all the reviewing agencies and I have had no adverse comments from any one.

Blake Chambliss: That corner is a nightmare as it is. This indicates four curb cuts on the corner, there is a substantial number of pedestrians. I can't see that we are improving anything.

Blake Chambliss made a remark that the plan looked like the sidewalk in that area was just supposed to be part of the black-top. Mr. Markley stated that there would be a sidewalk placed there if the planning commission wanted one placed there. Mr. Markley also said that the owner of the 7-11 store had said he would stripe the back parking area for additional parking that the photo drive-in would create.

Blake Chambliss objected to the encroachment of the black-top on the sidewalk. Mr. Chambliss then made the motion to approve the photo drive-in subject to the plans being changed which would remove the encroachment on the pedestrian right-of-way, and provide a sidewalk. Mr. McEwen seconded the motion and it was passed unanimously.

3. #44-74: Request for rezoning - Cedar Circle Subdivision from R-1-C, Single Family Residence, to R-2-A, Two Family Residence - Low Density.

Petitioner: C.H. & Helen Buttolph  
Location: East of 15th Street between Walnut Avenue and Bookcliff Avenue.

The rezoning for the Cedar Circle Subdivision was discussed by the Board and Mr. Buttolph. Mr. Buttolph presented an impact statement to the Board and explained his reasons for wanting the rezone. The Board felt that this density would be allowable in the area and approved the rezoning of Cedar Circle Subdivision.

Eugene McEwen made the motion to approve the rezoning of the Cedar Circle Subdivision. Virginia Flager seconded the motion and it was passed with Blake Chambliss and Jerry Wilds opposed.

It was discovered after the action was taken that Cedar Circle did not meet the requirement of four acres for rezoning and the Board suggested that more land in that area could be added to the rezoning if there were some land owners that wished to have their land rezoned. The additional land will be discussed at the November meeting.

4. Etter Annexation - Proposed zoning R-1-B, Single Family Residence:

Location: Beginning at the NE Corner of the NE 1/4 of the NW 1/4 of Sec. 1 of T1S, R1W of the Ute Meridian, thence South 230', thence West 230', thence North 230', thence East to the point of beginning.

Don Warner pointed out the property and explained that Mr. Etter has asked that the Board zone the property being annexed as HO because the county zone on it at present is HS - Highway Service. The staff recommendation was to table the zoning until the next meeting when it would be re-advertised as HO - Highway Oriented. Jane Quimby made a motion to not approve the R-1-B zoning and that the zoning be re-advertised for HO. Virginia Flager seconded the motion and it was passed unanimously.

5. #46-74: Request for rezoning from R-1-A and R-1-C to R-1-B for the Spring Valley Subdivision.

Petitioner: Warie & Meldon Peach

Location: The East 1/2 of the South 3/4 of Sec. 1, of T1S, R1W, of the Ute Meridian, Except the following tracts:

The South 450' of the SE 1/4, SE 1/4, of said Sec.1, and the SW 1/4, NE 1/4 of said Sec. 1, and the North 2/3 of the NW 1/4, SE 1/4 of said Sec.1.

Don Warner pointed out the area that has been requested for the rezoning. Conni McDonough presented the request to the Board. The present zonings would allow 512 units to be placed on the property and the R-1-B zone would allow 551 units to be placed on the property. R-1-B zoning is compatible with contiguous City and County zonings. The lots in this development will provide an economical unit for the average-income homeowner. It will also be an economical package for the services to be rendered by the City of Grand Junction in terms of maintenance of roadways, sewer lines, trash removal, police and fire protection, and busing of school children. There are no major adverse impacts with the addition of 39 units that would be generated by granting the Spring Valley property an R-1-B zone.

Don Warner: Ute Water District will provide water services, it will not be a city cost. The sewer will be put in by the developer and the developer pays full cost for the streets, sidewalks, gutters. The other costs would be the development of the two parks in the development; this cost would be shared 50/50 by the developer and the City parks department.

Blake Chambliss expressed his concern with the matter of the parks and the impact on the schools. He stated that bussing the children from this development would cost approximately \$40,000.00 and

that the number of children in this subdivision alone may fill up a school. He pointed out that the allowance for parks was reduced from 8.8 acres in the previous plan to 8.2 acres in this plan. I think that the space to be provided could be a combined school site. I think this is something we need to look at. Those are my concerns and with that I would like to make a motion that we approve the zone change. Jerry Wilds seconded the motion and it was passed unanimously.

6. #45-74: Consider the Preliminary Plat of the Spring Valley Subdivision:

Petitioner: Warie & Meldon Peach  
Location: NE corner of the intersection of 27 1/2 Rd. and F. Road.

Conni McDonough presented the preliminary plat of the subdivision. She explained the reason for the slightly curved streets and cul-de-sacs as being a deterrent for rapid through traffic. There will be eight acres of park area within the development. Ms. McDonough explained where the services such as water, sewer, etc. would come from and who would maintain the utilities. The roads have been planned so that if a connection to another road in the future becomes necessary it could be done.

Blake Chambliss: The development regulations require that the adjacent property lines be on the plan. Right now we are making assumptions about where roads are connected.

The discussion that followed revealed other matters that the Board wanted to be cleared up before the final plat comes before the Board.

Blake Chambliss made a motion to approve the Preliminary Plat of the Spring Valley Subdivision subject to the following:

1. That the final plat define the adjoining properties;
2. That the Board receive in writing a letter from James Wysocki stating his approval and the costs of the parks to be developed in the subdivision;
3. That the developers get together with School District 51 and discuss the impact of this development on the schools in the area and try to work out a possible solution to any problems it may incur. and
4. That the FAA critical area be defined on the final plat.

(See minutes of November 27, 1974 meeting for amendments.)

Jerry Wilds seconded the motion and it was passed unanimously.

Conni McDonough representing the owners and developer agreed to comply with the conditions under which the plat was passed.

7. There was a short discussion on the extension of Horizon Drive to First Street. Mr. Lord a property owner that the extension would affect was present and stated that he was all for the extension as long as he would have access to Horizon Drive from his property. Virginia Flager made the motion to recommend to City Council that Horizon Drive be extended to First Street. Blake Chambliss seconded the motion and it was passed unanimously.

8. There was a discussion on what to recommend for the zoning of the Orchard Avenue annexation. The present county zones were discussed and Don Warner explained what zones would be around the area. Mr. Larry Dowd an owner of property in that section being annexed addressed the Board expressing his desire that the zone given to the land once it is inside the City be comparable to the present County zone. He also stated that he would like to have the highest density zone the City has if the Board felt it would be appropriate in that area.

The Board asked Mr. Warner to notify the people in that area and see if they have any opinions they would like to offer in the matter of zoning that area. The discussion was ended with Blake Chambliss making a motion that the matter be continued at the next Planning Commission meeting in November. Virginia Flager seconded the motion and it was passed unanimously.

9. Alley vacation North of Gunnison Avenue from 19th St. to 22nd St.

Don Warner explained that this alley has no legal ingress or egress and that it has been a recent enforcement problem. He stated that the alley could be made an utility easement.

Eugene McEwen made the motion to recommend vacation of the alley; Jane Quimby seconded the motion and it was passed unanimously.

10. Zoning in the Howard Johnson Area.

(Eugene McEwen left the meeting at 11:00 A.M.)

It was decided by the Board after a short discussion that the Howard Johnson Area should be zoned HO - Highway Oriented when the area is annexed into the City.

Dr. Oglesby, superintendent of School District #51, came to the meeting late. The Board told Mr. Oglesby what had taken place in the discussion on the Spring Valley Subdivision and told him that he would be sent an agenda when this subdivision came before the Board again.

The meeting was adjourned at 11:30 A.M.