

M I N U T E S 9

The regular meeting of the Grand Junction Planning Commission was called to order in the City Council Chambers at 8:05 A.M. on November 26, 1975 by Chairman LEVI LUCERO, with the following members present: FRANK SINOMETTI, VIRGINIA FLAGER, JOHN ABRAMS, JERRY WILDS, BLAKE CHAMBLISS, JANINE RIDER, and JANE QUINBY.

Also present were: DON WARNER, City Planner, KARL METZNER, City Planning Technician; BARBARA EINSPIHR, Acting Secretary and approximately 15 interested persons.

The minutes of the previous meeting were approved as mailed.

Additions to the Agenda were to discuss: Classification of Setbacks and a Work Session between the City Council and City Planning Commission Board.

1. CEDAR TERRACE - BULK DEVELOPMENT INFORMATION ITEM

Petitioner: Jack Payne  
Location: West of 28 1/2 Road - 181 feet North of Orchard Avenue

Don Warner stated that this is an information item since the Planning Commission had given approval if certain stipulations were met. These stipulations had been met. The road requirement had been made to line up with Brittany Drive. This has been approved by the City Engineering Department. Engineering is requiring full pavement on road lining up with Brittany Drive.

Because of the change in the road, the proposed second section will require a private cul-de-sac in order to get the number of proposed units.

Blake Chambliss questioned why Engineering was requiring that the road be paved. Mr. Warner stated that Rodger Young, City Engineer, had talked to Bob Gardner concerning this and it met with Mr. Gardner's approval. Mr. Young has also asked for a break-a-way gate entrance for fire protection.

Mr. Chambliss felt that it would be necessary to only have pavement as far as the gate and then when future development occurs, pave the remaining part.

Bob Gardner stated that the development schedule would be to begin within 180 days but there is a possibility that it could be sooner.

2. HEARING ON PROPOSED REZONING FROM R-1-B TO PDB

Petitioner: Dr. Wilford D. Moses, Dr. Andrew H. Christensen,  
Dr. David G. Summers and Dr. Samuel W. Kelly  
Location: Northeast corner of 1st and Walnut Avenue

The Planning Commission Board turned down the rezoning for B-1 September 24, 1975 and suggested that petitioners submit application for a PDB.

Mr. Warner stated that comments from the reviewing agencies were:

Need for additional right-of-way on First Street which is in agreement with the developers.

Rodger Young has requested development along Walnut Avenue for curb and gutter.

Parking is sufficient for use and there is the possibility of putting landscaping in.

Mr. Young has asked for drainage plan which will be forthcoming with the final plat.

Parks and Recreation commented on landscaping for types of trees to be used for shady areas.

Dr. Summers stated that they had met with the neighbors and he felt that the neighbors had a misconception of what was going to be built. He stated that these people had originally planned to buy the property and give it to the City for a park. Since the group has been informed that this will be built for doctors offices, the objections have been lessened. Mr. Warner stated that he had spoken to Tom Elder and it was Mr. Elder's feeling that the citizen approach of the park would not be suited to this particular area for a park.

John Abrams: "Were there some comments or any comments about the traffic pattern?"

Levi Lucero: "Yes, at the September meeting."

Don Warner: "The discussion was that the First Street entrance be as far in as possible from First Street. There will be a fifty-foot right-of-way on Walnut Avenue. This will not be developed completely until the area is ready for a paving district.

Mr. Chambliss stated his concern for the traffic coming out and going in on Hillcrest Boulevard.

Mr. Abrams felt that there could be an entrance only off of Hillcrest Boulevard and make a down rather than an up driveway in order to create a better traffic pattern.

Mr. Warner felt that it would not hurt the parking or the operation of the project to have an entrance only off of Hillcrest Boulevard. The traffic is very light on Hillcrest Boulevard but Mr. Warner felt that there would be a hazardous traffic problem by putting exit traffic from Hillcrest Boulevard onto First Street.

Dr. Summers stated that they were considering moving the building a little and doing away with all entrance and exits off of Hillcrest Boulevard and just have Walnut Avenue as an entrance and exit. In the final plat they plan to show this.

Jerry Wilds: "Don, how much additional right-of-way is required on First Street?"

Don Warner: "Twenty feet."

There were no opponents or any further proponents. Hearing was closed.

JANINE RIDER MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF REZONING FROM R-1-B TO PDB WITH THE RECOMMENDATION THAT THERE BE NO ACCESS FROM HILLCREST BOULEVARD AND THAT THEY ADHERE TO THE RECOMMENDATIONS THAT RODGER YOUNG, CITY ENGINEER, HAS MADE CONCERNING THE DRAINAGE PLAN. JERRY WILDS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

### 3. PROPOSED VACATION OF SECOND AVENUE

Petitioner: American Linmen Supply, Steiner-American Corporation, Top Line Supply Company, State of Colorado, Western Bearing, Inc. & G. J. Steel Fabricating

Location: That part of 2nd Ave. as recorded on the plat of Milldale Sub., lying between the East right-of-way line of 9th St., and the West right-of-way line of 10th St., City of Grd., Jct., CO.

John Abrams was excused because of his employment with the State of Colorado.

Mr. Warner stated that D Road was improved with a economic development grant. In doing this D Road was widened and the businesses in that area lost parking along the front. There is still a portion of parking along D Road but is dangerous.

Dale Hollingsworth, Representative of Colorado West, gave a background of the area. He showed the areas on the map that were proposed for vacating.

There was no street at 15th and in order to make the land useful, the ditch at 15th was covered. With the grant of \$710,000, 25% of which the organization has to pay, 12th Street and Winters Avenue were rebuilt. D Road was rebuilt from 9th Street, which is a T intersection, to 15th Street. As part of the project, 10th Street was opened up.

The necessity of utilizing the right-of-way's required taking out the sidewalk on the North side by the Highway Department. There is no parking on the roadways beside the Highway Department. Mr. Hollingsworth stated that the parking lot is used by the State Highway Department and the State Patrol. The Highway Department lost the utilization of the right-of-way for parking because of the improvements on D Road.

Mr. Hollingsworth had talked with the property owners and they had stated that there would be no parking on D Road if the vacation was approved. They would park in the rear.

Virginia Flager was concerned with the entrance to the State Parking lot off of D Road. Ms. Flager felt that at rush hours there would be confusion at the T intersection with people trying to get in and out of this entrance.

Mr. Warner stated that he had talked with Gus Byron and Mr. Byron had recommended the opening of 10th Street for bulk traffic to be taken down to 3rd Avenue.

Ms. Flager asked about the 10" irrigation pipe. Mr. Warner commented that if this is vacated, it would be vacated subject to easements for all existing utilities and drains. Public Service asked for an easement to cover their gas line.

Mr. Voorhees stated that at the present time on 9th Street corner, that block is blinded. Before D Road was widened they had to put a chain along there main driveway to keep people from cutting thru the parking lot. He did not feel that there would be any problem in getting in or out of the State Parking lot but that it might be feasible to have a right turn only. He felt that there would be no problem in getting a mutual easement from Western Bearings. There is a need for parking spaces for employees as well as customers. He stated that they do intend to tear the residence down and build another warehouse in the future.

Mr. Al Cornelson of G. J. Steel, commented that they do not object to Second Avenue being closed. In fact, they recommended that it be done. This is an Industrial zone and residences cannot be built so he felt that it should be turned into more of an Industrial area. Topline owns the property South of them and the only way they can connect is to close the street. He stated that there is a double line on D Road past all of this property and a person cannot legally turn left.

There were no further proponents or no opponents. Hearing was closed.

VIRGINIA FLAGER MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO APPROVE THE VACATION OF SECOND AVENUE WITH THE STIPULATION THAT THEY WORK OUT THEIR PROBLEMS AS FAR AS ACCESS TO THE ADDITIONAL PROPERTY AMONG THEMSELVES. BLAKE CHAMBLESS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

4. PROPOSED PD-12-PRELIMINARY FOR WALNUT PARK

Petitioner: Grand Junction Housing Authority  
Location: NW Corner of 19th and Walnut Avenue

Blake Chambliss, Jane Quinby and Chairman Levi Lucero were excused because of their membership in the Housing Authority. Chairperson was Virginia Flager.

Mr. Warner stated that Bookcliff Avenue is not open. Walnut Avenue is proposed to be opened with the project. Staff and Engineering Departments recommendation is not to put traffic into alley. Staff recommendation was to have traffic going up to Bookcliff and out on 20th Street.

Some years ago, a revocable permit was issued to Orchard Avenue school in order for them to put a fence up leaving twenty feet and keeping 19th Street open only as alley in this area.

Gordon McWilliams, architect for Chambliss-Dillon and Associates, presented the plans and explained the use. He stated that the area had been picked because it is a large block of available land with shopping, school and hospital fairly close. Phase 2 will not be for the elderly but a family housing project. School lunches are made available for the elderly. Phase I is North of the school with parking off of 19th and the private drive. The units in Phase I will be one

bedroom units. Phase 2 will have two, three and four bedroom units with parking off of 19th Street, and the private drive.

The feeling of the Board was that the plans should be reversed placing the family housing by the school.'

Mr. McWilliams stated that he had met with Mr. Warner and Mr. Warner had mentioned that the neighbors might not like the parking on 19th Street and had suggested the possibility of a cul-de-sac. Mr. McWilliams ~~since~~ had met with Gus Byron and Bill Reeves and they felt that going through to 19th Street was the best way instead of a cul-de-sac. They are asking for a revocable permit which would make 19th Street a twenty foot alley.

Mr. Warner mentioned the possibility that the people coming from the South and East should go up 20th Street instead of going the alley way.

Mr. Simonetti questioned why the family housing was on the North portion and the elderly by the school. He felt that the children would be going thru the elderly peoples yards. Virginia Flager stated her concern for putting the children next to the canal.

Mr. McWilliams stated that it was designed this way because the block of land did not work out as well by reversing the housing. They also felt that the elderly did not want to be shut off in the back but, in fact, they like to be in the center of things.

Mrs. Rider commented that recess might be quite noisy. Mr. McWilliams stated that it would be heavily landscaped in order to cut some of the noise.

Ms. Flager felt that 19th Street would not be an acceptable access because of the twenty foot width and she also felt that in case of fire or emergency access could be limited.

Mr. McWilliams felt that the twenty feet was acceptable and that he had talked with R. T. Mantlo, Fire Chief, and Mr. Mantlo indicated that with fire hydrants put where proposed, there will be no problem.

The possibility of putting a walkway thru the elderly housing, North to the school, would lessen walking thru the yards.

Mr. Wilds mentioned the revocable permit by the school and a revocable permit was mentioned for this project. He thought that vacating a portion of 19th Street and making it a twenty foot alley would be acceptable.

Mr. Warner felt that because of there long term planning of the federal approval they shouldn't have anything that would be revocable and, therefore, change their development. 19th Street is not needed for access because the people are using 20th Street.

Mr. McWilliams stated that with an overall they are proposing 145 people to live there opposed to the 213 which would be allowed for that area under R-1-C.

Dave Humphries of the Housing Authority, stated that the preliminary proposal to HUD has gone through the entire review process since June, 1974. The word unofficially was that they had been approved. They have been given tentative contract rents so they can see if this project will work with the type of incomes that are present. Financing is coming along well. They will have to resubmit their project if changed by the Planning Commission and go back to HUD for final acceptance.

Mrs. Rider commented that she would like to see good landscaping between the people and the school with some vacation for 19th Street so there is very little traffic flow in this alley.

There were no further proponents or any opponents. Hearing was closed.

JANINE RIDER MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PRELIMINARY PLAN FOR WALNUT PARK (PROPOSED PD12) AS SHOWN WITH THE STIPULATIONS THAT THE PRIVATE DRIVE TO BE PAVED AND HAVE CURB; ALSO THAT WALNUT AVENUE HAVE GUTTER, SIDEWALK, CURB AND PAVEMENT; ALSO THAT THEY AGREE TO JOIN THE DISTRICT WHEN 17TH STREET IS IMPROVED AT A LATER TIME AND THAT THEY FENCE THE NORTH END OF THE PROPERTY ON THE CANAL BANK. JERRY WILDS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

Staff and the Board's recommendation was to advertise for vacation of the West 16 feet of 19th Street from Orchard Avenue to Bookcliff Avenue.

#### 5. PROPOSED CONDITIONAL USE

Petitioner: Dickie D. Lewis  
Location: 435 North 8th Street

Mr. Warner stated that this is a proposal for a conditional use in an R-3 area, fire zone 3, to be used for an office in an existing home. There is no modification of the home itself as far as external change. The landscaping will be retained except for the removal of a picket fence in front of the structure.

Mr. Lewis stated that he had spoken with adjacent property owners Fern Cook, Mancel Page, Mrs. McCarthy and Jewell Butler and they had no objections. Mr. Lewis needs more room and he would like to utilize this house as an office. He had spoken to Fred Fuhrmeister, Building Inspector, and Mr. Fuhrmeister had looked at the house and felt that it would meet with all building codes. Mr. Fuhrmeister had said that Mr. Lewis would probably have to close off two windows on the North side of the building that are in a bathroom and in one of the bedrooms.

There were no further proponents and no opponents. Hearing was closed.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR A CONDITIONAL USE FOR OFFICE USE AT 435 NORTH 8TH STREET. VIRGINIA FLAHER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

6. HEARING ON PROPOSED ZONING TO H.O. (HIGHWAY ORIENTED)  
TECH DOL SOL

Mr. Warner explained that this is the second section of the Tech dol Sol Annexation in the Northeast half. The first half has been zoned H.O. and with rezoning would take in the total area along Horizon Drive.

~~VIRGINIA FLAHER~~ MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF ZONING TO H.O. TECH DOL SOL. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

7. DISCUSSION:  
CLARIFICATION OF SETBACKS:

Setbacks are set depending upon the size of the street. Secondary streets in a B-3 area have a 55 foot setback from the center of the road.

Main Street from First East, Hwy 6 & 50 has been categorized as a secondary street. This basically means that everything that is in that highly developed downtown area is in violation of setbacks for a secondary street. These buildings can exist but problems do arise with new buildings being built.

The Planning Commission Board made the recommendation to advertise for a change in the City Ordinance to have Main Street as an "other" street instead of a secondary street from First Street to Seventh Street.

8. DISCUSSION:  
City Council and City Planning Commission Board:

Councilwoman Jane Quinby had been requested by the City Council that she discuss the possibility of the City Planning Commission having an all day work session with the City Council in January, 1976.

The City Council and the Planning Commission have been instructed to submit in writing the items that they would like to discuss. These should be submitted to Mayor Lawrence Kozisek before the 15th of January, 1976.

It was suggested that Saturday, January 31, 1976 would be a good date.

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