

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

The regular meeting of the GRAND JUNCTION PLANNING COMMISSION was called to order in the CITY COUNCIL CHAMBERS, at 8:00 A.M., February 25, 1976 by Chairman LEVI LUCERO, with the following members present: JANE QUIMBY, FRANK SIMONNETTI, VIRGINIA FLAGER, BLAKE CHAMBLISS, JOHN ABRAMS and JANINE RIDER.

Also present were: DON WARNER, City Planner; KARL METZNER, City Planning Technician; BARBARA EINSPAHR, Acting Secretary and approximately 20 interested persons.

Blake Chambliss made the motion to approve the minutes of the previous meeting with the following corrections: Page 3, item #4 should have been stated to be a Bulk Development instead of a PUD; Page 5, item #7: Blake Chambliss is the Architect not a member of the Housing Authority; and page 8, item #7, second paragraph: HUD approval is expected. Janine Rider seconded the motion and it passed unanimously.

Additions to the Agenda were:

- Discussion: B - Request for width change for sidewalks in Spring Valley Subdivision.  
C - Proposed presentation of original square mile of the City of Grand Junction presented by Mary Vogel.

1. #35-75: PROPOSED PLAN WITHIN AN H. O. (Highway Oriented) ZONE:  
(Tabled Item)

Petitioner: W. A. Weaver and Parker James  
Location: 427 Sherman Drive

Don Warner: This item was previously tabled for further work on landscaping and screening plans. Applicants had made contact with Ken Idelman and his letter suggests that there be screen fencing instead of plants because of the soil conditions in this area. (Letter on file at City/County Development Department) Screen would be more desirable on the North and East sides rather than on the South adjacent to the other businesses.

Levi Lucero: Do you have any questions of Mr. James?

Parker James: I misunderstood and thought that the screening was suppose to be on the highway side. We have no objections to putting the screening on the North side.

John Abrams: What lies immediately adjacent to your property and Valley Trash?

Parker James: The parking lot of Power Equipment where they park their heavy equipment.

Levi Lucero: If there are no further questions, we'll close the hearing.

— FRANK SIMONETTI MADE THE MOTION TO RECOMMEND APPROVAL OF THE PROPOSED PLAN WITHIN AN H. O. ZONE at 427 Sherman Drive TO CITY COUNCIL SUBJECT TO PROPER SCREEN FENCING ON THE NORTH AND EAST SIDES OF THE PROPERTY. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

— 2. #14-76: CONDITIONAL USE FOR RESTAURANT WITH LIQUOR LICENSE:

— Petitioner: Larry Shaver

— Location: 2nd and Main - Two Rivers Plaza

— Don Warner: I have no drawings because I'm sure you all know where the building is. This is the first that we've had on conditional use which is a new Ordinance concerning conditional uses for restaurants with liquor licenses. The thing that we are required to look at are the effects on a neighborhood which would be different for a restaurant with a liquor license than just a restaurant. This type of operation plan is not an open bar but a bar that could be open for occasions and when people are using the building.

— Your consideration to be made is whether there would be any adverse affects on the neighborhood in adding the bar to the restaurant.

— Virginia Flager: The understanding is that the bar is not open at the same hours as the bars in the neighborhood. This is for special functions only?

— Don Warner: This for any rental function that wants a bar open but not for a walk-in bar.

— Levi Lucero: Have the adjacent neighbors been informed of the request?

— Don Warner: Yes, there have been signs down there and it's been advertised and the application comes from Jerry Uhrlaub on half of the petitioners.

— Rene' deBest of the Galley Restaurant: What the liquor license amounts to is the fact that it is not going to be an open bar. We are not in competition with the bars in the area. If group functions held at the Two Rivers Plaza do request that drinks or wine be served with their dinner, we will serve only at that time. No one can walk in off of the street and ask for a drink. It will be contained in the building and specified for that certain group.

— Blake Chambliss: You have meetings and conventions and so forth and at 2:00 in the afternoon you have a break so you run down and have a drink. Is that kind of situation going to be available here?

— Rene; deBest: No. In August the Bridge Tournament will be there and they have requested an open bar from 2:00 P.M. to 6:00 P.M. so they can have cocktails while they are playing bridge. They would come in for a drink and then have dinner and the bar would be closed.

Janine Rider: Does this liquor license read so that once passed it cannot be extended within its bounds to allow anything?

Don Warner: You're considering it on this type of proposition and the conditional use is granted this way although the license itself will be a regular liquor license.

Levi Lucero: It may be revoked anytime there is a discrepancy in the use?

Don Warner: City Council can revoke it at any time if they don't go along with what is set up. Or they can come back for further hearings if they wish to make any changes.

Levi Lucero: Are there any further questions or any more proponents in the audience?

There were no opponents. Hearing was closed.

VIRGINIA FLAGER MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR A CONDITIONAL USE FOR A RESTAURANT WITH A LIQUOR LICENSE AT THE TWO RIVERS PLAZA. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

3. #12-76: PROPOSED FINAL FOR DENTAL OFFICE - PD-B:

Petitioners: Wilford D. Moses, Andrew H. Christensen  
David G. Summers and Samuel W. Kelly

Location: Northeast Corner of First and Walnut Avenue

Don Warner: I have here a plan layout but I think that the model will give you a better picture of what the project looks like.

The one lot subdivision which is required in a PD is not submitted at this time but it will encompass the added right-of-way and will come to you for approval as a subdivision.

The parking is changed because of not having a drive out on the north end.

Levi Lucero: Do you have any questions of Don or the petitioners?

Don Warner: I would personally like to compliment them on the information they have given us and the way they have worked with us on the petition and the completeness of their presentation.

Levi Lucero: Are there any opponents?

There were none.

Doctor Andrew Christensen: The black veneer that you see on the front of the building is, we hope, to be able to develop a solar heating and cooling system in each of the panels. There is a cost factor in the solar and we may have to take this into consideration but the basic model would not change. The second floor on the back is at ground level and will be very attractive on the north side facing the residential area.

- Virginia Flager: If the mirror type glass becomes a traffic hazard on First Street with the sun reflecting on it, I assume you would take care of that.

- Dr. Christensen: Due to the additional twenty feet that we are set back, it takes us back from First Street some distance. If it is a traffic hazard, we will take care of it.

- Hearing was closed.

- JANINE RIDER MADE THE MOTION TO RECOMMEND APPROVAL OF PROPOSED FINAL FOR DENTAL OFFICE - PD-B to CITY COUNCIL. FRANK SIMONETTI SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

- 4. #1-76: PROPOSED BARGER MINOR SUBDIVISION - FINAL:

- Petitioner: Bennett Realty  
Location: 28 and Orchard Avenue

- Levi Lucero: Are there any changes to the plans?

- Don Warner: No. There is an existing house where lot one will be. Lots two and three will be new lots facing on Hall Avenue. Restrictions were for curb, gutter and sidewalk to be completed for this subdivision. We've had no comments from the advertising.

- Levi Lucero: Are there any proponents or opponents in the audience?

- Don Warner: I had one phone call and they thought it was to be rezoned. I talked to them and told them it was a three lot subdivision and they had no objection.

- Hearing was closed.

- BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE PROPOSED FINAL ON BARGER SUBDIVISION WITH THE CONDITIONS OF CURB, GUTTERS AND SIDEWALKS BEING PLACED ALONG HALL AVENUE. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

- 5. #10-76: REQUEST FOR A DEVELOPMENT PLAN IN LAKE SIDE SUBDIVISION - PD-12:

- Petitioner: T. L. Benson  
Location: Lakeside Subdivision

- Don Warner: This is not a request for a PD-12. The PD-12 already exists.

- Levi Lucero: How can it be a PD-12 with that many units?

- Don Warner: Because of the 37 acres, it is a PD-12.

- Don Warner: This is one phase of the overall that was approved. This is just the final approval of the next phase.

- Comment sheets from the:

- Fire Department - Asking for the connection of a road which was in the original plan. The road to be connected to Horizon Drive.

- Don Warner: Also, I've asked for a continuation on the 8 inch water line. This, of course, is a City project to insure that the water lines continue correctly and installation of a hydrant is also a city project.

- Parks Department - The use of the weeping willows are questionable along the parking lot of Horizon Drive. They are extremely brittle and messy. It would be easier to screen the view from Horizon Drive with Evergreens such as ScotchPines; use further to solve may be considered. A special soil modification would have to be considered to have healthy White Birch.

- Blake Chambliss: We don't have a copy of the original plat here so we can see how the changes are modified.

- Don Warner: This is a slight change in where they showed three larger buildings and they now show two lower buildings in place of one of the larger ones.

- Janine Rider: What is the access onto Horizon Drive?

- Frank Simonetti: Is the lane going to be opened into a divided access all the way?

- Don Warner: It is open now from G Road on out.

- Levi Lucero: Is there going to be a deceleration lane?

- Don Warner: I don't know. This is something you could ask for. It is not shown in the plans.

- Virginia Flager: Is Horizon Drive going to be a four-lane?

- Don Warner: Someday, perhaps.

- Virginia Flager: With a direct access intersection with no lanes for filtrating the traffic this doesn't look too suitable.

- Don Warner: I feel that if Horizon Drive was a four-lane then this would be a point for a median cut.

- Virginia Flager: Were there any comments from traffic?

- Don Warner: No, no comments.

- Blake Chambliss: Did Ken Idelman have any comments on the landscaping?

- Don Warner: This landscaping fits the plan and parking that was in the original plan.

6. #9-76: PROPOSED REZONING FROM R-1-C AND C-2 to I-2:

Petitioner: Wallace and Muriel Corn

Location: Gunnison Avenue East of Harris Road

Don Warner: Mr. Corn has acquired title to the South end of two parcels and is requesting that zoning be the same as the parcels on each side of it and also to the same depth on the North end. There have been no comments and the right-of-way was all granted as we requested with the first rezoning on the other two parcels.

Frank Simonetti: Gunnison Avenue, right now, then is still inside the fence?

Don Warner: Part of it. Gunnison Avenue isn't opened at this time.

Virginia Flager: This is one of the questions that concerns me. We had a previous discussion pertaining to Gunnison avenue and attempting to hook it up if possible. Will closing of streets adjoining their property be forthcoming?

Don Warner: No. We have asked for a sixty foot right-of-way.

Jerry Fossenier: Representative for Mr. Corn: We have no plans for Gunnison Avenue in particular since we own the properties on both sides, however, it is a dedicated right-of-way.

Virginia Flager: It would not affect your plans if this street were open?

Jerry Fossenier: No, it would not. The property for rezoning would be used for storage.

Levi Lucero: Are there any further proponents in the audience wishing to speak for this request? Are there any opponents in the audience?

There were none. Hearing was closed.

Don Warner: The right-of-way required will be the same off of this parcel as it is on the others.

Virginia Flager: What is the right-of-way?

Don Warner: Sixty foot right-of-way for Gunnison.

Levi Lucero: Will there be any need for any additional right-of-way.

Don Warner: No, no need for any additional right-of-way. The sixty foot right-of-way was proposed because of the commercial aspects and the use of trucks needing more than fifty foot right-of-way.

Virginia Flager: Is the property in Melody Lane owned by Mr. Corn also?

Don Warner: No. That is a separate lot in a subdivision.

Jerry Fossenier: The small piece of property west of Melody Lane is owned by Mr. Barbour.

Blake Chambliss: One of the problems where you are using storage is that it tends to look unsightly. You've always done a good job of keeping your yards looking pretty decent and we appreciate that. Is there any intent to develop along the North side of that property? Any kind of screening or fencing?

Jerry Fossenier: Yes, we plan to extend our existing chain link fence across that new property and fill in with gravel to keep it cleaned up. The storage will be enclosed concrete pipe storage.

Don Warner: There is access on the North end of property for surrounding property owners to use if necessary which extends even with existing Hill Avenue.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR PROPOSED REZONING FROM R-1-C AND C-2 TO I-2. JOHN ABRAMS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

7. #8-76: PROPOSED PD-M (Sketch Plan)

Petitioner: Dean Van Gundy  
Location: South of Colorado River - Blk 36 of Moon and Day  
Addition to Orchard Mesa Heights (Confluence Point)

Don Warner: This proposal as made to me was for total use of this area to be for a PD-M on the top area and if granted, would come back at a later time for a PD for the land off of the hill for possible use of condominiums and apartments.

Blake Chambliss: Who is the owner of the property?

Don Warner: It is stated that Dean Van Gundy is the owner.

Levi Lucero: Mr. Weil, are you still the owner of this property?

Bill Weil: Not at the present time. Colorado West Land and Livestock is the owner of record and I understand that Mr. Van Gundy has made them an offer to buy it. To my knowledge it has not closed yet.

Don Warner: This is a sketch plan proposal. Your action today is to just look at it. I felt that you should all have a chance to look at this. They have talked of buying the service station to the South and bringing the road out at that point.

Levi Lucero: Some of the facts that need to be looked at if they do pursue this is the traffic situation and school problems. There is danger at the cliff that drops off to the railroad and North to the river for children in this area.

Don Warner: We will also need a statement of ownership.

Janine Rider: I would like to have a better map of the area.

Blake Chambliss: I think comments from D & R G R R are needed as far as the increase in coal traffic on the railroad is concerned.

John Abrams: Is this area in part of the area that they had expected to have in the Greenbelt?

Don Warner: Yes, you can put it in the Greenbelt area if you'll buy it.

#10-76: Request for a development plan in Lakeside Subdivision:

The recorded plat of Filing #2 and Development Plan of Lakeside Subdivision was presented at this time.

Blake Chambliss: You need to straighten out the entry where it enters Horizon Drive at a right angle turn and to respect the easement. I would like to ask that in the screening of Horizon Drive that you look at the possibility of a berm and trees on top of that.

Thomas Benson: We could do that.

Blake Chambliss: Don, if this is not required at this point then this doesn't even have to go to Council.

Don Warner: I was going to suggest not to take this preliminary plan to Council. Instead a final should be taken with the corrections.

There were no opponents or further proponents in the audience.

The final proposed plan will be presented at the March 31, 1976 meeting.

8. #7-65: PROPOSED CONDITIONAL USE - DRIVE - IN in C-1 Zone:

Petitioner: Wright Investments, Inc.  
Location: 2010 North Avenue

Virginia Flager disqualified herself for this discussion and spoke as a public citizen and property owner.

Don Warner showed the area for building and garden area. This came into Staff and we were asked for some comment to the original plan. Comment that we made from the staff basis was that plan should be shown with fencing along the North line and without entrance into the alley. The letter that I received from the applicants states that access to the proposed trash dumpster will be provided from the alley, the five to six foot high sight proof fence will be constructed along the North boundary between the alley and the restaurant, entry and exit will be from 21st Street eliminating traffic communication between the alley on the North boundary and the restaurant.

This proposal is for conditional use.

Janine Rider: What is going to happen to the Snow Peak Drive In?

Don Warner: This is a separate drive-in located just northeast of the Snow Peak.

Lee Trudgeon from Gale and Co.: For the record, the petitioner is Wright Investments out of Oklahoma City, OK.



Levi Lucero: Do you have any further questions of Don? We would like to hear from the proponents.

Lee Trudgeon: It will be a fast food type operation. There will be no sit down provisions in the plan. It will be strictly drive in with the canopies for sit-in car service or walk-up to a service window or to pick up your order and leave the premises. This is a regional franchise known as Sonic Burger. Primarily they are located in Kansas, Oklahoma, New Mexico and Texas.

Levi Lucero: We would like to hear from any opponents in the audience.

Virginia Flager: I am an opponent of this. I own lots 7 and 11 in block immediately to the North. From 21st Street to 18th Street there is no access to North Avenue. This is a highly congested area. To the West we have the Timbers that backs into the alley that loads the alley with traffic. On the North end of 18th St. we have an apartment house, that because of the parking from the Timbers becoming so bad that all of the tenants are parking on the alley. The Chateau Apartments to the East feeds additional traffic into this area. There is approximately 90' on the West side of property that is not being developed. This is to the southeast of my west property. I don't believe that Mr. Vath is going to operate two competing businesses and leave a portion undeveloped. As a property owner I would be adversely effected by this development. This type of operation will be a direct nuisance to the property owners on the north.

Mrs. Oliver: Mrs. Flager has spoken the same way that I feel. I know what the night life is there with traffic and the kids. No one will do anything about it. The Snow Peak does nothing about the cars parking there at night. This would increase the noise and the traffic.

Mrs. Garlitz of 1915 Bunting Avenue: I do know that since the Timbers and so forth has gone in there that there is a traffic hazard. We get a lot of trash from these places. I am not opposed to progress but I do think this should be looked into.

Levi Lucero: Is there anyone else in the audience to speak against this? No one else was opposed.

Janine Rider: I object to a type of business that has a lot of quick traffic that goes in and out especially since it has its entrance this much off of North Avenue.

Blake Chambliss: They are asking for a conditional use on only a portion of the piece of property. So in a sense they are subdividing that property with this action.

Don Warner: This is alright so long as the property stays in total ownership. Without subdividing they cannot sell the property off separately.

Levi Lucero: Is the easement on the West end an alley easement?

Don Warner: Yes.

Levi Lucero: Did we get any written objection to this proposal?

Don Warner: No written objections. I have several comment sheets that say no comment. We have had no written communication from the neighborhood. No comment from the traffic department.

Lee Trudgeon: One thing I would like to clear up is the ownership. There is a contract of sale contingent upon the Council approving the conditional use. The developer will be the owner of the real estate. Eventually they do intend to develop the western sector of the property utilizing that easement along the southern portion of the property. They have no intention of enlarging the drive in itself. It will be developed by the owner into something that will conform with the present zone. Ted Vath will not own the Sonic Burger.

Don Warner: I must change my first answer on subdividing. Since this is part of a subdivision, parcels could be sold as a metes and bounds out of these previously subdivided lots.

Lee Trudgeon: Owner has indicated to me that he would take measures to minimize any noise on what have you that might occur there thru the operation of the restaurant.

There were no further opponents or proponents.

Hearing was closed.

BLAKE CHAMBLISS MADE THE MOTION TO DENY THE PROPOSED CONDITIONAL USE DRIVE IN IN A C-1 ZONE FOR TWO SPECIFIC REASONS. ONE BEING THAT A CONDITIONAL USE IS TO GIVE THE PLANNING COMMISSION BOARD THE CHANCE TO LOOK AT THE PROBLEMS THAT MAY BE GENERATED. I THINK THERE IS INDICATION THAT A DRIVE IN BACKED UP AGAINST THE RESIDENTIAL AREA IS AN UNDESIRABLE SITUATION. ANOTHER SITUATION THAT DISTURBS ME IS THE FACT OF SUBDIVIDING THAT PROPERTY IN A WAY THAT I DON'T THINK THIS BODY WOULD CONDONE FOR ANY OTHER KIND OF A USE IF IT WERE BROUGHT TO US IN TERMS OF SEPARATING A PIECE WITH ACCESS ONLY FROM AN ALLEY WITH ONLY MINIMAL ACCESS ONTO 21ST STREET. THIS COMPOUNDS THE TRAFFIC PROBLEMS. JANINE RIDER SECONDED THE MOTION AND THE REASONS. MOTION WAS PASSED UNANIMOUSLY.

9. #13-76: PROPOSED CONDITIONAL USE IN A C-1 ZONE:

PETITIONER: Monty J. Bonello and Thomas J. Daly  
Location: 28 3/4 Road and North Avenue

Thomas Daly: We would like to put a lumber yard on this property.

Don Warner: This was previously Fiegels Equipment business. One letter from Mr. Guyton who stated he had no objection to a lumber yard. (On file at City/County Development Department). No comments on review sheets or phone calls.

Don Warner: We would need some additional right-of-way for 28 3/4 Road and a 10' dedication for North Avenue.

Virginia Flager: That building has existed since the 30's and there is no water or sewer on the property.

Don Warner: The applications for this would have to go to the Fruitvale Sanitation District.

There were no opponents. Hearing was closed.

Thomas Daly: The engineers have looked at the building and the building department would have to ok it.

Blake Chambliss spoke that he would like to have a screened fence around property along with landscaping along 28 3/4 and North Avenue.

Thomas Daly: We would like to have a cyclone fence so that people could see business.

Mr. Chambliss stated that they could have slats in cyclone fence if they desired.

Thomas Daly: Anything that we agree upon we want to do.

Monty Bonello: Could we continue our chain link fence but insert a slat?

Levi Lucero: Yes, something that would screen it.

Don Warner: Before this goes to City Council we will get the applicants with Ken Idelman as to proper trees in the area.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL OF PROPOSED CONDITIONAL USE IN A C-1 ZONE TO CITY COUNCIL SUBJECT TO SCREEN FENCING ON THE THE EAST SIDE FROM THE NORTH LINE DOWN TO THE SOUTH LINE OF THE BUILDING WITH SOME PLANTING ALONG THE NORTH AVENUE AREA AND REQUIRED RIGHT-OF-WAY'S FOR 28 3/4 ROAD AND NORTH AVENUE. JANINE RIDER SECONDED THE MOTION AND IT WAS PASSED UNANIMOUSLY.

DISCUSSION:

A. Grand Junction Realty Office Complex (Sketch Plan)

General location is 23rd and Bunting Avenue now zoned C-1.  
2 and 2/10 acres.

Chuck Winan stated that they are not going with a PDB because they want to develop in stages.

They could come in for subdividing and the PDB. If this was approved, the C-1 zone would no longer be in force. The PDB would govern the uses more than the subdividing would.

B. Request for width change for sidewalks in Spring Valley Subdivision

A letter from Rodger Young, City Engineer, to Ed Settle of N.H.P.Q. was read concerning the width of sidewalks in Spring Valley Subdivision (On file at City/County Development Department).

When Spring Valley Subdivision was approved, five foot sidewalks for the thru streets were approved and agreed upon. The developers felt that four foot sidewalks would be adequate and a savings of about \$18,000.00 would be made.

The Board felt that since they had agreed upon five foot sidewalks that this is what should be enforced on the thru streets.

JANINE RIDER MADE A MOTION TO DENY THE REQUEST FOR FOUR FOOT SIDEWALKS IN SPRING VALLEY SUBDIVISION. VIRGINIA FLAGER SECONDED THE MOTION AND IT WAS PASSED UNANIMOUSLY.

C. Need for planning in the original square mile: Presented by Mary Vogel of the City/County Development Department:

The outline that Ms. Vogel presented is as follows:

A. Need for planning in the original square mile

1. Area is changing

- a. Deterioration in some residential areas
- b. Downtown businesses account for only about 25% of sales at present, and that percentage will drop further if commercial development happens elsewhere--as is likely (such as a major shopping center outside the city limits)

2. Growth pressures currently being felt can create big-city type problems for Grand Junction, such as alienation, apathy, rise in crime rate, etc.

3. The depletion of our natural resources may force changes in our lifestyles, such as less dependence on the private automobile. Perhaps we should be planning for population to be more concentrated around community facilities and shopping, more community-centered recreation opportunities, housing closer to jobs, etc.

B. Objectives of planning for the original square mile

1. To assess the major problems of the original square mile.
2. To explore the area's potentials for future growth--in its population, economics, social and cultural amenities, transportation, education, recreation, public service, etc.
3. To formulate a number of possible plans for growth to choose between.
4. To choose as a community between alternative patterns for growth.

C. Rationale for citizen participation in the planning

1. Educating citizen participants, local officials and the community as a whole concerning their potential for development and the nature of their problems so as to create an effective political consensus behind any programs finally adopted
2. Providing the decision-makers <sup>(City Planning Commission/City Council)</sup> a vehicle through which to recognize the community's priorities and objectives
3. Attracting private capital for rehabilitation and redevelopment through involving leaders of institutions controlling it

D. Proposal for involving citizens

1. Establish neighborhood planning process where residents themselves
  - a. Survey and analyze the existing social, economic and physical conditions in their neighborhood
  - b. Establish goals and policies for their neighborhood
  - c. Develop a plan to meet their goals and policies
  - d. Gain neighborhood and City Planning Commission/City Council approval of their plan
  - e. Work towards its implementation

## 2. Staffs' role

- a. Through a survey determine
  - (1) what residents and business occupants in the study area perceive to be their neighborhood
  - (2) residents' and business occupants' concerns about their neighborhood
  - (3) Their willingness to participate in correcting conditions of concern
- b. Determine division, if any, into neighborhoods and planning groups based on results of the survey. (It may be that the entire original square mile could function as one neighborhood for planning purposes.)
- c. Facilitate people getting together and coordinate agenda for meetings
- d. Put together examples on what other communities have planned and accomplished (or have in progress) through the citizen participation/neighborhood planning method. (Could be presented as a slide show to schools, the Older Americans Center, church groups, civic groups, the historical association, women's organizations, garden clubs, etc. to engender more citizen interest in planning.)
- e. Develop and suggest for consideration some alternatives
- f. Assist in collecting and analyzing data. May seek assistance with data collection and analysis from other sources such as Mesa College sociology or political science classes.
- g. Provide necessary materials for citizen participants--maps, tools, forms, etc.
- h. Research necessary action for implementation such as sources of funding, City Council actions, state legislative changes, etc.
- i. Provide any other necessary technical assistance
- j. Seek publicity for citizen participation groups in order to give all interested residents the chance to participate and to gain widespread community support through:
  - (1) Newspaper
  - (2) TV and radio
  - (3) Flyers
  - (4) Organizational newsletters
  - (5) Welcome Service
  - (6) Presentations to schools and community organizations
- k. Ask trade associations in the real estate and financial communities to appoint official representatives so that the following kinds of institutions will be involved:
  - (1) savings and loan associations
  - (2) insurance companies,
  - (3) local banks
  - (4) mortgage firms
  - (5) real estate brokerage firms
  - (6) development organizations
- l. Make special efforts to involve different age groups and interest groups such as junior and senior high students, senior citizens, ethnic groups, civic groups, women's groups, church groups, etc.

COUNTY ITEMS

1. C97-73: FRUITWOOD SUBDIVISION FILING #5 - FINAL

Petitioner: Robert Gerlofs

Location: Southeast of 30 and E Roads. Contains 40 lots.

Conni McDonough, Senior County Planner, stated that this is a Transitional Subdivision and requires action by the City Planning Commission. The overall preliminary plan that was approved by City and County Planning Commissions is shown in this plan. They have proceeded with individual filings.

Conni McDonough: As you can see, there have been some minor changes made. In reviewing with the County Road Department and the Staff we feel that it will be a change that will be beneficial to the whole project.

This project has full City improvements and there are no problems with this final platting. The review sheets have only asked for minor changes and corrections.

The cul-de-sacs that are shown have been paved and will not be temporary and will become auxiliary parking areas in the subdivision.

They are providing a stub street to the North that will serve the Williamson property in the future. This will go out E Road.

Virginia Flager: Will Gunnison Avenue line up with Gunnison Avenue?

Conni McDonough: Gunnison Avenue does line up but does not connect. Entrance will be in on Hill Avenue and then to Gunnison Avenue.

Virginia Flager: What is the name of the north-south street?

Conni McDonough: Colorow Avenue.

Thomas Daly: On filing #2 of Fruitwood Subdivision was that filed before this one?

Conni McDonough: Yes.

Thomas Daly: I bough three lots from Mr. Pond and I was told that the paving would be done by October, 1975. The paving still is not done and the property owners and I are suffering a loss.

Conni McDonough: I could go through all of these papers now, but I feel that the appropriate thing for you to do would be to come to the office and we will check the Improvement Agreement, the date that it was committed, and decide what needs to be done.

Thomas Daly: I was just a little worried that if he goes on with additional streets then the other streets will not get paved.

Levi Lucero: Were you aware of this, Conni?

Conni McDonough: I was not aware of this particular problem but it is something that we can address very efficiently in the office. It's possible that there is a release from dates that I am not aware of.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND APPROVAL OF FRUITWOOD SUBDIVISION FILING #5 TO COUNTY COMMISSIONERS WITH A REQUEST THAT REVIEW FOR A NORTH-SOUTH CONNECTION AT 30 $\frac{1}{2}$  ROAD BE MADE. VIRGINIA FLAGER SECONDED THE MOTION AND IT WAS PASSED UNANIMOUSLY.

2. KAREN LEE SUBDIVISION FILING #2 - SKETCH

Petitioner: Noel B. Norris  
Location: F $\frac{1}{2}$  Road East of 29 Road

Conni McDonough: This will be a Transitional Subdivision and action will be requested for the future submittals. Karen Lee presently lies East of F $\frac{1}{2}$  Road and 29 Road, and is complete at this time.

When the subdivider was getting ready to prepare the Sketch Plan he came in and asked the staff to do an overall circulation study to determine if the proposed street should come through and connect to Partee Drive. Bonita Avenue, that is immediately south, does connect.

Staff decision was that it would be best not to have the proposed street go thru. One of the reasons being that there is going to be considerable amount of housing in the neighborhood. Both 29 Road and F Road are arterial roadways. Arterial roadways need to carry traffic so there is need to keep the interesections viable in that they bring a great amount of cars into an intersection. This situation results in a need for as few intersections as possible. With neighborhood traffic feeding into the main intersections.

The connection with Bonita Avenue will bring traffic to 29 Road along with F $\frac{1}{2}$  Road. We feel that these two intersections are adequate and we will be connecting everything else to these two intersections.

There is need for an intersection at 29 Road for this parcel but the only amount of traffic going into 29 Road will be from this subdivision.

Virginia Flager: Is the location on 29 Road where the bypass was proposed?

Conni McDonough: It is further North.

Levi Lucero: Is there a walkway proposed?

Conni McDonough: Yes, we did ask that they build a four-foot walkway between their cul-de-sac and Partee Drive so that there can be a pedestrian walkway.

Blake Chambliss: What your really doing is putting more traffic onto F and 29 Roads.



Conni McDonough: Yes, in the amount of this subdivision.

Blake Chambliss: As the neighborhood develops, these people desiring to see other people in the neighborhood have to go out on a circular road rather than having direct internal access.

Conni McDonough: Is neighborhood traffic worse on arterial streets than ~~multi-~~intersections?

Blake Chambliss: The intersections haven't been reduced by doing this.

Conni McDonough: The amount of volume, only.

Levi Lucero: How does F and 29 Roads tie in with Partee Drive?

Conni McDonough: Partee Drive feeds into F Road and F $\frac{1}{2}$  Road then into 29 Road.

Virginia Flager: Additional traffic on 29 Road is going to complicate the area around Indian Wash since this wash is deep and dangerous. I think that if there were alternate routes that they could feed back into Patterson Road that it would probably help some.

Levi Lucero: Would the Partee Drive stub have to be vacated at a later date?

Conni McDonough: If this plan proceeds, at the final plat, we will vacate all except the ten foot pedestrian walk. But I want to make it perfectly clear that a decision has not been made. There are three ways in which to do it.

Janine Rider: What happens to Bonita Avenue as it ends at Partee Drive?

Conni McDonough: Presently it ends at Partee Drive but there is a stub for it to be continued to the east.

Janine Rider: How far could it go?

Conni McDonough: All the way over to Village East Subdivision.

John Abrams: How far North is this subdivision from Patterson Road?

Conni McDonough: 1,100 square feet more or less.

John Abrams: Is there a chance of getting a thru street all the way thru between 29 and 30 Roads on the quarter mile?

Conni McDonough: We have some tricky parcellization there and we decided that there was a chance of getting one thru. We will be designing F $\frac{1}{2}$  Road thru a little bit North of the quarter line.

Virginia Flager: The next time there is a presentation made like this there is need for adequate visual preparation so that the impact of the subdivision can be looked at.

The concensus of the Board was that they would like to see the proposed road go thru to Partee Drive so there is access on both sides.

3. C 97-75: CENTENNIAL "76 MOBILE HOME SUBDIVISION - SKETCH

Petitioner: T. J. Brimhall

Location: Southeast of 29 3/4 Road and Orchard Avenue. Contain-  
ing 27.6 acres designed for 157 lots in an R-1-D  
(Residential Mobile Home) zone.

Conni McDonough: Mr. Brimhall's total property has R-1-D zoning which will allow the placement of a mobile home on privately owned or leased lots. The lots have 60' frontages with a minimum of 6,500 square foot per lot. Orchard Avenue will continue thru to connect with 30 Road.

Texas Avenue will continue on and come out on 29 1/2 Road. Mr. Brimhall will be building a road all the way south to the frontage. I asked Mr. Brimhall if he would consider the dedication of 5% for a park. His reply was that if the County would develop it and maintain it, then he would concede. I am trying to enter into a participation type of agreement with Mr. Brimhall. The County Commissioners have directed me to at least investigate a possible proposal.

Due to the development in the area, there is need for a bridge to cross the canal.

Virginia Flager: Who will finance the bridge?

Conni McDonough: This is not yet determined.

There will be sidewalks throughout this subdivision.

The Board discussed the desirability of the park being in the middle of the subdivision.

4. C 5-76: TRADING POST SUBDIVISION - SKETCH

Petitioner: Clarence Carr and Green Tree, Inc.

Location: Northwesterly of 30 and F Roads. Contains 17.2 acres,  
designed for 48 lots in an R-2 (Residential Zone)

Ms. McDonough showed Trading Post Subdivision and Little Trio Subdivision at this time because they are one parcel away from each other.

Conni McDonough: The existing Trading Post building is in use now. The balance is planned out in a subdivision. The parcel immediately adjacent to Trading Post is owned by the City of Grand Junction for a future park. There is a metes and bounds parcel on the north, with Little Trio Subdivision north of that.

Virginia Flager: Is there any mechanism to stop a hold off of one piece of property when the owner of the property keeps out a pie of the property? (i.e. the existing Trading Post Business)

Conni McDonough: I have asked that they design out the balance so when it is ready to go, we will know how its going to be developed. The preliminary plan, as presented, indicates to me that that is what we can expect.

Chuck Wiman: Representing Green Tree, Inc.: Our plans are to screen off any objectionable scenes. It is possible in the future that we will own the whole section.

Blake Chambliss: Do the streets North-South line up?

Chuck Wiman: We are working to run streets thru from Little Trio Sub-division to Trading Post Subdivision.

Conni McDonough: Two pedestrian accesses are being provided for into the park along with one street.

Janine Rider: What is the top street?

Conni McDonough: F $\frac{1}{2}$  Road.

5. C 7-76: LOMA LINDA SUBDIVISION - SKETCH

Petitioner: John and Linda Giancanelli

Location: Northeast of B $\frac{1}{2}$  and 29 Roads. Contains 11.1 acres, designed for 26 lots in an R-2 (RESidential) zone.

Ms. McDonough explained that the present county zoning which is residential, ends at the east boundary. East is AFT Zoning.

This subdivision is 26 lots with a single entrance. The entrance is an existing stub and does not go thru at this time.

Blake Chambliss: Is there a possibility of B $\frac{1}{2}$  Road going thru?

Conni McDonough: On the vicinity map it looks like room has been left for B $\frac{1}{2}$  Road but it is not indicated on the plan.

It was the concensus of the Board that access to this subdivision should be reviewed.

6. NELSON SUBDIVISION - SKETCH

Petitioner: Harley V. Nelson

Location: 27  $\frac{3}{4}$  South of B Road

Ms. McDonough explained that Nelson Subdivision lies about halfway between 27 Road and the Highway on B Road. She stated that there are five lots using existing streets. They are looking into the present construction of the streets to see whether or not improvements need to be made.

Virginia Flager: Is Brentwood Drive the only access to lot five?

Conni McDonough: There is 55 foot frontage to lot five with Brentwood Drive as the only access. Lot 3 and 4 have access from 27 3/4 Road.

Blake Chambliss: How far is this away from the crest of the hill? It's sloping up and doesn't show how far it drops off.

7. EASTBURY SUBDIVISION - SKETCH

Petitioner: Barru Homes  
Location: Northeast intersection of 30 and Orchard Avenue

Ms. McDonough explained that there is a dedication for Orchard Avenue from Mr. Brimhall's project and not a dedication from the other adjacent property owners.

Conni McDonough: The front two lots will be R-3 for multi-family housing. The balance would be R-1-C. He has already received the recommendation of the County Planning Commission for the zoning. It has not yet been before the County Commissioners. We are processing the sketch so that we can get all the input necessary. The preliminary plan will not be forthcoming until the zone change has been granted.

Levi Lucero: Will the front lots be subdivided again?

Conni McDonough: They can either replat and have plexes on individual lots or they can have several plexes on one lot.

Blake Chambliss: Could Eastwood Drive be extended into this subdivision?

Conni McDonough: A connection was asked for from Eastwood Mobile Home Park to the East. The County Commissioners felt that this would not be good to encourage this amount of traffic to use a 22 foot wide improvement that will be in Eastwood Mobile Home Park. Eastwood is finalized with private lots so a connection is not possible.

Blake Chambliss: A provision for a road thru should be made available. This is landlocked with only one access at this point.

Virginia Flager: How many homes are in this subdivision?

Conni McDonough: There are 66 lots not including the multi-family area. There will be access to Orchard Avenue.

Virginia Flager: I think this is going to be more of a problem if there is no east-west access into this subdivision.

The Small Cooley Plan indicates that Orchard Avenue should be 100 feet. 40 feet would like to be dedicated on the North side. 80 feet is proposed for minor arterials. One problem might be a need for bridging the canal. There is a need for an engineers report to reduce the right-of-way from 100 feet to 80 feet.

The Board's recommendation was to come back with a 50 foot right-of way on Orchard Avenue and discussion with the developers for a east-west connection.

DISCUSSION:

Conni McDonough: We have written an Agriculture Policy which has been reviewed by the Board. They have asked that we meet with agriculture planning groups for their input.

Loran Dake is presently drafting some additional policies that we will be working with and I will keep you briefed.

The R-1-D zone and planned development for mobile home zoning are still problematic to us.

The School Board has adopted a resolution to request a release of funds from the school/park sites escrow fund in the county for the new school in Clifton.

The meeting was adjourned at 12:40 P.M.



City of Grand Junction, Colorado

February 25, 1976

Mr. Ed Settle  
N. H. P. Q.  
760 Horizon Drive  
Grand Junction, CO 81501

SUBJECT: Width of Sidewalks

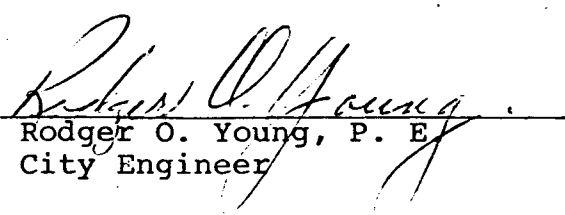
Dear Mr. Settle:

In regards to our discussion concerning the above subject, the City has not installed any sidewalks in a residential area over four (4) foot in width. There is one area in the City that a five (5) foot wide walk was constructed. At this time I feel it was a mistake to have installed the walk. The pedestrian traffic does not warrant the extra width as well as the cost for the extra foot of sidewalk.

The City has not installed walks over four (4) foot in width because of the cost. A four (4) foot wide sidewalk is adequate for normal residential pedestrian traffic. I do not know of any city that requires a five foot wide sidewalk in a residential area.

Therefore, for the above reasons I do not recommend sidewalks in a residential area over four (4) feet in width.

City of Grand Junction

  
By Rodger O. Young, P. E.  
City Engineer