

GRAND JUNCTION PLANNING COMMISSION

October 27, 1976

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 8:10 A.M. in the City Council Chambers, by Chairman, LEVI LUCERO, with the following members present: VIRGINIA FLAGER, JANINE RIDER, FRANK SIMONETTI, BLAKE CHAMBLISS, JOHN ABRAMS, DR. MAC BREWER AND JANE QUIMBY.

Also present were: DON WARNER, Sr. City Planner, KARL METZNER, Planner, CONNI McDONOUGH, Sr. County Planner, JIM CLARK, Planning Technician, and MARGO KINNEY, Acting Secretary and approximately twenty interested persons.

Blake Chambliss moved the minutes be approved under the following corrections: Page 2 paragraph 17, 3rd line should read, "I feel that when we have the ability to not let something occur that will cause more traffic we should take advantage of it."

Page 9 should read that Janine Rider left at 10:05.

Page 14, last paragraph 2nd sentence should read, "Look at the City of Grand Junction. The original square miles that are there and I think everyone says the grid pattern is very inefficient contributed parking land to circulation right of way, it is a very inefficient way of doing things.

Page 15, 1st paragraph sentence 4 should read, "We have reduced the size of streets from 80 ft. and 100 ft. to 50 ft.

Page 18 paragraph 4 should read, "The Bluffs project has looked..."

3rd sentence should read, "The Loma Rio Subdivision has tried to..."

Blake Chambliss requested that the letter that was submitted to the Planning Commission should be entered into the minutes.

The motion was seconded by Janine Rider and it passed unanimously.

Don Warner: Take item #9 off of the agenda, it will be back, they are having problems with ownership.

1. #45-76: CONDITIONAL USE - SONIC BURGER

Petitioner: Logan Wright

Location: 1051 and 1061 North Avenue

Don Warner: The Sonic Burger has agreed to leave out the walk up window.

Levi Lucero: There was no decision made because of consideration of the traffic problems. Ron Rish is here to answer some questions. We had a short session last week to try to resolve some problems with conditional uses and curb cuts, and so forth on North Avenue traffic flow.

Levi Lucero: These are old developments.

Ron Rish: An example is City Market. The sidewalks are set right out to the street. I am opposed to sidewalks that are right adjacent to the curb on major arterials but some times you have no choice because the developers have gone along so far in their building.

Virginia Flager: In the board of Adjustments meeting the other day we allowed further enroachment of the set back by the Far East Cafe, which will bring their addition closer to North Avenue. I think there should be some restrictive clauses whatever decided. When these people come to the Board of adjustments there should be some definite input from the Planning Commission and from the Developers. Why should one building be allowed to enroach further on to North Avenue, and then put restrictions on new people that come in.

Don Warner: The old parts on down from 1st to 12th Street is 80 ft right of way and from 12th on out of town is 100 ft. right of way. The property lines are 15½ ft. back of the curb as you go past 12th Street. The old parking lines in the old part of town are only 5 ft. back of the curb. When the Highway Department built North Avenue they put 3 ft. sidewalks in from 1st to 12th streets with the parking line 2 ft. back of the sidewalk. The change that you make in the Far East Restaurant was to 57 feet from center line which is 7 ft. back of property line. The new set back required in 1974 was 65 ft. and 15 ft. back of the property line. The change infringed 8 ft. Far East is 7ft. further back than they would be required before 1974, and 8 ft. closer to the right of way than required now.

Ron Rish.: I think that this looks like a better plan than the first one that I saw.

Jane Quimby: Was there some talk about the possibility of exiting onto 11th Street with no left turns?

Levi Lucero: Yes.

Ron Rish: I can see a problem obviously because of the way the pattern in. I do not like to see two more accesses on to North Avenue. I do not like to add to it when we have a local street right here adjacent.

Janine Rider: Actually then you are more concerned about the flexibility?

Ron Rish: The ingress and egress out on the site and the impact on North Avenue. I think that is the most significant thing.

Dr. Brewer: Is there parallel parking on both sides of 11th Street?

Levi Lucero: Yes.

Virginia Flager: I think you are going to have to put the restrictions in now before it becomes a real problem and someone gets killed.

Ron Rish. All I tried to deal with was the optimum way in what uses could go in there.

Don Warner: Ron is giving an engineers answer.

Frank Simonetti: What has happened to that traffic study that was around here?

Jane Quimby: It is right here. No one has reviewed it yet, there is a public hearing tonight in the Council Chambers.

Blake Chambliss: This report indicated that North Avenue is running at presently peak capacity. One the the problems it faces is all of the curb cuts. I do not see any thing that is going to relieve the present pressure on North Avenue that exists.

Ron Rish: Yes, if we had the funds one of the priority things as far as I am concerned would be the synchronization of the traffic lights along North Avenue. It would help move the traffic in a smoother way. It would also help with the curb cuts spaced properly and located properly instead of a lot of little ones have larger and better ones.

Levi Lucero: Ron what is the cost of this additional traffic control?

Ron Rish: They estimate from 25,000.00 to 50,000.00 but we made some estimations. It depends on the type of equipment you use.

Proponents.

Jim Gale: The traffic Department of the city approved the site after recommended changes we have incorporated in to the site plan. The curb cuts were changed from North Avenue to 11th Street, and while the use will impact Belford Ave. from a traffic stand point such impact will not exceed other permitted uses in the zone except for limited periods during acceptable hours. Also that traffic will not be increased on North Ave. during the more troublesome times and will return to North Avenue or 12th Street to traffic controled areas. The applicant has agreed to prevent a walk up window. We went to City Council with this and came within one vote of getting this approved. I feel that the only reason we did not get the last vote that was needed to approve it was the fact that they thought that we had some to you people with one site plan and then when we got to the Council we changed it so that it would be approved by the Council which was not true. As you remember we came to the meeting and agreed that if we could get Mr. Wright to close the window we would but we could not get a hold of him soon enough to get back to you and still get to the council meeting. So between the time that we came to you and went to the Council meeting, we did get permission to submit this with the window cut out which we did. Like I said, it was told around and people on the Council thought that we were trying to change.

Jane Quimby: Your request by the Planning Commission was denied, had the Planning Commission said we approve this on the conditions that you cut out the walk up window, I would have had no objections as a council member, but I felt that if we got into the habit of developers taking up suggestions that may have been batted around in the Planning Commission and then come with those in corporated to the City Council. I did not see much use in a Planning Commission, and had it been incorporated in the recommendation to the Council from the Plannign Commission I certainly would have no objections to it.

Jim Gale: I just do not want it to look like we are going one way and then turning around and going another.

Mr. Rose: Mrs. Quimby brought up right hand and left hand turns into 12th Street and I do know that they have agreed to put up signs right turn only on 11th Street. We have done every thing you have asked of us. What more do you want?

There were no more proponents. The hearing was closed.

Discussion:

John Abrams: We need all the parking available on 11th Street. We have at the present time plenty of fast food services.

Janine Rider: I agree with Mr. Rose, unfortunately our big consideration is not that they have not complied with our wishes but it is the corner of 11th and North Avenue that we are concerned about.

Blake Chambliss: The traffic on North Avenue is basically at its capacity now. Ron has suggested that the city is looking at synchronized traffic signals but this really does not do anything about the traffic entering North Avenue. North Avenue is an auto traffic area and it is dedicated right now to fast food services, filing stations and other things. This is one area where it would seem reasonable to look for pedestrian kind of activities. Commercial shops are something that this Planning Commission would look to favorably in this area in the long run and we really proclude that in a series of auto access services.

Frank Simonetti: Does that traffic report say that 12th and North has the highest accidents?

Blake Chambliss: Yes.

Dr. Brewer: This land is here. It is going to have to be used whether it is now or later. We have no policy at present and I am not sure if we really have the right to suggest what goes in to that land. I am afraid we have ourselves in a bind, unless we say we are going to stop the development of anything that would add traffic to North Avenue. I think that we are going to have to ask this.

Levi Lucero: Would you point out what zoning it is?

Don Warner: Light Commercial zone.

Janine Rider: To me a use is given a Conditional use because it means that in every zone zoned C-1 this use is not particularly appropriate therefore we will make it a conditional use so that you can apply the condition appropriate for that location. This may mean objection to this location. I do not think that it is appropriate one block away from the busiest corner between Denver and Salt Lake.

Virginia Flager: I feel this use is wrong for this corner. I have seen nothing in the arguments pro and con that made me change my original evaluation. I do not think that any of the input this morning has changed one iota of the situation that we past our original decision on.

Blake Chambliss made the motion that the Conditional Use for Sonic Burger be denied. Janine Rider seconded the motion. Dr. Brewer opposed and the motion carried.

2. #61-76: CHARLA MINOR SUBDIVISION - FINAL PLAT

Petitioner: Walter Kochever, Jr.
Location: 27 Road and Milo Drive

Levi Lucero: There was a question of a location of a building. That was an enroachment wasn't it?

Don Warner: This comes back for the lay out of the subdivision but we have problems at 27 Road. It takes the right-of-way through the building. The suggestion was that we show 40 foot right-of-way at that point and 50 foot off of the new lot. Then we are that far ahead if we ever open the road across the river and across the railroad. Although the street design that we use now for this type of street we could get it in 80 feet even though this class requires 100. This is a two lot minor subdivision and came back because the existing building would be in the right-of-way.

Virginia Flager: If the bridge is to be built I do not think anything should be allowed to project into that.

Don Warner: You cannot tear down the house now. If you do not approve this subdivision you will not get any right-of-way at all.

Blake Chambliss: The other thing that we have working for us is that the house cannot remain standing forever and when the time comes for rebuilding or whatever we can at that point set it back.

John Abrams: Do we have the option of getting the other 10 feet of the right-of-way?

Don Warner: There is no way you could do that or you restrict all future financing on that house. You cannot make a condition on that or there is no way to finance the house.

Blake Chambliss: We need it in the minutes about our concern on getting that right-of-way back in the future. Something should be in writing of our intent of getting that right-of-way back.

Levi Lucero closed the hearing.

Blake Chambliss: I made a motion that we recommend Charla Minor Subdivision to the Council for approval and I do not think I would put any stipulations in as long as it is showing our concern about getting that right-of-way later.

Virginia Flager seconded the motion and it passed unanimously.

3. #66-76: I.B.C. REVOCABLE PERMIT

Petitioner: I.B.C. Church Supplies
Location: 1200 North 12th Street

Don Warner: I.B.C. requested a revocable permit for a fence because of the foot traffic across the lawn. The Planning Commission wished to go out and look at it and discuss it more and see where it should go. Engineers looking at this suggested the fence on the South side should be 5ft. back from the curb and the fence on the west side be moved to 8 ft. from the curb.

Levi Lucero: I went out to the site and I was right where all of the foot traffic was really in progress and to me we need the 8 ft. fence on the South side and the 5 ft. fence on the west side there was no traffic at all.

Don Warner: The evening traffic is on 12th Street. One of the differences is on Glenwood you do not have the high speed traffic that you have on 12th. You have a slow moving traffic area there. They are also approaching close to a stop sign. You do not have quite the pedestrian danger as you do on the 12th Street side.

Dr. Brewer: The second time around when we suggested that it be 8 ft., there were two suggestions, one that they would gravel in between the existing side walk and the fence and the other that a side walk be put in.

Levi Lucero: I noticed the fence on the adjacent property. The city asked them to put in the fence and that is just 2 ft. off of the side walk.

Don Warner: This was to keep cars out of the walking area.

Levi Lucero: What I am thinking is that it is not going to do much good to have an 8 ft. fence on one portion and not on the other. What I would suggest is to have a 6 ft. fence all the way around.

Blake Chambliss: Once you put this there then you can require them to move their fence.

Don Warner: You have a fence at Spanky's also in the right of way. This can be required to be moved. The fence can be 42 inches high if it is chain link fence. Chain link meets the requirements of an open fence.

John Abrams: It appears to me that the biggest problem that she is facing there at that corner is people's laziness. If she had a fence on one side or the other it would help the problem.

Don Warner: She wants fence on both sides.

Dr. Brewer: Are we putting ourselves in bind making this fence 8 ft.

Don Warner: This is a revocable permit so you could have the fence changed at a later date if necessary.

Mrs. Heald: The reason we do want the fence is not just because of the foot traffic but also because of the vandalism to the building. I do have to agree with Mr. Lucero that Glenwood is the busiest walking area. Those side walks are 5 foot.

Closed the Hearing.

John Abrams: I think it was Blake that mentioned that maybe the business place to the north, Spanky's, is further toward the street than hers so maybe we should have that moved too so that it would be a straight line.

Don Warner: It should not be in this proposal but you could make a recommendation to council that they look in to requiring that that fence be moved back in line.

Levi Lucero: I do not know if this is a City expense or not.

Don Warner: Everything in the right of way is City expense.

Blake Chambliss: They could have put it on their own property.

Frank Simonetti: I move that we go along with 8 ft. fence all around the I.B.C. Church Supplies from the curb line.

Virginia Flager seconded the motion and it passed unanimously.

4. #69-76: CONDITIONAL USE FOR DRIVE-IN - ARBY'S

Petitioner: The Fulenwider Co.

Location: SW Corner of 12th and North Avenue

Don Warner: The proposition is to have an Arby's Drive-in restaurant. At the present time there are four drive ways. The operation is largely internal. It does have a drive up service. To avoid stacking up traffic there is a stacking room all along the building. The landscaping as shown is in detail on our plans and has been approved by Parks and Rec. The parking shown on here is for people eating in the restaurant and is above and beyond the requirements. The question did come up about the walking traffic across North Avenue. At this point there is a controlled intersection with walking lights for North Avenue and 12th Street. West of this is the Donut Shop. The Donut Shop is a high volume time restaurant. Very early in the morning so they would not conflict.

Lou Stevens with Arby's: My personal feeling on this is that we really do not create any more traffic. I think this, and everyone agrees, that Arby's is not a destination restaurant. Most people drive by and decide to eat here. We can not settle in an area with little traffic because people will not go to where we are. We locate where people are and lessen the traffic. I actually think that it would lessen the traffic on North Avenue. We are not looking to create more traffic. Generally people who are very close will come to us.

If you put a store there this would cause lots of traffic. We are just locating where the action already is.

Dr. Gould: I am concerned about the use of that block because I do own both ends of the block. The Conoco people did not wish to pay more lease money. So my wife and I started to look for some uses that could go in to there. With the college and other things around there we decided a fast food service would be good there. We approached Arby's, they did not approach us. Who are we to say that there are too many fast food service on North Avenue.

There were no further proponents or oponents. Levi Lucero closed the hearing.

Virginia Flager: Did you say you own the West end of the property also?

Dr. Gould: Yes, the Kentucky Fried Chicken.

Janine Rider: I do not see how the people get into the resturaunt with out talking in between the cars in line.

Dusty Rhodes: The line of traffic is controlled in two places so people can get through. I am not familiar with Grand Junction enough to know what the traffic is doing.

Blake Chambliss: Who did the layout for you?

Dusty Rhodes: I did.

Blake Chambliss: You indicate though that you are not familiar with this traffic in Grand Junction.

Dusty Rhodes: What I mean is that I do not know how the people will react to this idea.

Dr. Brewer left at 9:40.

Janine Rider: How much space is there between the streets and the front of the parking spaces?

Dusty Rhodes: I would have to scale it off. I would say about 14 ft.

Don Warner: Ron felt that the side walks should be a mininum of 5 ft.

Dr. Brewer returned at 9:45

Blake Chambliss: How many people in an Arby's do you serve a day?

Lou Stevens: We would possibly be looking at 1,000 to 1,500 a day.

Blake Chambliss: You say that would reduce the traffic. It would reduce traffic because it is causing more congestion in that area. I think this is a concern we have. We talked about a block west of here about the traffic. Do you think there is less of a problem here?

Ron Rish: No, I think there is more of a problem here because it is at the intersection of two major arterials. This is the same problem you have with Sonic Burger. I think they did very well with their ingress and egress. I have mixed feelings about it.

John Abrams: Mr. Stevens, during the earlier part of your presentation you indicated that there were people who came to Arby's that said they would travel many miles to get your product, yet later you said you had to be in a high volume area in order to make it.

Lou Stevens: The percentage is 1/10th of 1 percent.

Blake Chambliss: Do you always put up the same kind of Arby's?

Lou Stevens: Do you mean do we put in Arby's in places besides free standing? Yes.

Blake Chambliss: This is really easier for you.

Lou Stevens: In actuality in the Mall you only have to worry about the interior and not the parking or outside care of the building. So this is more care for a free standing style Arby's.

Blake Chambliss: It seems to me that one of my concerns is what is happening to North Avenue. With all the restaurants. Your opening statement is the same thing that can be said of McDonalds or anything else. That is basically here everyone of them need to be. The problem is that every time we drop a few Arby's image or anybody's image on Grand Junction and another thing is since you want to surround it with parking lot we end up with a community that looks like people do not live here it looks like cars live here and I do object to that but I do object to that specifically in this one area. I have no objection to Arby's. I do object to what that is doing to that intersection it seems to me that it could be reworked but you seem unwilling or unable to do anything about it.

Mrs. Gould: I want to affirm completely what Blake is saying. I agree with you Blake, when we first discussed this with Mr. Warner he explained to us the parking requirements. When we asked about incorporating land on Belford, Mr. Stevens and Mr. Bailey looked at the two lots behind the Donut Shop even though it was expensive and it was expensive. We would really like to consider keeping these trees and beautifying it and making it a park. So I went to City Planning Department and found that we could not apply to our property that land without getting a C-2 zoning. How are you going to make the cars go away? What this is is a college area. You can't get them to go away. They are here to stay.

Blake Chambliss: I did not say that there would not be the support for this type of thing but I said I think that we can do better than this for this area.

Mrs. Gould: How are you going to do better?

Blake Chambliss: First by not approving this.

Mrs. Gould: Everything else they have tried here has failed.

Blake Chambliss: We do need a policy in this area. If we approve this we will not have a policy.

Dr. Brewer left at 10:10

Dr. Gould: There was some beautiful trees and this was a beautiful place then they came along and took all the greenery away. Now Arby's is trying to put the beauty back.

Mrs. Gould: Do you know how much land we will be giving you? About 3,000 square feet. That is about \$30,000.00 worth of land. Now what do we get from that? Nothing. What do you get from that? The land you need and want. I agree with Blake this is not the Best thing that could be done with this corner for the beauty of the town.

Janine Rider: The problem is that when we are only called in here for change, you are in the place where you can talk to these people.

Mrs. Gould: We have to work between the practical, and the ideal. We have to make a decision on this now.

Levi Lucero: We will have to end the discussion.

Ken Stevens: We are very proud of our new building. We would like to present an image. Our approach would be to immediately go and look for another location if we are not able to get this location.

Hearing was Closed. Dr. Brewer returned 10:20

Blake Chambliss: For the reasons that I have stated in terms of this lay out I would like to make a motion that this request be denied.

John Abrams seconded the motion.

Levi Lucero: Because of the lay out?

Blake Chambliss: The lay out, traffic congestion and concern that we talked about before.

Dr. Brewer: This is my neighborhood and I do not see it as a detriment. I would have to vote this motion down.

Virginia Flager: Blake is an idealist but we have to live in the realm of the practical. I think that this could be designed in a more acceptable fashion. I am tired of all of this perfection. We have to live in reality Blake. When it comes down to the vote I am going to vote for this.

Frank Simonetti: The previous requirements were for a disastrous situation and this is just as disastrous.

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Levi Lucero: We have an obligation to look at these things fairly. I think that there is a need for the fast food services. We have plenty of vacant land. You are going to have to put these things some place. We have to base our ideas on logic.

Blake Chambliss: I think this should be voted down but after this is done I think the board has the responsibility of looking at this land very specifically.

Levi Lucero: Are you ready for the question?

There were 3 in favor of the motion, 2 opposed and Janine Rider abstained.

Virginia Flager: You have to give us some reason for your abstaining. Do you have any personal interest in this?

Janine Rider: I have no personal interest at all.

Virginia Flager: Then how can you justify your abstaining?

Janine Rider: I can set here and name an equal number of pros and con's which I could not before the meeting.

Virginia Flager: I think you are bowing out of you responsibility as a Planning Commission Member.

Janine Rider: OK. I will then vote against the motion.

This caused a tie. Levi Lucero cast his vote which voted the motion down.

Dr. Brewer then made a motion to approve Arby's with the stipulations that the right of way be given to the city and 5 ft. side walks on both sides, North Avenue and 12th St.

Virginia Flager seconded the motion. There were 3 for and 3 against the motion Levi Lucero cast his vote for the motion and the motion carried.

5. #70-76: ROAD VACATION - MINNOW DRIVE

Petitioner: Henry G. Green
Location: Minnow Drive

Don Warner: This will be vacated subject to easement. The trash department has been using this road illegally.

Virginia Flager: What is staff recommendation on this? Can you foresee any problems with this?

Don Warner: I se some possible problems. The trash people mentioned to me that they were using this and I mentioned to them that they were using it illegally.

Mrs. Paine: I life in lot 4. The trucks come in and turn around in my drive-way.

Virginia Flager: Do you object to the vacation?

Mrs. Paine: One reason we object is because the land was given to the city at one time. I do not think it is right to give this land back to someone else.

Ron Rish: I do not think it is feasible to run that road down, but I am concerned about the lack of turn around. I wondered if part of that should not be vacated. Maybe we could reserve part of that vacation for a cul-de-sac.

Levi Lucero: What about vacating that part right in front of the Paine's house?

Don Warner: You can not do that, you still have to have the right of way to get in there.

Levi Lucero: He has the right of way from the other end.

Don Warner: That is a private drive way. We could not do this portion here because Mr. Green has the right to insist on a way into his property. He uses the north end.

Mrs. Paine: Mr. Green is the one that generates the traffic.

Ron Rish: Engineerings recommendations were if we are giving an access there it would be that it is not feaseable to build streets on dedicated right of way and to build a Cul-de-sac. It would be the only solution and that in it self would be extremely difficult.

Levi Lucero: What is the raduis of a cul-de-sac?

Don Warner: The normal raduis is 100 ft. but there is no way you could get a normal cul-de-sac in there.

Levi Lucero: Does Mr. Green have access to the South?

Don Warner: Yes.

Levi Lucero: Is it his property?

Virginia Flager: I do not see any sence in vacating anything.

Ron Rish: There is a very nice chain link fence and a lot of fill dirt and some signs up on private property.

Blake Chambliss: Would there be a possibility of tabling this and to have engineering have a chance to see if a cul-de-sac could be put in here.

Don Warner: The signs presently there by Mr. Green were placed there because if he placed them at his property line the people would already be way down the road so there would have been no use for them so he placed them right there. We could make a specific easement for trash and whatever.

Ron Rish: The study of a cul-de-sac is the reasonable thing to do.

Virginia Flager: I make a motion we table this until we have more information.

Janine Rider seconded the motion and it passed unanimously.

6. #71-76: PRELIMINARY PLAN - MOTOR CITY SUBDIVISION

Petitioner: William B. Lowe

Location: 25 3/4 Road and U.S. 6&50

Don Warner: This is a proposal for a commercial subdivision. It is partially zoned C-2, heavy commercial. The other zone is zoned I-1, light industrial. Engineering suggested that the radius should be 50 ft. here. There is a question about the point of access here. The telephone company will need an easement. Utilities needs comeback for more sewer and water information.

Wayne Lizer: This is the power line location. There is a possibility of an underground line in the future. We have agreed to put in 50 ft. radius.

Blake Chambliss: Is there going to be any trouble with a zoning change in the middle of the lot.

Don Warner: I do not think so because the type of uses are very much the same. I think this could be divided into two lots. The only difference would be the fire zone.

Ron Rish: Is there a problem on Independence with the sight distance?

Frank Simonetti: There is a real problem on that hill. There are lots of kids walking up that hill and you have to pass on the other side. There are no side walks.

Bill Lowe: With our plans there would be no trucks on that road. We are putting car dealerships in there.

Virginia Flager: I to think that there should be some side walks for the kids coming from the residential area.

Bill Lowe: We have no objections to sidewalks.

The hearing was closed.

Frank Simonetti: I make a motion to approve the preliminary plan with the stipulation that Power of Attorney to have improvement on the sidewalks on Independent and change the lot lines for zoning.

The motion was seconded by Dr. Brewer and it passed unanimously.

7. #73-76: REZONE R2 TO B1 - 7th AND GLENWOOD

Petitioner: Harry E. Williams

Location: 7th and Glenwood.

Don Warner: This area is all B-1. 80 ft. NS and 126 ft. deep. Engineering has suggested that if this is rezoned that the curb cuts on 7th Street should be moved further north. It is a question of where the access should be.

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Virginia Flager: Do you object to the curb cuts being moved on 7th Street?

Harry Williams: No. It is agreeable with us to go along with the Planning Commission.

Levi Lucero: Which way is this going to face?

Harry Williams: Actually, Levi, we have not gone that far with it. We have no definite plans.

The hearing was closed.

Discussion.

Virginia Flager: That is a high traffic area. I would like to see the plans.

Don Warner: They do not have to show you the plans in this type of thing.

Frank Simonetti: I make a motion to deny the zoning request.

Blake Chambliss seconded the motion and it passed unanimously.

Don Warner: At this point I think you could tell Mr. Williams if you thought he had a chance with a PD.

Levi Lucero: I think that would be the next alternative. If you want to pursue this a little further.

Jane Quimby: You have determined that it is in your best interest to build a new office building?

Harry Williams: Yes, I have. There are no other options.

Jane Quimby: Do you own the property?

Harry Williams: Yes, if I can not get the rezoned then I will have to put in a multiple family building in.

Janine Rider: I have a concern about starting business up on 7th Street it is a residential street.

8. #74-76: REZONE R-1-B TO PD-B - 1st AND WALNUT AVENUE

Petitioner: Summers et. al.

Location: NE Corner of 1st and Walnut Avenue

Don Warner: The building is under construction. They are expanding the parking lot. There are 4 offices and they want to change it to 6 offices without changing the outside of the building. They are proposing a 30 inch wood screen fence. Engineering department is working with the developers in the curb and gutter design.

Blake Chambliss: Don, do the people next door object to the 6 ft. fence?

Don Warner: No, because that 6 ft. wood fence would be allowed.

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Blake Chambliss: We are trying to make a decision with out enough information.

Dr. Summers: We have 16 members on our staff so if we take up 16 stalls there is no room for the patients.

Don Warner: We have a staff error because we do not have the landscaping here today.

Blake Chambliss: We are reviewing something with out any information. We need more to make any kind of a decision.

Virginia Flager: I think we should have more detailed information before we can make a decesion.

Dr. Dave Summers: What you really want to know is where the parking spaces are going to be.

Don Warner: Do you want the area hard topped? Parking stalls can be controled with out being paved.

The hearing was closed.

Janine Rider made a motion to table this until they could get more complete information. It was seconded by John Abrams and passed unanimously.

Jane Quimby: I suggest that you consider an additional meeting per month. One more formal meeting per month.

P. #75-76: REZONE R-1-D to B-1

Don Warner: There is 6.7 acres. Engineering requirements on right of way for building permit. There is commercial zoning along Bookcliff. There is R-1-D north along Elm. They are proposing a B-1 zone.

Dr. Brewer was called away at 12:00.

Harry Mavrackis with Pavlackis and Co.: There is a demand in Grand Junction for a good office park. This is basically what we have in mind for this piece of property. We have inquiries every day for office space.

We are looking at on office complex that nas softball field, it has excersiserooms, out door tennis courts, and possibly a swimming pool. We feel that Grand Junction needs a development of this nature. We are talking about 6.7 acres. This is a long range situation that will grow with Grand Junction.

Dr. Brewer returned at 12:05.

Harry Mavrackis: We have not gone into any detailed planning or detailed drawings primarily because of the money factor.

Blake Chambliss: It has been indicated that this was going to be done right. Yet, we see no more than this. You said you wanted to do a good job but you are not willing to present any information or guarantee.

Janine Rider: This would be an ideal place for a high density residential complex.

Concern was expressed about the traffic in this area already.

George Jones: We moved there in 1960 and it was a nice quiet area. It is very noisy now. The traffic on 28 Road is almost as bad as on North Avenue now. We bought that property because it was single family residences and I would like to keep it that way.

The hearing was closed.

Virginia Flager: I definitely feel that this request should be denied. I make a motion to deny the request.

Janine Rider seconded the motion and it passed unanimously.

10. #76-76: REZONE B-2, P, AND R-3 TO PD-B

Petitioner: C.B.W. Builders

Location: NW Corner of 12th and Patterson.

Don Warner: This is not a change in the design of the PD. The PD will only change one thing. This does not allow a restaurant and now there has been a proposal for a restaurant. The request would not change the design of the building it would just add a restaurant to the building.

Blake Chambliss: In putting this PD in that means that you can put almost anything in there.

Don Warner: If they enlarged the dimension of the building they would have to come back to us.

The hearing was closed.

Janine Rider: I make a motion to change the zoning of the property now to PD-B.

The motion was seconded by Frank Simonetti and it passed unanimously.

COUNTY ITEMS

1. #C116-76: Orchard Villas Mobil Home Estates

Petitioner: Gene Arnold Real-Estate.

Location: SW 23 1/2 and B 1/2 Roads

Conni McDonough: The proposal is for the first filing of a R-1-D Zone. There was a drainage ditch on B 1/2 Road along the section line, so they are designing it so that it will be built north of B 1/2 Road.

Concern was expressed about total planning for the entire area. Conni McDonough was asked to consider the end product continually.

2. #C102-76: Bluffs West Estates Preliminary

Petitioner: Joe Willoughby et. al.

Location: 23 and # 1/4 Roads

Conni McDonough: There were really no changes. The major thing we wanted you to look at was the bike route.

The Petitioner was complimented for coordinating with the County needs.

There was a motion made in support of the proposed bike way for construction through Connected Lakes Park, up and over Bluffs to 23 Road continuing west to Foy Drive on the North side of Broadway School. This was unanimously approved by the commission.

The meeting of the City Planning Commission was adjourned.