

GRAND JUNCTION PLANNING COMMISSION

December 29, 1976

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 8:05 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, MARGO KINNEY, Acting Secretary and approximately 15 interested persons.

Item number 6 was deleted. Item number 9 was moved to number 3 on the agenda.

Janine Rider had two corrections to the minutes. Page 5 the 1st paragraph should be Greg Dillon instead of Rick Dillon. Page 6 last two paragraphs should read 4 units per acre instead of 40 units per acre.

The minutes were approved as corrected.

1. #90-76: CONDITIONAL USE APPLICATION - SONIC BURGER

Petitioner: Darwin M. Wilcox  
Location: W 28½ Road and S of North Avenue

Don Warner: Everyone has reviewed this and there were no complaints from anyone. Ron Rish had some comments. He recommended that a 22 ft. 6 in. thick ¾ inch road graveled and compacted to City standards be constructed from North Avenue to the south end of the property by the developer. We should obtain a full Power of Attorney from them to be assessed for full cost of the regular street improvements at such time that this can be set up in the district. City Utilities state that we already have a 6 inch water line going down there. This site has a little more room than the last one had.

May Slusher: Mr. Wilcox owns the property adjacent to this piece of land. The sewer line also comes out to this site.

Janine Rider: Does Mr. Wilcox own the property between North Avenue and the Sonic Burger?

Don Warner: No. Mr. Silcox owns that land. 28½ Road is designed to go from the freeway to Patterson Road. Therefore it requires a 80 ft. right-of-way. It would require a 40 ft. dedication on this property. There were no calls or complaints about this location.

The hearing was closed.

Logan Wright: The Sonic Drive-in chain is 19 years old and has about 550 restaurants. There has never been a drive-in that closed down because it was not profitable. We spent over 1/3 of total construction cost for concrete. We do not use black top or gravel. We to this because

we want the place really clean. The people will have to stay in their cars. We do build a fence around the property to keep the paper from blowing around onto other people's property. We are not a drive through restaurant, we are a drive up.

Levi Lucero: Do you still intend to have the walk up window?

Logan Wright: We do have the walk up window in our plans but it is not necessary, we can change that on the plans.

John Abrams: In the Sonic Burger in Montrose there were cars in the first stall and when I tried to get in I had to stack up the traffic out in the road to get into there.

Logan Wright: The drive way in this Sonic Burger is wider than the one in Montrose and so I do not think that there will be any problem with this.

John Abrams: On this plan it shows the exit curved so that all the cars almost have to go west.

Don Warner: I think that the traffic Engineers will require that the exits be made straight.

Virginia Flager made the motion to recommend the approval of Sonic Burger with the stipulation that the first stalls be removed if they cause any trouble with the traffic at all, and that the curb cuts be straightened. Janine Rider seconded the motion.

Blake Chambliss: We want to make sure that the fence is put up also. We need to have the planting reviewed by the City Parks.

Don Warner: The planting has been reviewed by Parks.

The motion passed unanimously.

## 2. #88-76: BOOKCLIFF COURT - PRELIMINARY PLAN

Petitioner: Loma Linda Land and Development Co. et. al.  
Location: E of 15th Street and S of Grand Valley Canal.

Don Warner: The City Utilities comments were that the sewer must be 8 in. The Grand Junction Drainage needs a 10 ft. easement and there is an under ground drainage system there. Grand Junction Drainage requested that there be no basements in this area. They had no intentions of putting any in. City Engineering needs Power of Attorney easement on 15th Street. On the final plan the lot lines will be revised just slightly. When the bridge is put over the canal the Bookcliff Court will be built to City standards. We will need an escrow on the street here.

Virginia Flager: All of the accesses are off of Bookcliff Court.

Randy DeVore: The one lot on the end will have the access onto 15th St.

Don Warner: This house was already there will not come off onto the court. The access is already onto 15th Street.

Virginia Flager: This should be just the same as the other houses in this Subdivision.

Blake Chambliss: You are asking for easements?

Don Warner: Yes. Twenty feet.

Virginia Flager made a motion to recommend approval with the stipulations that there is provided an entrance drive for SW Lot onto Bookcliff Court rather than 15th Street and that there is a Power of Attorney for the improvement cost of 15th Street and a guarantee of future paving of Bookcliff Court. Janine Rider seconded the motion and it passed unanimously.

3. #89-76: REZONE R-1-D TO C-1

Petitioner: Mesa United Bank  
Location: SW Corner of 28th and North Avenue

Don Warner: I would propose that we return with a proposal to rezone the rest of the area around this request to 660 foot from North Avenue. This is a staff recommendation. In order not to hold these petitioners up we recommend action on this petition today. There will be a requirement for 60 ft. of right-of-way from section line on 28 road and an additional 10 ft. of right-of-way for North Avenue. There was no opposition to this. The hearing was closed.

Virginia Flager: This whole area is a problem area and there lights to control it.

Don Warner: Putting more lights in does not help the situation, it just makes it more confusing. I think that we should leave this to the traffic department.

John Boogert representing Mesa United Bank: There is a possibility of using Court Road as an access.

Don Warner: You would have to have a larger Right-of-way.

Janine Rider: Is this an advertized entrance?

John Boogert: Our main entrance will be on 28 Road.

Virginia Flager: 28 Road to the south is way too narrow, it is not a good access.

Don Warner: Engineering is proposing to widen the right-of-way.

Blake Chambliss made a motion to recommend approval of the zoning with the stipulation that City Engineering look at widening Court Road. John Abram seconded the motion and it passed unanimously.

Blake Chambliss recommended that someone should initiate action for the rezoning of all of this area.

4. #87-76: BUTLER PARK SUBDIVISION - PRELIMINARY PLAN

Petitioner: Pinyon Builders  
Location: NE Corner of I-70 Business and 21st Street

Don Warner: Mountain Bell requires front lot line easements. Public Service needs 10 ft. per easement and 6 ft. gas on the front line. City Utilities needs indication of water and sewer lines. City Engineering wants a little more information on proposed storm drainage.

Tom Logue: Ron Rish has received the proposals for sewer and water.

Karl Metzner: We did get a memo from Duane Jensen that they had approved the water and sewer.

The hearing was closed.

Janine Rider made a motion to recommend approval of Butler Park Subdivision subject to all of the utilities being agreed on. John Abrams seconded the motion and it passed unanimously.

Levi Lucero Chairman, turned the next item over to Virginia Flager, Vice Chairman, because of Company involvement.

5. #84-76: REZONE R-3 TO C-1

Petitoner: Larry J. Badini  
Location: NE Corner of 10th and Belford Ave.

Don Warner: We had no comments on this. The area is 250 ft. along Belford Avenue.

George Hooker: This property is being asked for this type of zoning because the property facing North Avenue is zoned the same.

The hearing was closed.

Janine Rider: My attitude would be that I do not think that we need less control. We would want it to be a PD-B so we could have some say about it and so that it would be zoned like other areas around here.

Blake Chambliss: I agree with Janine, I do think we have to deal responsibly.

Blake Chambliss made a motion to recommend denial of the rezoning. Janine Rider seconded the motion and it passed unanimously.

Don Warner: I see that Mr. Hooker should come back with a PD-B for that area if he wants a business.

Mr. Hooker: A great deal of the area would be used as parking. Should we come in with a parking zone?

Don Warner: With the PD-B you can have parking in there.

6. #91-76: REZONE R-3 TO PD-B

Petitioner: Guytons Fun Park  
Location: NE Corner of 28 3/4 and North Avenue

Don Warner: This was brought before you in the previous meeting with a C-1 zoning which was denied. They have come back with a PD-B which will give you more control about what goes on there.

Frank Simonetti: Is this drive way wide enough?

Keith Mumby: It is 20 ft. wide because it is easily gated that way.

Mr. Guyton: There is a possibility of having meeting rooms there at some time in the future. We are set up right now so that we could have a gate to come in and a gate to go out.

Keith Mumby: If you request this to be widened we will widen it.

John Abrams: We do need this widened. I was watching that area around the park and it is not wide enough.

Don Warner: There have been no calls on this.

Blake Chambliss made a motion to recommend approval with the stipulation that the gate at the entrance be widened to 24 ft. Frank Simonetti seconded the motion and it passed unanimously.

7. #85-76: BELL RIDGE SUBDIVISION - PRELIMINARY

Petitioner: Ed Spomer  
Location: NW Corner of F $\frac{1}{2}$  and 27 $\frac{1}{2}$

Don Warner: There is a property that would be land locked if we did not have the roads put the way they are.

Virginia Flager: The aligning on these streets is very bad.

Janine Rider: Crest Ave. should be somewhat equal to a City avenue. Bell Ridge Court and Bell Ridge Street should connect in some way.

Don Warner: City Engineering needs to approve the side walks and the storm drainage.

The hearing was closed.

Blake Chambliss made a motion to recommend approval subject to the changes to be made in the final review. Virginia Flager seconded the motion and it passed unanimously.

8. #19-76: AMMENDMENT TO CONDITIONAL USE SITE PLAN - TACO TIME

Petitioner: Ralph Cluff  
Location: NW Corner of 5th and North Avenue.

Don Warner: They would like your approval on a building that is already there. This has just been for the storing of supplies.

Levi Lucero: I would suggest that they move it back and make it look more permanent.

Virginia Flager: From now on we should make sure that there is enough storage space in the buildings that are being built. I really do not see how we can approve something like this.

Blake Chambliss: I think that they started with the ugliest corner in town and went down hill from there.

Blake Chambliss made a motion to deny the request, it was seconded by Janine Rider.

Blake Chambliss: I will state my reasons for denying this request. It seems to me that the intent is that this kind of display does not have any sense of responsibility. They will have to come back and deal with us. They have not cooperated.

Levi Lucero: I would suggest that they should incorporate there storage with the building and make permanent. My suggestion would be to extend the building and make more room that way.

Representatives of Taco Time arrived and the hearing was opened again.

Joe Casey: The reason that we put the building there is because we were told that it should be a certain distance from the building.

Blake Chambliss: The drive-in is a conditional use and that means that this Planning Commission needs to review this site if there are any changes. The Planning Commission has to look at the impact that it will cause.

Karl Howald: We feel that we have put the building in the best possible place. I do not think that it will effect the flow of traffic.

Janine Rider: I think that one of the reasons that we do not like where the building is placed is because the building is just plain ugly and it does not look good out there.

Karl Howald: We did re-arrange the building to make more storage space.

Levi Lucero: I think that we will have to go back and look at the whole thing.

The hearing was closed.

Don Warner: There should be a time limit set on this so that it can be considered by the Council.

Karl Howald: Do you want it all in one building?

Janine Rider: Yes we do.

Karl Howald: Would you disapprove of a building where the freezer is now?

Janine Rider: I think that our first choice would be to have it in the building itself.

The motion carried with the stipulation that something be done within 60 days.

9. PROPOSED TEXT CHANGES TO GRAND JUNCTION ZONING AND SUBDIVISION REGS.

Janine Rider made a motion to approve the text change of Group Residence to read:

GROUP RESIDENCE....Consists of a building or buildings, permanently housing more than five persons living as a unit, and belonging to or contractually associated with a non-profit educational institution such as a college, university or parochial school as in a dormitory, sorority or fraternity.

Virginia Flager seconded the motion and it passed unanimously.

10. Frank Simonetti made a motion to approve the Proposed text change to the Grand Junction Sign Code (Ord. 1617):

Section 4 (Exemptions) adding Para 4.3.11 as follows:

4.3.11 YARD/ PORCH/GARAGE SALES SIGNS may be allowed under the following conditions:

- A) Each sign may be displayed for not more than seven days in any 90 day period.
- B) Each sign displayed may not exceed 6 sq. feet.
- C) No more than two signs may be displayed at the same time for the same sale.
- D) Each sign erected must be removed immediately upon conclusion of the sale.
- E) No sign shall be erected on public property or in the public right-of-way.
- F) To qualify for this exemption, the sale must be operated by a private party in a private residence or in conjunction with a non-profit or charitable organization operated from a public or semi-public building such as a church or school and operated on an occasional basis and not as a business.

Virginia Flager seconded the motion and it passed unanimously.

11. Janine Rider made a motion to approve the proposed text change to Grand Junction zoning and subdivision regulations deleting items 1,2, and 3 of section 6N (supplementary regulations) Reading as follows:

1. On the corner lot except reverse corner lot platted as such, the side yard adjacent to the side street shall be one half of the required front yard for such a street.
2. On a reverse corner lot, a principal or accessory building may front on side street providing the front yard requirements shall be the same as normal front yards for the district in which they are located.
3. The side yard on the street side of a reverse corner lot shall conform to the front yard requirements of the district in which the building is located.

Para 6N (4) to be amended as follows:

Para 6N (1) "On the street side of any corner lot accessory buildings must meet all of the minimum setback requirements for principal buildings."

Change item (5) in section 6N to read Item (2) section 6N.

The motion was seconded by Blake Chambliss and it passed unanimously.

Frank Simonetti made a motion to include the adoption of the setbacks reading as follows:

1. Proposed that front yard setbacks in all residential zones (R-1-A, R-1-B, R-1-C, R-1-D, R-2, R-2-A, and R-3) be changed to:

Major Streets	---	75 ft.
Secondary Streets	---	60 ft.
Collector Streets	---	45 ft.
Other Streets	---	40 ft.

2. Proposed that front yard setbacks for Business zoned B-1 and B-2 be changed to:

Major Streets	---	65 ft.
Secondary Streets	---	55 ft.
Collector Streets	---	45 ft.
Other Streets	---	40 ft.

3. Proposed that front yard setbacks for Business zone B-3 and Commercial zones C-1 and C-2 be changed to:

Major Streets	---	55 ft.
Secondary Streets	---	45 ft.
Collector Streets	---	35 ft.
Other Streets	---	25 ft.



4. Proposed that front yard setback for Industrial zones I-1 and I-2 be changed to:

Major Streets	---	50 ft.
Secondary Streets	---	40 ft.
Collector Streets	---	30 ft.
Other Streets	---	25 ft.

Janine Rider seconded the motion and it passed unanimously.

Blake Chambliss made a motion to approve the proposed text change to the Grand Junction zoning and subdivision regulations reading:

- (5) R-2 Two/Four Family Residence (high density)
- (5a) R-2-A Two/Four Family residence (medium density)
- (6) R-3 Multi-Family residence (Very high density/re-development zone)

Frank Simonetti seconded the motion and it passed unanimously.

Discussion Items:

Don Warner: We want to set up a board session to work on the Patterson Enclave Annex and also the Fairmont Annex. There is a meeting on Jan. 20, 1977 at 7:00 P.M. in the large auditorium. This is a general meeting with the City Planning, County Planning City Council and the County Commissioners and will also include those people who stated in the transportation meeting that they would like to be involved. Centennial Engineering was doing the traffic study and at that meeting will make a presentation of what steps they are going to take. This is not an in-puut meeting, they are just going to explain what steps they are taking. I am just telling you this so that you will not schedule the other meeting so that it interferes with this one.

The meeting was set for Tuesday January 11, 1977 at 7:30 P.M. in the City Council Chambers.

Blake Chambliss: Is there any possibility of getting the Fairmont Hall for this meeting? It would be right in the neighborhood and easier for the people to get to rather than here.

Don Warner: We will look into getting the Hall.

2. Discussion of Orchard Mesa Citizens Advisory Committee workshop.

Don Warner: I think that the Orchard Mesa Citizens Advisory Committee should be invited to the transportation meeting. This might answer some of the questions that they would have. We should schedule this meeting sometime after the transportation meeting, sometime in February.

3. Discussion of Minnow Drive Vacation.

Don Warner: Minnow Drive was brought back to you because the Council sent it back. We went out there with Larry Kozisek, Jane Quimby, Levi Lucero and Ron Rish and looked at this area. It was thought that the walking area should be put up Bass street. The road looks like it can be widened out and put gravel there so that the trucks could turn around there without backing up into the Paines drive way.

Mr. Paine: How much parking will there be after you do this?

Don Warner: We will have to work that out. You can wait until the next meeting and we will have all of this worked out and then you can take some action on it then.

#### 5. Discussion of Four man Coordinating Board.

Levi Lucero: I talked with Bob Van Deusen and we thought that it would be a good idea to have a four man coordinating board made up of two county people and two city people. Bob Van Deusen suggested that it should be the Chairman and the Vice-Chairman of each Planning Commission. I think that both of them should be on top of everything that is going on. Is this agreeable to all of you? We should get a letter to the City Council, County Planning and the County Commissioners. It will be their responsibility to hire and direct the new Planning Director. All communication lines should be open.

#### COUNTY ITEMS

##### 1. C116-76: ORCHARD VILLAS MOBILE HOME PARK

Petitioner: Gene Arnold  
Location: SW of B $\frac{1}{4}$  and 28 $\frac{1}{2}$  Roads.

Conni McDonough: This is the first phase of a large 5 acre development. There are 25 lots continuing to B 3/10 Road. These are R-1-D lots which allow mobile homes.

Blake Chambliss: How many Units are there?

Conni McDonough: There are 25.

Blake Chambliss: What is the density?

Conni McDonough: 4.5.

John Abrams: Since there are streets can we use some avenues?

Conni McDonough: There are some avenues already in the development.

Jane Quimby came in to the meeting at 11:20.

2. #C134-76: BULK DEVELOPMENT

Petitioner: Larry Hert  
Location: Hwy. 50 and B $\frac{1}{2}$  Road.

Conni McDonough: This is an old motel and a mini-storage on this land. The motel is now used as apartments. The owner wants to tear down the old motel and build a new one now.

Virginia Flager: I think that this is a conflict of uses on this land.

Conni McDonough: He wants a bulk development because he can not get building permits to build his new buildings with the land zoned the way it is.

Virginia Flager: What did the County Planning have to say about these type of uses put together?

Conni McDonough: There was no indication that there would be any problem. They were just glad to get that old motel out of there. He intends to remove the old motel as soon as possible.

Blake Chambliss: It seems to me in this kind of case you have to talk about landscaping and other things. We can't let things like this go on happening.

Conni McDonough: This was just brought before you so you could look at it.

Don Warner: There is another zone that we would like to discuss in the meeting on the 11th of this month.

Janine Rider: Do we need any Open space fees? We used to have them.

Blake Chambliss: We did. Maybe we could look at this in the meeting also.

Virginia Flager: I do not think that we should have the Chairman and the Vice-chairman to be on the Coordinating board. We should have some one else besides the Vice-Chairman so that when the Chairman is gone the Vice-Chairman can set in for him.

Levi Lucero: That is a good idea. We can talk to Bob VanDeusen about that also.

The meeting was adjourned at 11:40.