

GRAND JUNCTION PLANNING COMMISSION

May 25, 1977

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, VIRGINIA FLAGER, with the following members present: BLAKE CHAMBLISS, VERN DENNISON JANINE RIDER, JOHN ABRAMS, FRANK SIMONETTI and DR. MAC BREWER.

Also present were: DON WARNER, Sr. City Planner, KARL METZNER, Planner, CONNI MCDONOUGH, Development Director, LARRY RAZINSKI, Planning Technician, MARGO KINNEY, Acting Secretary, and approximately twenty interested persons.

There was a correction to Northridge #2. The motion should be changed to read: Blake Chambliss made a motion to approve the PD-B subject to Mr. Procense finding an ingress, egress and alternate accesses into the area and all future development of vacant land being done as a Planned Development.

The minutes were approved as corrected.

1. #86-76: GRAND JUNCTION STEEL - VACATION OF 4th AVENUE

Petitioner: Grand Junction Steel
Location: 11th Street and Part of 4th Avenue

Don Warner: The reason for the 50' South of 3rd Street is so there is a turnaround there for the people on that street. There is a 20' easement required. 10' on each side of center line.

Jim Golden: We have reached an agreement with Whitewater that the whole thing be vacated with at 50' right-of-way easement.

Dr. Brewer: I remember some problem with the fences. What was that?

Mr. Golden: I think that Mr. Chambliss had a question on why we were just vacating part of this and the other part was fenced and we took care of that by going to Whitewater and getting the whole thing vacated.

Blake Chambliss made a motion to recommend approval to the Council subject to the easements. Dr. Brewer seconded the motion and it passed unanimously.

2. #30-77: OUTLINE DEVELOPMENT PLAN - PD-B

Petitioner: Bill Weaver
Location: SE Corner of 12th and Patterson

Virginia Flager was called away, Frank Simonetti took the chair.

Don Warner: This is a proposal for a Outline Development for PD-B. The applicants have proposed for office buildings. There is also an option for this one piece to go with it to square up the property. There would be 20' of right-of-way for F Road that would have to come off and 15' of right-of-way for 12th Street.

Robert Van Duesen: We have worked with the people that are doing this project enough to know that they are going to do this right.

Mr. Al Gofredy: The people are not objecting to this type of zoning, most of them are in favor of it.

Blake Chambliss: What is the time schedule on this?

Robert Van Deusen: They are going to take it step by step and start at the east end and develop to the west.

Mr. Gofredy: They plan to go ahead and start developing as soon as they can get a building permit and approval from the council.

Dr. Brewer: We will see this plan twice more right? We are just approving the Preliminary plan.

Don Warner: That is right you will look at this twice more.

Virginia Flager returned.

Blake Chambliss: What is the schedule on the Centennial traffic study? Do they have a schedule?

Don Warner: I am not sure if they are proceeding full tilt anymore or whether it was up to this group to determine whether the traffic study should be held or a change in the land use plan.

Janine Rider: We have to make a recommendation as to what Centennial does. It is our responsibility to do this.

Blake Chambliss: One of the things at the discussion last night was the adjacent property owners, there seemed to be some discussion as whether they would like to be included in the PD-B. Some question about the policy and direction of this board in terms of encouragement of the break of property from the east to go into the PD-B. I have some severe questions of this 1½ acre PD-B is pretty small and the possibility of starting the development on that size of property without looking at the stuff that we know is slated for almost immediate development around it. I think we need to look a little more broadly at it. I suggest that we put in the Centennial computer model. I haven't heard anything to indicate that this developer is in that big of a rush.

Robert Van Deusen: I think that you should know that this is an option deal that has to be renewed every month and that is quite an expense for Mr. Gofredy.

Blake Chambliss: I understand the concern and I understand that everybody is anxious to move, but I think that the implications of this corner in terms of everything that is going on around it and the express concern of the neighbors, I think that a further tabling to get some answers is not unreasonable.

Blake Chambliss made a motion to table the item until they get information from Centennial Engineering not to exceed three months.

Blake Chambliss explained to Mrs. Kochevar who came in late what he had proposed.

John Abrams Seconded the motion.

John Abrams: I feel uncomfortable at this time not knowing enough about the implications of traffic and the other problems that arise in making a development like this with the possibility that some of the other neighbors would like to include their property into something like this.

Janine Rider: Blake, can we do anything in the next three months with Centennial? I don't know if we can get this information from them in that time.

Virginia Flager: I am opposed to waiting.

Janine Rider: If we hold this off because of John's reason do we have any assurance that we might have any more to look at than just this?

Robert Van Deusen: We do not care what Bray does or anyone else, that is a different issue. I think that you have to deal with this thing.

Dr. Brewer: What did the people feel?

Virginia Flager: There were some that were for it and wanted to change theirs to a PD-B and then there were some that were opposed to it.

Frank Simonetti: I am not uncomfortable with the traffic. The thing that I am uncomfortable with is the size of the development.

Dr. Brewer was called away at 8:40.

Mr. Gofredy: We have talked on and off with Roger Head and Mr. Bray Mr. Bray owns considerable property. He tells me that he is not ready to start planning for his property. From my standpoint I have no way of working with them if they do not want to develop. If we wait a while we won't have the opportunity.

Dr. Brewer Returned.

The motion passed 5 to 1 to be tabled if necessary to 90 days for more study.

3. #26-77: FINAL PLAT NORTHRIDGE #2

Petitioner: Ivan Miracle

Location: NE of 1st and Patterson Road

Don Warner: This is a separately owned parcel that is supposed to be platted as Northridge #2. Review comments, City Engineering said there should be street lighting, Kingswood Drive should have same "temporary" access to Northridge #1 and should be labeled on plat. City Utilities said the sewer line grade on Kingswood should be increased. This should be Kingswood Avenue and not Drive.

Dr. Brewer: Don, is that really a right-of-way now or just an easement?

Don Warner: There is an easement in there now, if this plat is approved it would have to be a right-of-way prior to recording of the plat. Either they would have to acquire it or the owners would have to sell them some land to get it.

Blake Chambliss: This is very highly irregular in a way isn't it. We do not allow subdividing of property that is not owned by the subdivider and in fact we are doing this with this item.

Don Warner: We spoke to the people that owned this and advised that the final plat could not be put on record unless they either purchased this and gave us a proof of title or have the owners around here sign the plat. They asked that they could get approval of the plat with the stipulation that the plat could not be recorded unless this was decided.

The hearing was closed.

Janine Rider made a motion to recommend approval of Northridge #2 with the stipulation that the deed not be recorded until the access is acquired and all normal subdivision procedures be done. With no future filings until the access is acquired. John Abrams seconded the motion and it passed unanimously.

4. #30-77: RODRIQUEZ MINOR SUBDIVISION - FINAL PLAT

Petitioner: Joe Lloyd Rodriguez
Location: 2129 North 9th Street

Don Warner: This is a minor subdivision that is going into two lots of a metes and bounds parcel. This was a single owned parcel and he wants to divide it into two lots. City Engineering says that all proper street improvements are in. The legal description should follow the right-of-way line.

Blake Chambliss: Don, the zoning in that area is what?

Don Warner: That is R-3.

Janine Rider: Speaking of that Don, the forms that we get does not have the zoning. We would like to have that if possible.

Don Warner: We will put those on them.

The hearing was closed.

Don Warner: There is not a house on either of these lots.

Frank Simonetti made a motion to recommend approval to council subject to the right-of-way description. Dr. Brewer seconded the motion and it passed unanimously.

5. #36-77: ROKO MINOR SUBDIVISION - FINAL PLAT

Petitioner: John and Tarrance Rogers
Location: 483 Harris Road

Don Warner: This is a four lot subdivision. There is at this time a 12½ foot right-of-way from Harris Road, they would dedicate an additional 12½ foot. City Engineering would require a power of attorney for full street improvements.

Ed Bennett From Armstrong Engineers: Right now that road is paved and we are willing for more improvements.

Don Warner: That road is paved only because Corn Construction did it themselves. It is not paved to city standards. City Engineering is asking for power of attorney for full improvements at such a time as it needs it.

The hearing was closed.

Don Warner: This is R-1-C zoning. It is 751' from the North Avenue center line to the North line of these lots.

Janine Rider: Don does Teller avenue just stop at the top of that lot?

Don Warner: There is not road that goes on through to this subdivision. You have back yards to side yards with the Meeks subdivision.

Blake Chambliss: If this is drawn correctly on this drawing Teller comes through. Outside of this area we have been trying to get extensions through so that we can start connecting those Roads. I think that one of the problems that we have with this subdivision is we don't have a vicinity map. We need them. I think that the extension of Teller through would be very important.

Don Warner: Hill Avenue could not come through because it hits a house if it does. Teller Avenue does not hit the subdivision, it comes above this proposed subdivision.

Blake Chambliss: What are we doing about the alley? If we assume that the alley is never going to go through we just let the subdivision go the way it is. If there is any desire to make that alley operative the only way we can do it is to provide the access through at this point.

Karl Metzner: Blake, I talked to the Engineer about this and he said he would rather the alley did not go through because then people would be using it as a street instead of alley. It would create more problems than it would solve. He felt that as Gunnison is improved later on to the South that they will have enough access.

The hearing was closed.

Janine Rider made a motion to recommend approval subject to the power of attorney for full street improvements and additional 12' of right-of-way. Frank Simonetti Seconded the motion and it passed 5 to 1.

Janine Rider: I do this because I do not see anything else that we can do with this land.

Don Warner: To vacate the alley we have to have 100% of the people to sign the petition. If one man wants to keep it then we have to keep it.

6. #35-77: NORTHBLUFF MINOR SUBDIVISION - FINAL PLAT

Petitioner: Mr. and Mrs. Robert Daniel
Location: NE Corner of North Bluff Road and 1st Street

Don Warner: Need access to the east. City Utilities said the sewer line should be 8" in N. Bluff Drive to Northridge Estates. The trash collection for lot 2 will be at 1st Street. Public Service requires a 10' rear lot line easement for lot 1 and 2. Fire Department requires 1 hydrant on the SW Corner of lot 1. City Engineering says that the intersection of North Bluff Drive and 1st Street has bad sight distance the 40' right-of-way is substandard. There was a question on whether street improvements are required. The petitioner wants to sell the house on lot 1 and build a retirement house on lot 2.

Virginia Flager: I think that you are adding a bad situation to one that is already bad. That is a dangerous access already.

Blake Chambliss: Would it be possible to table this for just a moment for him to go get Northridge Subdivision plat so that we can see how this fits in?

Don Warner: Yes.

Virginia Flager: We will table this for the moment then and go on to the next item.

7. #37-77: LAMPLITE PARK OUTLINE DEVELOPMENT PLAT - PD-8

Petitioner: Lamplite Developers
Location: East end of Santa Clara Avenue

Don Warner: This is a proposal for a Planned Development. The main access is off of Santa Clara. There are all internal walkways. No outside sidewalks. This shows all private roads. There is several small problem areas in this.

Dr. Brewer: Is the private roads so that you can control the access to the property?

Bob Gerlofs: Yes, I will get to explain that later. The property lies within an R-1-C zone. It is approximately 181' east of R-2-A zoning. It is located on Orchard Mesa. In the surrounding area is a Dixons, 7/11 Store, Safeway and the Orchard Mesa Bank. The project that we are proposing has a density of 4.67 units per acre and we have rounded it

Grand Junction Planning Commission Minutes

May 25, 1977

Page 7

off to 4.7. It is our opinion that we are not asking for an increase in the density. At the first glance it looks like an inefficient use of the land. What we have tried to do is utilize the use of the ground by placing the units so that we can utilize the slope. There is sewer at two points on the property. There is also a large water transmission line. Sewer service we would have to pump out of lower units. We have shown a system of internal walk ways connecting all of the units. There has been some discussion with planning Staff about whether we should have a public easement over the green belt area so that the public can get in there and utilize that, I don't see any problems with that and I don't think that the developers do either.

John Abrams: Where do you intend to put the irrigation ditch that goes through there?

Bob Gerlofs: Well it would probably be relocated along the front of this street in a closed conduit.

John Abrams: It would be piped through the full length of the Development.

Bob Gerlofs: We might want to make this a public road in through here.

Don Warner: Then that landscaping would be in the public right-of-way.

Fred Fuhrmeister: At the present time there are some old trees that we want to preserve.

Blake Chambliss: If you were to take the road in the middle and go through there to get additional future extension at least you have not closed off the possibility of east west access in the future. It may not be necessary but at least you have made the provision for it. I think that it could be an exciting area down against the river there.

Bob Gerlofs: I think that instead of a cul-de-sac we could put in a stub there for future development.

Don Warner: We did look at this and decided that this would be a terrible intersection with the possible extension of 12th street across the river. If 12th was extended then we certainly wouldn't want this in here.

Janine Rider: I think that you should leave the possibility open.

John Abrams: We need more access to this property. When you go out of this development everyone goes right by the fence of the Grade School.

Bob Gerlofs: This one road lines up with a Dean or David Road below it and we are looking at this for an access later.

Virginia Flager: I think that the Private streets are a step back instead of forward.

Don Warner: Lakeside is a mixture of private and public. It depends on what you think of the concept.

Dr. Brewer: This land has to be used, I think that this is a good use for the land. I think that you will get the access that you need.

Bob Gerlofs: The streets are up to city standards except for the right-of-way. We can work with you on the city standards.

John Abrams: You show something at the intersections. What is this.

Bob Gerlofs: This is landscaping. We thought that it looked better than a great big piece of blacktop.

Virginia Flager: What are the grades of the road in there?

Bob Gerlofs: We are trying right now to get a 6% grade there.

Virginia Flager: What are you going to do in the winter with no city people to clean the roads for you?

John Abrahamson: I think that the 6% grades will be handled. I think that the homeowners will work out something that would work better maybe than having the city do the maintenance. We do want to want to avoid the traffic. We should not generate traffic in residential areas.

Don Warner: We felt like Blake that this was an exciting and different idea.

The hearing was closed.

Dr. Brewer: One thing that I would want to mention is the stub to the east. As a planning commission member I wouldn't want anybody to think that I would vote to develop that area east because I think that area should be held open. I don't want to ever get anything in there that would ever stop 12th from going through there because someday it is going to go through. Put the stub there but I don't think it is ever going to be used.

Blake Chambliss made a motion to recommend to council the approval of the Outline Development plan for Lamplite Park subject to question of a possible restrictive covenant on management of the private roads. A question of a stub to the east and south, in case 12th Street goes through this would be vacated. Increased off street parking, increased internal sidewalk circulation to all residence, careful review of street and drainage, access to out lot A. Southwest access to lot A be standard, and save as much natural vegetation and have traffic engineer look at the shrubbery in the dividers. Janine Rider seconded the motion and it passed unanimously.

There was a 5 minute break

Vern Dennison left at 10:30.

CONTINUED ITEM NORTHBLUFF MINOR SUBDIVISION - FINAL PLAT

Dr. Brewer made a motion to recommend approval to council subject to review comments. The plat may not be recorded until right-of-way is provided from the East. It was suggested that they look into vacation of the existing right-of-way. Blake Chambliss seconded the motion and it passed 4 to 1.

8. #34-77: WINTERS AVENUE INDUSTRIAL PARK - PRELIMINARY PLAT

Petitioner: Mesa Homes
Location: SW Corner of 12th and Winters

Don Warner: The existing building on this plat is the Mesa Homes trailer factory south of Winters Avenue. They are proposing to subdivide this as an industrial subdivision it will create some new streets. City Utilities said the sewer line in Winters is shallow and should be taken in designing sewer lines. The fire department asked that 12' loop be put the length of Kimball. They will require 5 hydrants. Mountain Bell requires easements. Relocation of existing lines at developers expense, 10' front line easements on all lots. City Engineering says Kimball and 10th are to receive full improvements, 12th Street to get 41' paving with power of attorney for curb, gutter and sidewalk.

The hearing was closed.

Janine Rider made a motion to recommend approval to council subject to review comments and a vertical curb. John Abrams seconded the motion and it passed unanimously.

9. #33-77: P & S CONSTRUCTION PRELIMINARY DEVELOPMENT PLAN - PD-B

Petitioner: Pres Serrano
Location: SE Corner of C Road and Cherry Lane

Don Warner: This is a proposal to build a tri-plex by adding two more units to the rear of the existing house. This is a small lot Cherry Lane is small and undersized. City Engineering said that no additional right-of-way is possible for Cherry Lane due to existing conditions. They would require power of attorney for full street improvements on C Road. The proposal is from the developer that he wishes to go 40' of right-of-way instead of 50' so this is another consideration.

Dr. Brewer: 50' is what is required.

Pres Serrano: The right-of-way there is 40' now and I was told that it should be 50' and I have no opposition to this.

The hearing was closed.

John Abrams: I have a question on the parking. They are showing a carport and a space for stacked parking. This stacked parking does not work very well. It is such a narrow lane so they can't park out in the street so that is out. Also I am concerned about the amount of ground that is covered up. We have 45% of the ground covered up

Janine Rider: What is the requirement for land space per unit.

Don Warner: PD-B allows 36 units per acre. The parking would be a requirement of 2 parking spaces per unit. There would be parking for one under the carport and one in the back.

Janine Rider: We need more green spaces. Too much of the land is covered with building.

Janine Rider made a motion to deny approval. John Abrams seconded the motion and it passed unanimously.

10. #38-77: DEVELOPMENT IN H.O. - VALLEY TRASH

Petitioner: Steve Heald and Valley Trash
Location: NW Corner of Highway 50 and Fisher Avenue

Don Warner: They would like to add an office to the building since this is an H.O. zone. The comments that the applicants have made is that the building is going to be painted, the office is going to be built. The comments that come from staff is that this unused sign should be removed. There is going to be a screen fence around this and then to the north there is going to be a Mini warehousing. This would clean up a heck of a mess on this development. These are two different proposals by two different people but are running together because they include the same property.

Steve Heald: This is going to be a chain link fence that is 6' high and fully screened. Valley Trash presently owns all of this. This back 110' were we are proposing the storage is part of his ground. It is presently the most unsightly section. What we are proposing to him that we do, is we would build for him the new addition to the building and in exchange for that he would give us this back 110'. We would then fence it and build the warehouses. We would own the warehouses and he would own the front section. We have reasons for doing this. One is for the financial part but secondly, My partner Floyd Farmer is a contractor, we developed the adjacent sides to the north which is in the subdivision Artesia Heights, we have built the 11 houses in there and we have 7 more that will be under construction. One of the comments that we have received from the owners is the unsightly nature of the property to the south. In an effort to buffer the two zones we are building the warehouses. Mr. Merchison is making some changes. He is painting and renovating the exterior appearance of the metal building. He is going to gravel the lot. It will be fenced and screened.

Don Warner: We could have the CO's kept until the fences are put up when they come to us.

The hearing was closed.

Janine Rider made a motion to recommend approval to council subject to review comments and screening around all of Valley Trash, removal of old sign, painting of building, grading and graveling of the area. Frank Simonetti seconded the motion and it passed unanimously.

Blake Chambliss: I think that the turns are too sharp here. It would be hard to make them. I think that you could take about 5' of the dry landscaping out and move the buildings up so that you could turn the corners easier.

Blake Chambliss made a motion to approve the mini storage with the following stipulations: Screen chain link fence, turning radius 15" to 20", power of attorney for improvement of Fisher and no C.O. issued until the fence is up. Frank Simonetti seconded the motion and it passed unanimously.

11. APPROVAL OF SIGN - PD-B

Petitioner: Sam Haupt
Location: Cedar Square

Don Warner: The development at the corner of 7th and Patterson is a PD-B. We have approved all concepts including sign construction standards. Sam has some proposed signs for the area that he wants approval on.

Sam Haupt: We are using the Patterson side of 380 sq. ft. and the 7th street side of 340 sq. ft. and we have 150 feet left over.

Frank Simonetti made a motion to recommend approval under the concept of what was presented today and scratch #9 of the proposal. Dr. Brewer seconded the motion and it passes unanimously.

12. #40-77: PROPOSED EXPANSION CONDITIONAL USE - 3.2 BEER LICENSE

Petitioner: Suds and Sound
Location: 2825 North Avenue

Don Warner: This comes to you because as you remember liquor and beer establishments are conditional use. They are an allowed use in the zone but they are a conditional use process. This is a proposed fencing of an area to the south of the building with a volleyball court with some tables and chairs all enclosed in the screen fence. The people using this would be coming out the rear of the Suds and Sound building.

Mr. Bruce Troy: This is a ten foot high fence and Mr. Warner told me that any fence over 10 ft. would have to be engineered and I have a letter here from Armstrong Engineer that stipulates one change and this would be 8x8 poles instead of 6x6.

Don Warner: Bruce, you show tables outside. Do you intend to serve out there or just have the people take their drinks out?

Grand Junction Planning Commission Minutes

May 25, 1977

Page 11

Bruce Troy: The health department informed me that I can not actually serve food or beer out here. The people will actually be served inside and then carry it out. The health department agreed with this.

Dr. Brewer: What was the health departments reason for this?

Bruce Troy: I believe because of the dirt that could get in it out there.

Frank Simonetti: Is there going to be any control over the parking?

Don Warner: There is going to have to be some parking in the gravel.

Frank Simonetti: I think that there should be some control over the parking along 28 $\frac{1}{4}$ Road. There needs to be some kind of order for the parking in the gravel lot. I think that Engineering should look this over.

Dr. Brewer made a motion to recommend approval subject to a 10' high engineered fence, internal serving of food and drinks, dust treatment to the parking lot, controled in and out of parking , engineering review of parking, and Street trees on 28 $\frac{1}{4}$ Road. Frank Simonetti seconded the motion and it passed unanimously.

13. #41-77: PROPOSED EXPANSION CONDITIONAL USE - 3.2 BEER LICENSE

Petitioner: Ye Ole' Saloon
Location: 1230 North 12th

Don Warner: This is a proposal for extending the front of Ye Ole' Saloon which was formerly Spanky's. The existing enclosed entry way extends out and they propose an old frontier style porch area out in to the entry way. They also propose some tables out on the front steps. They also propose some further extension of some dry landscaping. I had a question about carrying the beer out and wondered if the petitioner had come across the same thing as Bruce Troy. Karl and I went out there and checked the parking spaces. We came up with a possibility of 23 parking spaces if this is to be done. The requirement would be 27 parking spaces for the size of building. We do see some possible problems with the number of parking spaces.

Bruce Troy: Would the added tables outside require more parking spaces?

Don Warner: That was going to be my next question. I will have to look into that.

John Abrams made a motion to table this item until a later date to get some of the questions answered and have the petitioner here to answer some questions. Frank Simonetti seconded the motion and it passed unanimously.

14. REQUEST FOR REVOCABLE PERMIT

Petitioner: Litton Warehouse
Location: SW Corner of 5th and South Avenue

Don Warner: Litton warehouse is proposing to add a 30' extension to their warehouse. He wishes to put a drive over scale. It extends over into the right-of-way. He wants a revocable permit for it.

Virginia Flager: Is he going to ask for a scale license to weigh commercial vehicles?

Don Warner: It is my understanding that he is using it for his use.

Virginia Flager: There would be a tremendous difference in just using for his useage. This creates a big problem.

Blake Chambliss: Does the traffic department review this?

Don Warner: No they did not.

Blake Chambliss made a motion to table the item. Dr. Brewer seconded the motion and it passed unanimously.

15. VACATION OF EASEMENTS RECORDED ON TECH DEL SOL PLAT
(except perimeter easements)

Don Warner: Our intent is to vacate all easements recorded on the plat. and keep the perimeter easements. The reviewing agencies have reviewed this.

Frank Simonetti: This will change nothing else.

Frank Simonetti made a motion to vacate all the internal easements recorded on the Tech Del Sol Plat. Dr. Brewer seconded the motion and it passed unanimously.

COUNTY ITEMS:

#C74-77: SUNNY KNOLL SUBDIVISION - PRELIMINARY

Petitioner: William and Janet Pomrenke
Location: SE F $\frac{1}{2}$ Road and 1st Street.

Conni McDonough: When they first came in I required a connection with Northridge. A north outlet. It will go across the canal and tie into Northridge. We will be looking for the proper dedication for F $\frac{1}{2}$. The requirement is that the lots upon final platting would by deed restriction be required to hold until sewer is available from Northridge.

Dr. Brewer: Who foots the bill for bridging the canal?

Mrs Cutter: I wondered what the volume of traffic would be through there.

Virginia Flager: I think that you could anticipate a lot of traffic through there.

Don Warner: I see the primary south and west people will go out the south. I think that the bulk demand is to the south. I think that with two access up here that yours could be the least of the two.

The meeting was recessed at 12:40 until May 26, 1977 at 7:30.