

GRAND JUNCTION PLANNING COMMISSION

July 28, 1977

M I N U T E S

The recessed meeting of the Grand Junction Planning Commission reconvened on July 28, 1977 at 7:35 p.m. in the City Council Chambers. The meeting was called to order by Chairman VIRGINIA FLAGER, with the following members present: DR. MAC BREWER, JANINE RIDER, VERN DENISON, AND FRANK SIMONETTI.

6. #53-77: NORTHRIDGE ESTATES FILING #3 - PRELIMINARY PLAT

Petitioner: Don D. Foster, et al

Location: Northeast of Northridge Drive and Music Lane

Karl Metzner: If you are looking at the plat, I'm sure you recognize the area. This is the Northridge Estates, 1st Street and Patterson Road and the area of that was dedicated as Northridge Drive in Filing #1. This is Filing #2 which you approved in a meeting a few months ago. This one now is Filing #3. We requested to address certain access factors and they are shown on the plat, namely the access to the North which comes out on F $\frac{1}{2}$ Road. That is directly included in this filing. Then there is a stub which will be extended further East and eventually will come out on 7th Street. The City Engineering requested that any future drawings show a cul-de-sac since they emphasize they do not want to see a direct access from this subdivision on to First Street at this point. The Fire Department wants fire hydrants which will be included in the final. Grand Valley Irrigation would like the developers to work with them on determining what right-of-way is necessary for their access along the canal. Public Service require easements which will be addressed in the utilities composite of the final plat stage. We have requested that a series of walkways be provided through the development. Providing access for pedestrians rather than just in the street. Mr. Foster came into our office and asked us to do a study on what might be some impacts of traffic coming out on First Street with the development that is happening to the rest of the project. We used a standard figure of 7.5 vehicles trips per day per unit. We used the standard figure of 3.2 people per residential unit. There is a total of 98 units in the development so far which would come out to a population of 314 or 635 vehicles per day. That is flowing in and out. We came up with the concept of 64 vehicles per hour at the intersection at First, and we would leave it open enough for any emergency vehicles.

Vern Denison: Do you know what the traffic flow is along First Street at Orchard? At Patterson and Orchard both.

Karl Metzner: Steve told me it was approaching 6,000 vehicles per day just south of First Street to the Patterson Road intersection.

Virginia Flager: Is there anyway we can expedite a stop light there?

Karl Metzner: Well, they generally wait till the traffic warrants. We can make a recommendation that they do it sooner.

Virginia Flager: With all those houses, it better be much sooner.

Don Foster: The last time we were here we had some trouble with easement on Filing #2. We have reached an agreement. I believe Mr. Miracle is here is let you know that everything is all right.

Virginia Flager: It has been worked out satisfactorily between you and there will be no further problems pertaining to that street.

Mr. Miracle: I want you to know that we have reached an agreement. The deed has not been filed yet.

Virginia Flager: The stipulation will be in the motion that the approval is contingent upon that deed being filed and that that right-of-way be satisfactorily worked out between the opposing parties.

Janine Rider: The fact that you came to an agreement, does that mean there will be a road at the South end and then connect to Mr. Miracle's section?

Don Foster: We understand that this will be a temporary road.

Virginia Flager: Everything in this area is temporary. The filings can proceed if the approval is contingent upon the agreement being solidified between you.

Closed hearing.

Janine Rider made the motion they recommend approval of Northridge Estates Filing #3 with the following stipulations: (1) that the fire hydrants be put in as recommended by the Fire Department, (2) that the pedestrian walkways as suggested by staff be included, (3) that the Southwestern part be a cul-de-sac as recommended by the Engineers, (4) that the canal crossing be built by the time there is 75% occupancy, and (5) the deed for right-of-way in Filing #2 be settled before the final plan comes in. Frank Simonetti seconded the motion and it passed unanimously.

Vern Denison made the motion to City Council that a very thorough investigation be made of the intersection of First and F for looking at putting up a traffic light sooner or as this project develops any further. Janine Rider seconded the motion and it was passed unanimously.

7. #56-77: OUTLINE DEVELOPMENT - PD-B

Petitioner: Travis L. and Edith M. Park
Location: Southeast of 28½ and North Avenue

Karl Metzner: This as you remember came before you last month as a rezoning for C-1, Commercial. We denied at that time a request for rezoning and suggested that they come back with a planned development. This is a sketch plan to see if you go for what they are considering. They plan to sub-divide this parcel into five lots. Four of these lot would be four plex sites and presently they are suggesting a restaurant or a light retail outlet at that location.

Virginia Flager: On the corner of 28½ and Belford?

Karl Metzner: That's right. The only recommendation would be that the City Engineer Department commented that a business use on this corner should take it's access on 28½ Road and not from Belford Avenue. We have a staff comment, they show a parking area and if that parking area is to be tied into the development at this point then it should be included in any PD-B zone. If it is to be tied into the Commercial development which is on the North, that it remain C-1.

Dr. Mac Brewer: Karl now we're talking about what's south of the dotted land, is that right?

Virginia Flager: This is a PD-B for that area only, is that correct?

Karl Metzner: Just for this area south of this dotted line.

Janine Rider: What is the lowest space requirement for four plexes under regular residential zoning?

Karl Metzner: Under R-2 would 9,000 square feet. Under R-3 you could put a four plex on 6,000 square feet. These will end up being individually owned lots, although, they would be tied to all the requirements of PD. Each of them will have their own four plex, it's own parking layout, and landscaping layout seperate from the rest. We will treat them as one project.

Janine Rider: This entire area is owned by the same people at the moment right?

Karl Metzner: Right.

Travis Park: If you have any questions, I'd be glad to try and answer them.

Dr. Mac Brewer: What about the parking?

Travis Park: That parking is now C-1, but if it has to be changed at a later date we can do that.

Closed hearing.

Dr. Brewer left the room.

Janine Rider made the motion they recommend approval to City Council of PD-B , the Outline Development Plan, with the statement that we are in favor of four plexes being put on this property, that we see the property as a potential viable place for a business use on the corner as well, and that the approval of the detailed plan will depend on the specific nature of the business use. Vern Denison seconded the motion and it passed unanimously with the exception of Dr. Brewer.

Dr. Brewer returned.

8. #52-77: PD-8 - INTERMOUNTAIN BIBLE COLLEGE

Petitioner: Intermountain Bible College
Location: Southeast 27½ and Patterson Road

Karl Metzner: This whole block was zoned PD-8 when it was annexed and previously approved a plan for Intermountain Bible College. This is quite an expensive revision, in fact an almost total revision. As far as review comments, Grand Valley is presently working on the canal right-of-way designation. The City Utilities is working on some easements for the sewer lines that will be coming into this project. City Engineer would like them to slide the entrance over so it would not be any permanent construction to the right-of-way. He would like them to slide it to the South. They are also addressing soil test for the building sites. Ron would like them to do some soil test for the parking areas as well since he feels there could be some serious soil problems at that location. Fire Department had some comments on fire hydrants which will be dealt with, so there is no problem there. Public Service says they want to negotiate easements at the time of construction cause they are unsure where they want their lines to run. There is a staff comment on their service road at this point is that they should seriously look at any erosion problems which might result as that road being put in. We have talked to their Engineers about this.

Virginia Flager: In case of shop maintenance or operating any kind of automotive shop down there in that corner, along the North side of the canal there, there could be some real problems in moving an emergency vehicle through there in certain weather conditions.

Karl Metzner: The Fire Department didn't address that. They do want a unit put down where they could pump out of the canal.

There is another access to that along the canal road.

Virginia Flager: On which side of the canal?

Karl Metzner: On the North side.

Virginia Flager: Is it a private road or is it an area that could be open?

John Quest: Mr. Braddock owns all the land to the West and between the canal off of Patterson. They have just negotiated a sixty foot easement with the Intermountain Bible College people to eventually extend that road.

Virginia Flager: That would be much, much better.

John Quest: The reason why we are coming back now is actually the financial make-up. They feel that the smaller residential units could be built without trying to accumulate a large sum of money over the years. They feel that probably next year they can begin starting on those residential structures. As part of their financial program, they have a annuity program, they had to figure out a way to legally sub-divide the property. That road that goes North and South through the circular drive-way is the dividing point.

Closed hearing.

Virginia Flager: Karl, if that roads continues to the West and filters into 17th Street with the bridge road across the canal, this would be a closer route to Mesa College. What would it do to the area of Senior Citizens housing?

Karl Metzner: That road would have to be seriously reviewed cause we could have several impacts. In addition to that, the bridge over 17th at the present time is going to be replaced in the future. A bridge would be put over to 15th with North-South access. The Engineer indicates that most likely they would leave the bridge at 17th, but would not perform any maintenance on it. At such a point where it became hazardous they would simply close it.

Virginia Flager: Is that bridge owned by the City or by the individual that owns the property adjacent to that.

Karl Metzner: There is no public right-of-way there. I do believe the technical ownership would be with the property owner.

Janine Rider: It seems to me that some kind of stipulation could be made that any access be limited to emergency user.

Karl Metzner: I think a better way to handle it is to say that when that access is proposed to be open that they come back for approval.

Virginia Flager: In the sale of this property, were there any water rights transferred for irrigation water?

Karl Metzner: Yes, there was.

Virginia Flager: Then you could have a dual system for irrigation water for landscaping.

Frank Simonetti made the motion they approve the item with the stipulations that: (1) three fire hydrants and adequate mains by the Fire Department, (2) utility easements for sewers, (3) Engineering wanted the island in the entrance moved back and soil testing in building and parking area, (4) Grand Valley Canal needs an access to their canal, (5) require review of the canal road is extended to the West adjoining 17th Street, (6) require a dual water system, (7) later review of landscaping and elevation of buildings, and (8) parking and pedestrian ways. Janine Rider seconded the motion and it passed unanimously.

⁹ #22-75: AMENDED PLAN - CEDAR TERRACE PHASE II (BULK DEVELOPMENT)

Petitioner: Robert Gardner

Location: West of 28½ Road, 181 feet North of Orchard Avenue

Karl Metzner: Cedar Terrace if you remember was a Bulk Development that was approved at 28½ Road and Orchard Avenue, North of Orchard and West of 28½ Road. Their project was divided into phase 1 and phase 2. At the time phase 1 was approved it was recommended that Brittany Drive right-of-way be dedicated for future extension of Brittany Drive to the West. Phase 2 is on the North side of Brittany Drive right-of-way and South of Grand Valley. Phase 1 has been built as shown and is in the final stages of being completed. They built phase 1 themselves. They are purposing that phase 2 be done by various contractor's that might want to participate in it. As I understand it, these are approximate locations of the buildings. Whereas the first plan showed a common parking area, in this plan each individual building would have its own parking area. Once the buildings were sited, the exact location would be surveyed and they would be sold off as townhouse plats as was under the first filing.

Dr. Mac Brewer: Is this drive a private drive?

Karl Metzner: Yes.

Dr. Mac Brewer: What is its width?

Karl Metzner: Twenty-two foot section. It would essentially be a common drive-way.

Bob Gardner: When we brought this to you in 1975 we received your concurrence that we could put a total of 88 units on the total piece of ground, phase 1 and phase 2 combined. We ended up using 26 and therefore 62 remain. We've identified the need for a different kind of parking situation. We are suggesting that rather than do this as an auto court, that it be done with garages, carports, and/or spaces closer to the units. The association has an obligation of providing two cars with parking on the common area for each and every unit that is there. So we have no essential change at all with respect to external things. The accesses are exactly where they were previously and all the other conditions on the exterior are the same. There is a substantial drop in density because if you go to the concept of parking on site, garages and/or carports, you use up more ground. The other thing we found is that there is a desire for a single floor unit. The reason for having to go, if you will an envelope, is financing. When you break a unit down into a townhouse, either you close four loans on each individual unit or you close one initially as a construction loan and then you come back when you can survey it and break it into four loans. What we are showing you except this one building is merely conceptual. How many units go up of this kind or this kind, we simply don't know as we did know in Cedar Terrace Phase 1. We do know that there will not be more than 44 units. It is the obligation of the builder of each individual unit to provide an individual landscaping around the unit.

Dr. Mac Brewer: Are you going to review what kind of lawns they put in?

Bob Gardner: As the lawns arise on the common area, yes. As the private, no.

Frank Simonetti: Is the total parking spaces limited to those two spaces.

Bob Gardner: No, that's the minimum. When we purchased this ground, 28½ Road already had gutters in at the cross pan here at Brittany and up here where these two access points are. Therefore the East side of the street with respect to the curvature around that intersection was already established. As the developer we didn't wish to burden any people on the East side with the expense. The entire street section was approved by the then City Engineer and the then Traffic Director. We felt that should ever Brittany go through, there would be a generation of children over here. This is no joke, this is a school bus loading thing, we built it and we paid for it.

Mr. Beasley: Why would you want to put a bus loading there?

Bob Gardner: If Brittany ever goes through, that would be an anticipated situation. It's not useful now.

Mr. Barnaco: There are now children catching the bus at 28½ Road and the bus is stopping on Orchard which is a busy street.

Dr. Mac Brewer: Where is the entrance to the RV parking lot?

Virginia Flager: It's off of Brittany.

Closed the hearing.

Janine Rider: I have some real questions as to what this new concept does to our ability to know if it's going to be wonderful or rotten. Both possibilities exist, as I see it, depending on what happens there. When you utilize separate parcels and separate contractors it seems to me that we give up any possibility of looking at the landscaping or looking at the way the parking is.

Recessed meeting at 9:27 p.m.

Reconvened at 9:43.

Dr. Mac Brewer: We really wonder if this falls back into the guide-lines for Bulk Development. In other words, are we not just sub-dividing and having individual developers come in. Legally, can we do this?

Bob Gardner: It's no different from what we're doing now.

Dr. Mac Brewer made the motion to table this item till the next meetin and Frank Simonetti seconded. The motion was passed unanimously.

10. MAKE-UP AND PURPOSE OF BULK DEVELOPMENT

Connie McDonough: The question is, what is a Bulk Development? As I open the regulations and read, there is a very short definition of Bulk Development. It consist of an area planned as a unit to provide variation in building placement which is developed as a Bulk Development plan as defined. Processed and approved according to the regulations established for this section. Now when it says this section, it is referring to the residential use zone where Bulk Developments are allowed. Under provisions of this section and related regulations the Planning Board and City Council may vary requirements as to minimum lot frontage, setback, side yard, rear yard, maximum height of buildings normally required in the zone which said Bulk Development is purposed to be located. It says in here that there are certain things that you can be flexible about. It also does not include things that you are not allowed to be specific about such as use on the property.

Dr. Mac Brewer: Well, Connie how can we do that, what it says there, if we don't know what the building is going to be?

Conni McDonough:

O.K., I'm coming to that. When I go to the Bulk Development filing and processing procedures it doesn't tell me much more and it's terribly lacking, for instance it says there will be specific types of submittal size of drawings and they will have certain things on it. It indicates that there should be signature slots for the appropriate President of Council and Development Director, but it doesn't say whether we record this plan or not. There is no direction written in the regulations to indicate how that is handled. If you don't record, what is the assurance that you will be able to accomplish or expect what it is you thought you were approving. I'm not suggesting it is necessary to record that because the City could become part of your Home Owners Association and therefore you get assurance it isn't absolutely necessary to record always. There is a lot to be desired that just isn't here. I would like City Planning to, in your upcoming workshops, as soon as your schedule would allow, totally analyze Bulk Development processes. What it is you think you can accomplish that you aren't accomplishing in that residential zone otherwise. How does that definition relate or compare to a Planned Development process? The way we've been handling Bulk Development, it's not too different from Planned Development. The only difference is that you get one shot at Bulk Development and you get two at Planned Development. The Bulk Developments that are coming in are as complexed as most of your Planned Developments. You may want to consider a distinction in the minimum or maximum size of Bulk Developments versus Planned Developments. There does need to be a degree of flexibility that will allow the development of a complexed project when you have multiple contractors, multiple financiers, what they need in the way of going from a construction loan to a permanent loan and this type of thing. You need to determine how much you would depend on your staff to work with the developer as changes occur, what kind of changes you want to see and what you'll leave up to staff, and the way you might handle that is simply a list criteria that the staff would be expected to administer unto. So you could set down your guidelines. As long as staff is meeting those guidelines, you would leave it up to staff rather than have the petitioner come back here for certain changes. I would also like to assign my staff to totally investigate the Planned Development, Bulk Development, and straight subdivision approaches and I would like to state here if Bob would agree, to use Bob for input for that because Bob has had a lot of experience not only here in Grand Junction, but across the nation in Condominium Institutes that he is member of and I really respect his understanding of the complexity of putting in a development such as this utilizing brain, financing institutions and contractors. I'm sure Bob would be willing to work with us. We can come up with a set of regulations in the City and then I'd say just use them in the County, too. These regulations should be what the developer need, what you need, what the City

needs for assurances that you'll get what you think you're going to get in the end. That everybody buying in that project understands what he's got and the on going maintenance and control of that Bulk Development.

Janine Rider: Conni, which do you see is coming first, our getting together and deciding what we want in a Bulk Development or Bob giving us his information on Bulk Development, subdivision, and Planned Development? Which should come first?

Conni McDonough: Well, I know that you got things planned in the next few weeks to do. If you can slide some time in to do some bull session on it, just start making some lists whether you know they're right or wrong so that we can get some of your input as to what you feel is important. We'll work it at staff level, we'll meet with Bob and some other developers in the area and try to come up with what we think might interest you, and then we should have a joint staff commission meeting to try and get down to the brass tacks of trying to draw up something. These two pages you have in your regulations is impossible to administer correctly. Not only for you, but for the developer and the staff.

Virginia Flager: Thank you Conni. I think we should exercise the option of proceeding with the agenda and discuss this at our most convenient workshop, if that is agreeable.

Everyone agreed with Virginia Flager to continue with agenda and discuss item at workshop.

11. CONSIDERATION OF REVOCABLE PERMIT - ARBY'S

Don Warner: Prior to the construction of Arby's the engineer did a survey and put in the lot corners and the contractor build Arby's to fit that survey. After the bulding was build it was found that there was an engineering mistake approximately, just under two feet. We have a situation where Arby's curb on the South side is one foot and 11 inches into the alley. The Arby's trash collection bin, that you are all familiar with, is the same distance since it's in line with the curb. We know the curb can't be moved to the North because they couldn't get any cars around there, it's fairly narrow now. I talked to the Engineering Department as to what their feelings were about the width of the alley and they said that since they normally pave 16 foot in an alley which leaves two foot on each side, we have no objection of Planning Commission and Council saw fit to issue a revocable permit to Arby's for that curb and trash collection. In other words the revocable permit would say for the North two feet of the alley for those two purposes. This seems to be the only out cause there is no way to move that building.

Virginia Flager: This is a revocable permit and if that should cause a problem in the future then that would be their problem to solve.

Don Warner: The Council can revoke it without having to pay Arby's anything if it becomes a problem.

Virginia Flager: There is one irritant that I ran across at 7:30 a.m. on a Sunday morning at the Arby's parking lot. In exchange for our recommendation, I would like some consideration of this, in cleaning the parking lot they do a excellent job, but they use a piece of machinery that drives you straight up the wall in blowing the trash out of the planters. If they could move their cleaning hours down a couple, I think it would be a good thing.

Don Warner: I think it has been mentioned to me that there was a curb suppose to be on the West side. This would close up the whole West side and would be no drive through to the Donut Shop from the Arby's area.

Virginia Flager: I don't remember that being a stipulation.

Don Warner: In the drawing that was approved, there was a curb all the way up.

Dr. Mac Brewer: Is there a value to that.

Don Warner: I'm not sure. I was just reminded that that wasn't completed to plan. If you don't feel we need to complete this curb, I have no hand up on it at all.

Dr. Mac Brewer: I see no value in the curb.

Virginia Flager: There is one concern I think we should talk about and it's to the property to the west. The curb cut on the west of the frontage of the Donut Shop with the parking being between the building and the sidewalk is extremely dangerous to pedestrian traffic. There are two curb cuts, one is immediately in front of the Donut Shop. There is also another item pertaining to Arby's. The other morning I was trying to get through the alley when the delivery trucks are making the deliveries and the trucks are parking in there and it is impossible to get through that alley. In consideration of building into the public right-of-way perhaps we could get the stipulation that all the deliveries of merchandise will be made on site rather than from the alley.

Dr. Mac Brewer made the motion they allow revocable permit of building of Arby's curb and trash container within the right-of-way of the alley with the stipulations of the noise control and that the deliveries be made on site. Janine Rider seconded the motion and it was passed unanimously.

Frank Simonetti made the motion that they eliminate the curb between the Donut Shop and Arby's to allow the drive-way between the two parking lots. Janine Rider seconded the motion and it passed unanimously.

DISCUSSION:

A) REVIEW OF REQUESTED CHANGES - SIES APARTMENTS

Karl Metzner: The Bulk Development of Patterson Road you saw last time you approved, but requested that they come back with some revised parking and you wanted them to show what walkways they were going to have. Before they had a 20 foot entrance coming in, four parking spaces for this unit, and eight parking spaces for these four units. The City comments at the time, they wanted a 24 foot entrance, a fire hydrant, and then you requested them to revise their parking area which they have done. They have put one standard parking area for the whole project instead of splitting it up into different areas. Access to this building here will be by a series of individual walkways from the parking lot. There will be one access to an interior distribution for this building. They do show the 24 foot drive as requested by City Engineering and a fire hydrant. One thing we did ask them to change was the trash location. The City feels it would better close to the entrance. City said they would work with them on that. Now, also last time you asked them to pave the drive-way. They say fine and wonder if you want the entire parking area paved.

Dr. Mac Brewer: I think it would need to be paved.

Karl Metzner: That wasn't exactly clear.

Virginia Flager: Well, we can make it clear at this point then.

B) GRAND VALLEY METROPOLITAN RECREATION DISTRICT

Dr. Bonnet: I'm a member of the Grand Valley Metropolitan Recreation District Steering Committee. We have taken ten months to look at the recreation facilities as they exist in the community. We've all been under the impression that our facilities are becoming less available to the public and I think it's agreed by many people in town and particular governmental agencies such as Park and Recreation. This was all highlighted just recently by two letters we received from Mesa College and also District 51 which state to the fact that the community should not plan on being able to use their facilities within the next few years for public recreation. It has been our impression that financially the only this community can possibly come up with something of a major character would be to develop a metropolitan recreation district. I've place before you a map of our purposed district. First I must say that this recreation district would be a seperate governmental project which has some tax levying capability up to four million which

is our maximum. It is run by a board of five directors which are elected every two years. The district as we have purposed would include the Clifton area with 33½ Road to the East proceeding South to D Road and then westerly to 29½ Road. From there we go South to A½ Road to the boundary of the Colorado National Monument and then proceed over to 19 Road where we go North to H Road and then over to 22 Road and North up to I Road, and back down around the airport area down to the freeway and then back to 33½ Road. We arrived at the purposed boundaries primarily because of the fact that this is where the greatest population densities lie. The purposed boundaries have an assessed value of one hundred and seventy-nine million dollars. This does not include the number of parcels which can be exempted. We have been considering a facility which would have a swimming pool, gymnasium, handball courts, dance rooms, and multi-purpose rooms. The facility we have been considering is approximately 30,000 square feet. We estimate the cost to be about one and a half million dollars. We do not have a location picked out, although, the committee favors a central location.

Virginia Flager: You have not mentioned parks or any other type recreation such as the outdoor sports. Do you have this incorporated in your plan?

Dr. Bonnet: Our plan includes the possibility for providing for these other services. We feel our first priority is to develop a public indoor facility.

Virginia Flager: Recreation is an expensive proposition and is it up to the tax payer to provide recreation or is it up to the governmental agencies to provide this through the existing tax?

Dr. Bonnet: I think that is something the individual voter has to decide for himself. What we are asking is that we be given the opportunity to bring this to a vote and let the people decide whether they want this.

Dr. Mac Brewer: What is it you want from us at this time?

Dr. Bonnet: Primarily your moral support. Also, what you think of located the facility at Lincoln Park.

Dr. Mac Brewer: Does Lincoln Park have enough space?

Conni McDonough: We have said that we would work with Dr. Bonnet on this. The professional staff is not ready to say that Lincoln Park is the best place for this. We feel we should work on it a little bit so we can give input to you.

C) POSSIBLE EXTENSION H.O. ZONE - PALISADE STREET AND U.S. 50

Don Warner: He wants to know how you would feel about bringing this H.O. zone back even with this H.O. over here. The advantage of the H.O. is that it's a Planned Development type use and you

could, for any construction that went in there, you could request and get screening. This is just for indication of your feelings on it.

Virginia Flager: I think it's logical. If it borders a major highway, it should be Highway Oriented.

Janine Rider: We'd have control as to what goes in there.

Don Warner: I think it would be a logical extension, and with the protection we have in H.O. I think it would be satisfactory.

D) WINCHELL DONUT SHOP

Don Warner: The possible franchise purchaser of Winchell Donut's wants to ask you if you feel this would be considered a large take-out business which would require to be a Conditional Use or is it more in the close type business that wouldn't be a Conditional Use? Our definition of a drive-in is that it either has a drive-in window or a major part of it's business is take-out.

Virginia Flager: They have a tremendous amount of take-out business, but they also have a tremendous volume of sit-down and eat your meal there.

Don Warner: It's a coffee shop, donut eating place plus some take-out. The only thing was whether your feelings were it was a take-out business.

They decided to call it a Conditional Use.

E) REVOCALBE PERMIT FOR ALLEY WEST OF THEATER

Karl Metzner: This is on how you feel about a concept. Do you like the pedestrian way that has been made out of the alley in Central Square and how would you feel about the same thing on the other side of the street in that cross alley that is just west of the theater.

Virginia Flager: Well, it hasn't been a traffic alley for years anyway.

Karl Metzner: Right. Do you like this concept?

Don Warner: One more thing, I've got to see if a revocable permit is necessary since we've already closed off the alley.

Everyone agreed that they like this concept.

COUNTY ITEMS:

A) C59-77: PRELIMINARY PLAN - INDIAN VILLAGE SUBDIVISION
(TRANSITIONAL)

Petitioner: Sego Services
Location: 29 and F Road

Bob Kettle and Conni McDonough brought the discussion on this item. Bob Kettle said that the comments made were: (1) County is applying for federal grant to rebuild F Road and 29 intersection, (2) the existing bridge has plenty of clearance to allow the flow down the wash, (3) this is a transitional subdivision, therefore, it is ten percent smaller than what is normally allowed in a R-2 zone. The Central Grand Valley Sanitation District says they have sufficient capacity to serve the subdivision. The County Planning Commission approved it without any stipulations, the County Commissioners approved it subject to a couple. One was that this stub road make a possible east-west connection. They also asked for a detached sidewalk on both F and 29 Roads, an extra lane of pavement on F for curb and gutter, and for a drainage ditch along 29 Road.

Janine Rider made the motion that they approve this with the stipulations placed by the County Commissioners. Frank Simonetti seconded the motion and it passed unanimously.

B) C15B-77: FINAL PLAT - THE RIDGES FILING #2

Petitioner: Ridges Development Corporation
Location: Broadway and Ridges Boulevard

Conni McDonough: Mesa County Planning Commission has approved Filing #2 asking the staff and developer to work together on the relationship on the single family houses and open space. That staff should review multi-family and community service. There were some easement things that have been resolved. Some design things we need to work on as yet as far as fencing, for instance.

City Planning Commission heard comments and continued on to next item.

C) C56-77: PRELIMINARY PLAN - MENERVA PARK

Petitioner: Holly Corporation
Location 25 1/2 and E 3/4

Bob Kettle: The County Planning Commission approval was subject to fencing along the North boundary to try and create something of a buffer and the second was that the access was to be worked out with the staff.

Janine Rider made the motion that they recommend incorporation of curb gutters and sidewalks into this plan. Vern Denison

seconded the motion and it was passed unanimously.

City Planning Commission also endorsed the approval of the County Commissioners.

D) C110-77: OSTRAGER REZONING - AFT TO R-1-A (INFORMATION ITEM)

Petitioner: Sidney Ostrager
Location: 29 Road and A Road

Bob Kettle explained that there were a couple of considerations to this project such as (1) Ute Water would have to annex this because there is no water on the property and (2) there was some concern of the geology of the site. The main concern is toward the dump itself and its possible expansion. If the dump were to grow, it would create some problems for the petitioner.

City Planning Commission heard comments and went on to next item on agenda.

E) C7-76: LOMA LINDA SUBDIVISION FILING #2 - PRELIMINARY PLAN

Petitioner: John Giancanelli
Location: North and East of B $\frac{1}{4}$ and 29 $\frac{1}{4}$

Bob Kettle explained that the only stipulation was that the right-of-way be located in the eastern half of 29 $\frac{1}{4}$ Road rather than locate it within the property.

Janine Rider made the motion to recommend this for approval as presented with the addition of gutters and sidewalks being provided in the entire subdivision. Dr. Mac Brewer seconded and the motion passed unanimously.

Meeting adjourned at 12:00 a.m.

August 3, 1977

Mr. Travis L. Park
2851 North Avenue
Grand Junction, CO 81501

RE: OUTLINE DEVELOPMENT PLAN - PD-B, FILE #80-77

Dear Mr. Park:


The Grand Junction Planning Commission, at the continuation of their regularly scheduled meeting on July 26, 1977, approved the outline development plan as submitted with the following comments:

- 1) Proposal for four four-plexes is acceptable. Preliminary submittal should show proposed locations of buildings, parking, and landscaping.
- 2) Approval of business use proposed on the corner will depend upon type of use proposed and specific plan presented.

(NOTE: Some indication was given that some of the members of the commission did not consider a restaurant an acceptable use for the corner lot.)

This item will be heard before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

August 3, 1977

Mr. Erskine E. Scates, President
Intermountain Bible College
1420 North 12th Street
Grand Junction, CO 81501

RE: REVISION TO INTERMOUNTAIN BIBLE COLLEGE PD-8
FILE #52-77

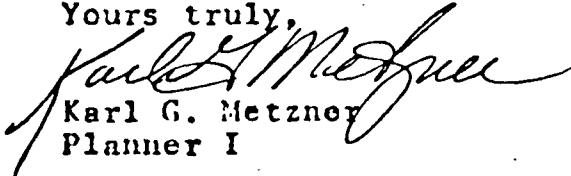
Dear Mr. Scates:

The Grand Junction Planning Commission, at the continuation of their regularly scheduled meeting on July 28, 1977, approved the revised plan for Intermountain Bible College - PD-8. Approval was subject to the following conditions and stipulations.

- A) Right-of-way/easement designation for canal to be coordinated with Grand Valley Irrigation.
- B) Entry to have no permanent construction in right of way.
- C) Fire hydrants and water line sizes as required by City Fire Department.
- D) Erosion control measures to be used where necessary during or after construction.
- E) Planning Commission to have review of final building design and specific landscaping prior to issuance of building permit.
- F) Soil tests should be done for parking lots as well as buildings.

This item will be heard before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

cc: John Quest

August 3, 1977

Mr. Don D. Foster
530 Main Street
Grand Junction, CO 81501

RE: PRELIMINARY PLAT - NORTHRIDGE ESTATES, FILING 3
FILE #53-77

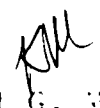
Dear Don:

The Grand Junction Planning Commission, at the continuation of their regularly scheduled meeting on July 28, 1977, approved the preliminary plat of Northridge Estates, Filing #3 as presented. Approval was subject to the following conditions and stipulations.

- A) Canal crossing to the north to be constructed upon 75% build-out of Filing #3. (This will be taken to mean when 75% of lots in Filing #3 have been issued building permits.)
- B) Hydrants and water line sizes as required by City Fire Department.
- C) Easements as required by public service and Mountain Bell.
- D) Walkways as required.
- E) Need for right-of-way to Filing #3 to be admitted with final plat.

This item will be heard before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

cc: Mr. Tom Logue, Paragon Engineering

August 3, 1977

C.B.W. Builders
2721 North 12th Street
Grand Junction, CO 81501

RE: PRELIMINARY PLAT - COLORADO WEST DEVELOPMENT PARK
REPLAT LOT 3, FILE #51-77

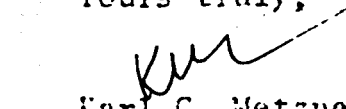
Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of July 27, 1977, approved the preliminary plat of the replat of Lot 3, Colorado West Development Park. The stipulations attached to the approval are as follows:

- A) Sidewalks to be provided throughout the development.
- B) Hydrants and water line sizes as required by City Fire Department.
- C) Easements as required by public service and Mountain Bell.

This item will go before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

cc: Mr. Tom Logue, Paragon Engineering

July 29, 1977

Lamplite Development
P. O. Box 2966
Grand Junction, CO 81501

Dear Sirs:

The Grand Junction Planning Commission at their regularly scheduled meeting on July 27, 1977, approved the preliminary plan of Lamplite Park - PD-8.

The following conditions and requirements were attached to the approval:

- 1) Geology and soils investigation will be required with final plat submitted.
- 2) Santa Clara to have 34' matt along its full length to join with existing improvements.
- 3) North-South public right-of-way to have sidewalk on both sides.
- 4) Sidewalk to be provided along the front of all lots.
- 5) Curb, gutter, and sidewalk on North side of Santa Clara from edge of existing improvements and curb gutter only on South edge have existing improvements.
- 6) Street on South edge of development to recreational vehicle storage area should be 25' dedication with curve to South near the storage area. Improvements should be 22' matt West curb gutter and sidewalk.
- 7) Hydrants and supply line sizes as required by Fire Department.
- 8) Easements as required by Mountain Bell and Public Service.

- 9) Minimum 15 feet setback to be maintained for all buildings, garages, and carports.

This item is scheduled for the City Council meeting of August 17, 1977. If you have any question concerning this approval, please contact us prior to their meeting.

Yours truly,

Karl G. Metzner
Planner I

KGM:dlw

CC: Bob Gerlofs
Paragon Engineering

August 3, 1977

Mr. Chuck Hutchinson
Federal Projects, Inc.
350 University Avenue, Suite 201
Sacramento, CA 95825

RE: BULK DEVELOPMENT - GRAND MANOR, FHA PROJECT NO.
101-35216-PH-L8

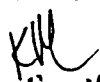
Dear Mr. Hutchinson:

The Grand Junction Planning Commission at their regularly scheduled meeting of July 27, 1977, approved your submittal for bulk development. Approval was subject to the following conditions and stipulations.

- A) Trash locations to be coordinated with City Utilities Department.
- B) Requirements as stated in letter from Ron Rish, City Engineer, to Ed Settle, NHPQ, dated June 21, 1977 (copy attached).
- C) Both North and South parking lots to have one way operation.
- D) A screened area for on-site storage of recreational vehicles is to be provided.
- E) Screening fencing along east property line.
- F) Trees to screen parking areas.
- G) Review of specific types and sizes of major landscaping by City Parks Department.
- H) Deeds for required right-of-way for 28-1/4 Road, Brittany Drive, and Orchard Avenue (40' for 28-1/4, 50' for Brittany, 60' for Orchard) in addition to a power for attorney to the City of Grand Junction for inclusion in an improvement district for 28-1/4 Road (if and when one is formed).

This item will go before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

cc: Mr. Ed Settle, NHPQ