

GRAND JUNCTION PLANNING COMMISSION

January 25-26, 1978

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 7:30 p.m. in the City Council Chambers by Chairman, VIRGINIA FLAGER, with the following members present: BLAKE CHAMBLISS, VERN DENISON, FRANK SIMONETTI, JANINE RIDER, JOHN ABRAMS, and DR. MAC BREWER.

Also present were: DEL BEAVER, Senior City Planner, KARL METZNER, Planner I, DON WARNER, Planner Analyst, and DEBRA WILBANKS, Acting Secretary, and approximately 25 interested persons.

Blake Chambliss made corrections to the minutes as follows: (1) at the bottom of page one, last paragraph, change setback requirements to driveway requirements, and (2) on page six between Mr. Ramsey's statement and motion clarify that the setbacks were changed in the ordinance and they were allowed to build five feet behind the property line.

Blake Chambliss made the motion to approve the minutes as corrected and Vern Denison seconded. The motion passed unanimously.

1. #89-77: PROPOSED PD-B & REVISION TO EXISTING PD-B
LaCOQUILLE RESTAURANT

Petitioner: J. Ramsey
Location: 1320 North Avenue & 1309 Glenwood Ave.

Del Beaver: City Utilities has no comments, Fire Department indicated that one fire hydrant was needed at 13th and Glenwood, City Engineer indicated that increased traffic would compound already existing traffic problems particularly at Glenwood and 12th, Parks and Recreation said that the cottonwood varieties that were proposed as planting materials would not be recommended or permitted and they would recommend in place of that honey locust or green ash, blue ash etc. rather than the aspens. The landscaping is shown on the alley between the parking stalls and the restaurant. The layout as proposed will require automobiles to circulate onto Glenwood and into the alley to be able to find stalls. The layout shows a sidewalk in front of the restaurant and we are asking the petitioner to address some landscaping between the sidewalk and the curb. If the first two parcels are developed and the other two are not, there will not be enough parking. They will need 60 stalls and only 42 are shown.

Blake Chambliss: What is the normal setback from North Avenue?

Don Warner: 55 feet.

Gary Cowan: We have letters from adjoining property owners which provide us with 12 parking spaces from Johnson's House of Flowers, 10 from Chilton's and 20 additional spaces from the book store. I question whether additional planting is needed in front of the LaCoquille. I don't feel we need a sidewalk. We already have the asphalt and I feel that is sufficient. With regard to the setback, the design of the building goes out as far as Chilton's. In regards to the parking situation I realize that going out onto Glenwood and coming back in is not very desirable, but up until the meeting last time we were going to use the alley for everything according to the Planning Department, but now that we want to use the alley to turn around in, that isn't good enough.

Blake Chambliss: Did you have any objections to closing the access to Glenwood?

Gary Cowan: I don't want to close it, but I would like it where we don't have to go out and come back in. In other words, for interior parking circulation.

Virginia Flager asked for opponents.

Keith Mumby expressed the need for some kind of barrier between the apartment house and the parking lot.

Fred Ramsey (petitioner) stated that they were planning to put up a fence. He said he planned to have a security force on hand in the parking lot every night getting the people out and keeping the noise down.

Del Beaver: We would encourage the Planning Commission to think about that screening and whether five feet would be adequate. In view of the letters for the parking, we will have to check and see if that will satisfy the requirements.

Del Beaver suggested looking into an internal parking situation having two entrances onto the alley and going out onto Glenwood.

Fred Ramsey said he would be willing to look into that.

Janine Rider: How do you avoid having students park in your parking lot?

Fred Ramsey: I tow them away.

Virginia Flager: There is a discrepancy in the drawing related to North Avenue. You will give us assurance that this drawing will be corrected to the proper setbacks. The setback being 55' from center line, the same as Chilton's.

Closed public hearing.

Dr. Mac Brewer: Presently there are four exits shown on Glenwood and the alley, but with the internal parking they could probably get by with two for each and that is what I would suggest.

Blake Chambliss made the motion to recommend Preliminary Plan subject to staff comments including the concern for the setback on North Avenue, that planting be provided as recommended, sidewalks be provided as recommended, and have no more than two outlets onto Glenwood Avenue and be subject to the rest of staff comments including raising the fence to six feet, including landscaping along Glenwood. Janine Rider seconded the motion and the motion passed unanimously.

2. # 1-78: CONDITIONAL USE APPLICATION

Petitioner: Zion Spanish Assembly of God Church
Location: East of 2863 Orchard Avenue

Karl Metzner: We have entrances off of Orchard Avenue. There is a drainage ditch along the west side of the property adjoining (which they also own). It is approximately three feet above ground level. City Engineering said the best way to take care of this would be to have on-site detention for the drainage. Review comments are: Engineering would like Power of Attorney for full half street improvements for Orchard, on-site detention will be required, there was a question of the width for the circle driveway (it varies from 25' to 28') and they did want the obstructions at the exits removed. Fire Department recommend two fire hydrants within 300 feet of this property. Parks and Recreation said if the maintenance is to be voluntary, they would suggest eliminating some of the grass in favor of a dryland landscaping. Choice of aspen trees are questionable and they suggest some substitutes. The screening is too far apart for effective screening and they don't suggest transplanting the apple trees, but that they might remove them and put in some other species. We discussed this with the petitioner and they are agreeable.

Dr. Mac Brewer: Is this the usual way to handle the drainage?

Del Beaver: It is the only way to go in this situation.

Blake Chambliss: Do we need to write anything into this Conditional Use that it always be in that area?

Del Beaver: Should that parcel be sold, there should be some retention provision provided on-site there. I think that is a stipulation that would be appropriate.

Blake Chambliss: I think we should ask that that be recorded on that other piece of property in some way.

Don Warner: You could request that a deed restriction be put on it.

David Garza: We have no intention of selling that parcel. We have more parking than we need there. We need 70 and we have 90. The building would be just over a 100 feet from Orchard Avenue. The entrance is on the West side with the flow of traffic going South around the church and then out on the East side. As far as different type of trees, that would be no problem.

Dr. Mac Brewer: Are they aware of how much a fire hydrant cost?

Del Beaver: Because of their 10,000 foot structure they will need two hydrants to get the flow they need.

David Garza: I was not told the price of those hydrants.

Del Beaver: It's about \$2,000. As I understand it this may not be constructed within the next year or so. There might be enough changes in the area and some other fire hydrants might come into the area so that this might change by that time.

Blake Chambliss: It was suggested that you use dry landscaping on the East side of that grass area. Is that a problem for you?

David Garza: No.

Virginia Flager asked for opponents. (NONE)

John Abrams: There was a question about the width of the circle drive and I never did get an answer.

David Garza: That is no problem. We can comply with all suggestions.

Vern Denison: Your main traffic flow will be on Sunday, is that right?

David Garza: Yes.

Closed public hearing.

Janine Rider made the motion to recommend to Council approval subject to staff comments and with the attempt that grass be kept. Frank Simonetti seconded the motion and the motion passed unanimously.

Janine Rider made the motion to request a drainage easement on the parcel directly West which would be recorded. Dr. Mac Brewer seconded the motion and the motion passed unanimously.

3. # 2-78: PRELIMINARY PLAN - LAURIE ANN SUBDIVISION

Petitioner: Douglas Sawtelle
Location: Northwest corner of Orchard Avenue
and Court Road

Karl Metzner: This includes three lots, two of them fronting off of Court Road. One of them has an existing house fronting on Orchard Avenue. Engineering requires Power of Attorney for full half street improvements. There were no comments from the other agencies. There is a 22 foot nub that sticks out. We think that the best way to handle it is to include it in Lot 2. You also have a 44 foot tract between Cindy Ann Road and the Subdivision. The gentleman that owns that lot didn't want to let it go.

Douglas Sawtelle: The reason we are doing this is because a few months ago we tried to sale the house that is on there. The people who wanted the house didn't want the land and the people who wanted the land didn't want the house. This way I figured we could sell it.

Virginia Flager asked if there were any opponents. (NONE)

Closed the public hearing.

Blake Chambliss made the motion to recommend approval with the stipulation that there be no access on to Orchard from Lot 2. Dr. Mac Brewer seconded the motion and it passed unanimously.

4. # 3-78: PRELIMINARY PLAN - McFARLAND ESTATES FIRST ADDITION

Petitioner: Stanley L. McFarland
Location: East of McFarland Court and Consistory Court

Karl Metzner: This is zoned R-1-B (single family residential). There are eight lots. Engineering made the comment that the Consistory curb gutter sidewalk shown in the plans should be located with a 34 foot mat. The power pole at the Southeast corner may have to be relocated. Fire Department requires one fire hydrant on the Southeast corner of Lot eight. The Utilities composite showed a two inch water line and Utilities Department said it would have to be six inches minimum. Grand Junction Drainage, Public Service, and Mountain Bell all had no problems with this. There is a drainage ditch which will be relocated to run along the easements on the property lines.

John Abrams: Down at the end of the McFarland Circle, what is the plan for the drainage on that?

Karl Metzner: The drainage is going to go down the streets. It will be curb drainage which will run to the East.

Keith Mumby: We'll just answer any questions if there are any.

Virginia Flager asked for opponents. (NONE)

Closed public hearing.

Janine Rider made the motion to recommend approval subject to staff comments and Frank Simonetti seconded. The motion passed unanimously.

5. # 4-78: CONDITIONAL USE APPLICATION - SONIC BURGER #2

Petitioner: Sonic Industries
Location: 2720 U.S. 50

Del Beaver: It is proposed that the drainage be drained to the front of the site and we would recommend that the drainage go towards the front of the site and be piped over to the drain ditch to the East. Engineering^{indicates} that the raised median on U.S. 50 would prevent left turns. Drive cuts will require Colorado Highway Department approval. Storm drainage should not be allowed to drain to the North^{but into drainage area agreed to by...} Fire Department wants one fire hydrant within 300 feet of the building. Utilities indicates that the sewer hookup should be coordinated with the City Utilities Engineer. It is felt that the area to be used as employee parking could use some landscaping. The circulation is U shaped with 35 foot egress and 35 foot ingress.

Chester Lindsey: On the right hand side where you were afraid cars might be backing out into traffic, we set the first stall far enough in so it would not be protruding into the highway traffic.

John Abrams: In looking the Sonic over in Delta I feel their closest stall is too close to the highway. I've had experience with them at Montrose and they're too close to the street. I'm not in favor of allowing that first stall on the entrance as shown.

Chester Lindsey: How many feet would you recommend we be off of the street for the first stall?

John Abrams: I think the first stall that is shown should be eliminated.

Chester Lindsey: That would still leave us 23 stalls which would be no problem.

Virginia Flager asked for opponents. (NONE)

Blake Chambliss: Is the 35 foot entrance necessary?

John Abrams: That's the maximum allowable.

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Vern Denison: I think some kind of curb needs to be put around where the first stall was supposed to be.

Janine Rider: I have a problem with the zig-zag neon across the three sides of the thing, is that something we can address?

Blake Chambliss: Yes.

Janine Rider: To me this takes on the nature of a sign and all I know to do is get rid of it. I would like to see some alternatives pursued. If lighting is the purpose, I think there are other forms of lighting that are more attractive.

Del Beaver read the definition of signs.

Vern Denison: May I ask the petitioner how this is handled at other facilities similiar. Is the neon used extensively?

Chester Lindsey: In every place I have been to, it is normally standard. They do it for beautifying more than anything else.

Don Warner: It's kind of a trade mark I think.

Closed public hearing.

Chester Lindsey: If you're going to wipe out that first stall we could bring the concrete on around and make the circle.

Blake Chambliss: We would like to landscape that.

Chester Lindsey: We'll go either way. The only reason why we want to hold the landscaping down is because of maintenance.

Dr. Mac Brewer: When we say landscaping, we don't necessarily mean grass.

Frank Simonetti made the motion to approve with the stipulations that the neon zig-zag be removed, first stall be removed, revamp the entrance, and add some more landscaping. John Abrams seconded the motion and it passed with the exception of one NO vote made by Blake Chambliss.

Recessed 9:19 p.m.

Reconvened 9:23 p.m.

6. # 5-78: DUNCAN BULK DEVELOPMENT

Petitioner: Thomas R. Duncan

Location: Southeast corner 23rd St. and Elm Ave.

Del Beaver: Mountain Bell said we wouldn't have to worry about an easement for maintenance of the utilities because the petitioner indicated to them that he's not going to have to vacate the alley. The petitioner will not be vacating the alley, but the city will be petitioning to that if you approve this because it is currently not used. We may have to get another word from Mountain Bell on that. There will be one drive coming in from 23rd and one from Elm for access. It has single family around it and just meets 12,000 square feet. Engineering questioned whether we could get curb, gutter, and sidewalk on Elm right now for the length of the property. Public Service wants to reserve a ten foot easement along the East side of the alley. Fire Department has O.K.'d it. I suggest if you do not stipulate that curb, gutter, and sidewalk be installed on Elm, that at least the Power of Attorney is acquired for it.

Tom Duncan: We want the alley for the square footage. We don't have any use for it except for the square footage. We'll comply with whatever necessary.

Virginia Flager asked for opponents.

Bob Bacon read from the City Zoning Ordinance on R-1-C. He felt that the proposal would not be a good use in that particular neighborhood.

Del Beaver: The staff looks at the density of the zone as a prime requirement for Bulk Development.

Virginia Flager: The man read from the regulations as to number of units per lots.

Del Beaver: Bulk Development is an allowable condition for the R-1-C zone.

Don Warner: This has been interpreted by the City Attorney that Bulk Development is basically to allow the same density. If you had enough square footage for two single families, then through Bulk Development rather than putting two single family homes on the lot, you could allow it as one duplex. We've been doing this since 1961. If you had 24,000 square feet, enough for four single family homes, you could put a four plex on it.

Closed public hearing.

Dr. Mac Brewer: If I were a property owner, I would want to put two individual buildings up.

Tom Duncan: That would make it more congested.

Dr. Mac Brewer made the motion to deny because he felt this conflicted with the character and desires of the neighborhood. John Abrams seconded.

John Abrams: I'm concerned with spot zoning.

Del Beaver: Bulk Development is an allowed use in an R-1-C zone. I just wanted that clarified for the record.

Don Warner: It's not spot zoning. It may be a spot use, but it's not spot zoning.

Dr. Mac Brewer: How did we get started with this?

Don Warner: I talked to Mr. Duncan and told him that the only way to get two units was to go with Bulk Development. Also, that he might end up with only a single family house and he chose to go that way.

The motion passed with the exception of one NO vote made by Blake Chambliss.

7. #85-77: CONDITIONAL USE APPLICATION - BURGER KING

Petitioner: Norbert Lukas
Location: 1730 North Avenue

Del Beaver: City Engineering is requiring that the ingress/egress be 44 feet wide and 10 feet deep. Access as proposed will function. They have indicated that there will be trees and shrubs in the area which is currently indicated as being gravel. The apron also needs to be back some more.

Vern Denison: Is that outcoming lane wide enough where you won't stack two cars up trying to get out?

Del Beaver: With the 44 foot width, City Engineering indicates there should be adequate ingress and egress.

John Abrams: Unless the regulations have changed, the State Highway will not allow more than a 35 foot driveway onto their roadway.

Del Beaver: I think Ron said something about checking with the Colorado State Highway Department on this.

Richard Welch: Last time you seemed concerned with the walk traffic flow in front of our store. Arrow Glass and myself took a count and our counts were within five for the week. He came up with 27 and I came up with 22. This was a seven day period.

Virginia Flager: What month?

Richard Welch: December.

Dr. Mac Brewer: What hours were this?

Richard Welch: Between 10:00 a.m. and 5:00 p.m.

Virginia Flager: There is considerable difference in the traffic during tourist season.

Richard Welch: We are a family restaurant and we do not have alot of loitering with teenagers. We haven't had to hire detectives to stand around like some of our competitors. Our bathrooms are fairly clean, we don't have alot of vandalism in there. We do plan to put in trees and will have a planter. We will have six tables up front. We can widen the turn in the driveway which is approximately 11½ to 12 feet, two more feet.

Dr. Mac Brewer: What is the portion of business that goes through your drive thru window.

Richard Welch: I figure on our business it would be between 20 and 25 percent.

Janine Rider: Would your business increase that much?

Richard Welch: I don't think it would increase that much. I think it might increase about 15 percent. Alot of people like to eat in their cars or just come by and pick it up. I do feel that we should be granted this petition.

Del Beaver: We might ought to clarify the 44 foot driveway.

Virginia Flager: What logical purpose do they have for the alley on the side of this?

Don Warner: It's not really being used for anything.

Virginia Flager: If that alley were vacated, you could move that whole entrance to the east and change that whole structure.

Richard Welch: I have talked to the owners of the Timbers and I know that their lease is coming up. We have discussed taking down that fence and leasing it together and paving the City's property and making it a parking lot for us and for them. Therefore, if we have the alley, we can make some kind of arrangement as far as the opening there.

Closed public hearing.

Del Beaver: The entrance as it exists now is really terrible and if you do decide to go along with this we would be able to correct this, but there are some other problems involved.

Janine Rider made the motion to deny request because of the access to the drive thru window not being adequate and that the site does not have safe and adequate treatment for a drive thru. The motion was seconded by Frank Simonetti and the motion passed with the exception of one NO vote from Vern Denison.

8. # 6-78: PRELIMINARY PLAN - MALDANADO SUBDIVISION

Petitioner: Felix Maldonado
Location: 350 West Grand Avenue

Karl Metzner: There is an unnamed varying dedication in the eastern part of the subdivision and a dedicated road which is graveled called Crosby Avenue. The proposal shows a continuation of West Ouray coming into Crosby Avenue. Fire Department wants one fire hydrant installed at the Northwest corner of West Grand and Crosby. There is a storm sewer at the North right of way line extended of Ouray Avenue, running West. No one knows what a storm sewer is doing on an unpaved street since there are no catch basins to feed into it. Engineering is investigating it.

Vern Denison: Are the existing buildings on lots five and six?

Karl: Yes, and lot seven.

Karl discussed two different ways for access. One being North and South and the other East and West.

Marvin Maldonado: I'm here to answer any questions you might have. The reason we are subdividing this is so that I will be able to buy the big house.

After some discussion it was decided to table this item.

9. #17-78: PROPOSED TEXT CHANGE, ADDING 4.4 USE AS AN ALLOWED USE IN I-1 and I-2

Petitioner: Staff

Blake Chambliss made the motion to approve and Janine Rider seconded. The motion passed unanimously.

Recessed at 10:34 p.m. until Thursday, January 26, 1978 at 7:30 p.m.

The meeting continued on January 26, 1978 at 7:28 p.m. with the following members present: VIRGINIA FLAGER, BLAKE CHAMBLISS, JOHN ABRAMS, JANINE RIDER, VERN DENISON, FRANK SIMONETTI, and DR. MAC BREWER.

Also present were: DEL BEAVER, Senior City Planner, KARL METZNER, Planner I, DON WARNER, Planner Analyst, DEBRA WILBANKS, Acting Secretary, and about 50 interested persons.

10. #11-78: FINAL PLAT OF REPLAT OF LOTS 1-5 BLOCK 2, CROSSROADS COLORADO WEST SUBDIVISION

Petitioner: Planners and Developers Lts.
Location: Northwest of Crossroads Blvd. and
Horizon Drive.

Del Beaver: Public Service requests some additional easements. Engineering had needed some storm drainage information, but they have received that and it meets with their specifications.

Jerry Fossenier: If you have any questions, I can answer them.

Dr. Mac Brewer: Where does Crossroads Blvd. go?

Jerry Fossenier: It goes to the end of our subdivision.

Virginia Flager asked for proponents. (NONE)

Virginia Flager asked for opponents. (NONE)

Closed public hearing.

Frank Simonetti made the motion to approve and Dr. Mac Brewer seconded. The motion passed unanimously.

11. # 7-78: DEVELOPMENT IN H.O. - CBW OFFICE BUILDING

Petitioner: CBW Builders
Location: Northwest corner of Crossroads Blvd.
and Crossroads Court.

Karl Metzner: The proposal is for a two story office building in the center of the site. It would have one access off of Crossroads Blvd. on the westerly portion of the lot and one access on the northerly portion of the cul de sac. Engineering did have some questions about the street plan and the storm drainage and those have been answered to their satisfaction. Fire Department is requiring three fire hydrants. Part of this crossed referenced to the next project that will be coming up. One hydrant is located at the end of the cul de sac, one 300 feet to the west, and the third hydrant which they crossed referenced will be across the street.

Dr. Mac Brewer: When does this quit being Highway Oriented?

Karl: The whole parcel is zoned H.O.

Del Beaver: Holiday Inn has a fire plug at the back.

John Abrams: Has Parks looked at the Aspen trees.

Del Beaver: They didn't like them. They like things such as green ash, purple leaf plum, and honey locust varieties.

Virginia Flager: Is there any way of making pedestrian traffic safer without having to go out on Horizon Drive? Is it possible to have a pedestrian walkway within that complex?

Jerry Fossenier: I don't think there will be much pedestrian traffic.

Virginia Flager: There's liable to be a large number of people out there employed and I hate to see them have to walk along Horizon Drive.

Jerry Fossenier: There is a public site in the next section right down below Holiday Inn in the original plan.

Janine Rider: I think it would be a good idea to put a pedestrian way in there.

Vern Denison: There is presently a high voltage transmission line that runs over the Holiday Inn. Where approximately does this go through the complex?

Jerry Fossenier: It's at the right side of the CBW development unit.

Virginia Flager asked for proponents. (NONE)

Virginia Flager asked for opponents. (NONE)

Closed public hearing.

Janine Rider made the motion to recommend approval with the stipulations presented by staff and that Parks and Recreation look over the landscaping as far as types of trees should be used. Dr. Mac Brewer seconded the motion and it passed unanimously.

12. # 9-78: DEVELOPMENT IN H.O. - CROSSROADS BUSINESS COMPLEX

Petitioner: Sam Haupt
Location: Northwest of Crossroads Blvd. and
Horizon Drive

Karl Metzner: The proposal is for an office/warehouse complex where you would have an office and some storage space associated with it. There are two drives proposed. They have complied with parking requirements. They have left a wide area

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Karl Metzner: on the west side which they are planning to use it for delivery and loading. There is a jog in the parking area and we have asked that they even the parking out and use the rest for landscaping. Trash pick-up is located at the Southwest corner. Public Service had no objections. Fire Department is requiring 1 fire hydrant. They want access to the hydrant on the Holiday Inn property. They cross referenced to the fire hydrant we just talked about in the proposal before. City Engineering says street layout is acceptable. They do recommend that they might want to look at wider drives. We suggested that he tie his architectural style in with that proposed by CBW. Parks Department had some comments on the landscaping that was shown and recommended some different species.

Vern Denison: What is the dimension from the West edge of the building to the West end of the property line?

Karl Metzner: About 73 feet.

Sam Haupt: I'll be glad to answer any questions you might have?

Janine Rider: Is that a sidewalk running in front of the building with planters?

Sam Haupt: Yes.

Janine Rider: If you start at the corner of the CBW office building and paint white strips across the street, then in that one little landscaping area at the edge of your drive, next to the building, you could bring a little bit of sidewalk to attach to your sidewalk.

John Abrams: The ends of the driveways adjacent to Crossroads Blvd. show square corners. Are you going to put some radius's on those?

Sam Haupt: Yes.

Blake Chambliss: Is there a sidewalk intended on the South side of Crossroads Blvd.?

Sam Haupt: Yes.

Janine Rider: How do you treat lighting in a big complex like this?

Sam Haupt: There will be lighting in the parking lot and on the building.

Virginia Flager asked for proponents. (NONE)

Virginia Flager asked for opponents. (NONE)

Del Beaver: If you would prefer they extend their sidewalk to meet up with the sidewalk on Crossroads Blvd., Staff would concur.

Closed public hearing.

Vern Denison: If staff is going to be working with these people on the type of buildings, I suggest that they look at the site and area and building lighting in the same manner so it is somewhat consistant throughout.

Frank Simonetti made the motion to approve with the stipulations of coming up with some kind of walkway and a gate for the hydrant. Dr. Mac Brewer seconded the motion and it passed unanimously.

13. # 8-78: DEVELOPMENT IN H.O. - REGAL 8 INN

Petitioner: Quadrant Development Company
Location: Northwest of Crossroads Blvd. and
Horizon Drive

Del Beaver: Engineering request power of attorney for full half street improvements on Horizon Drive and the access is approved. Utilities said trash pick-up was not addressed, but that has been taken care of. Fire Department requires an additional fire hydrant at the entrance to Horizon Drive. The staff comments on the previous were as follows: that this structure should also be worked with and make it as compatible with the area as possible. The access moves around the building in a one way pattern with angle spaces except for on the ends where they have 90 degree parking. The back side of this will be screen fenced from the rest of the Crossroads complex. Staff also suggested that they add a few more trees.

Vern Denison: Does the parking spaces meet regulations?

Del Beaver: Yes, the current regulations.

Janine Rider: Will there be an elevator?

Del Beaver: We don't know yet.

Sam Haupt: This piece of property and the business complex are under an exchange agreement with that piece of property that sits out in the middle. I don't know how much control we have architecturally other than the H.O. zoning control. This is not in the Crossroads development because it's a piece of land which we are making an exchange.

Don Warner: It's in your subdivision.

Sam Haupt: It will be in the replat.

Janine Rider: I think we should do all we can to encourage a sidewalk all along Horizon Drive. I also think it should be detached.

Del Beaver: With Ron's request for power of attorney for full half street improvements, you could request that they go ahead and put in the detached sidewalks now and full half street improvements for when Horizon Drive is widened.

Dr. Mac Brewer: If Horizon Drive is ever developed, will there be a frontage road?

Don Warner: No.

Virginia Flager asked for opponents. (NONE)

Del Beaver: We would encourage the Commission to take a look at requiring that sidewalk to be put in now and the balance of the full half street improvements be put on power of attorney.

Karl Metzner: You're not necessarily specifying a concrete sidewalk are you?

Virginia Flager: No.

Closed public hearing.

Vern Denison made the motion to recommend approval subject to staff comments with the additional stipulations that the petitioner provide a walkway on the Horizon Drive side of the complex and that petitioner be required to conform to the architectural and landscaping requirements being put on the Crossroads complex. Also, power of attorney for full half street improvements and with the stipulation that the walkway will be done now. Dr. Mac Brewer seconded and the motion passed unanimously.

14. #14-78: DEVELOPMENT IN H.O. - THE OXY BUILDING

Petitioner: D & A Development Association
Location: Northwest of Horizon Court and
Skyline Court

Karl Metzner: The proposal is for an office complex. There is parking in the front along Horizon Court, parking along Skyline Court, and a large parking area in the back. This building exceeds the parking requirements. The driving lanes for these parking areas are partially in the right of way and when that came up we questioned whether there should be some sidewalks in the area and it was determined that it would be a good idea. (Karl explained the revised plan for the Oxy Building.) The lot between the Country Kitchen and the Oxy Building will be used for over flow parking for both buildings. Fire Department requires one additional fire hydrant. Parks and Recreation didn't have any problems with the landscaping.

Bruce Farrell: I'll answer any questions.

Dr. Mac Brewer: What is the size of this building compared to CBW?

Bruce Farrell: This building is about twice it's size.

Del Beaver: We would like this to be tied to the Country Kitchen should you approve both projects, in terms of landscaping.

Closed public hearing.

Blake Chambliss made the to approve subject to Staff comments and landscaping to comply with City standards. John Abrams seconded the motion and it passed unanimously.

15. #15-78: DEVELOPMENT IN H.O. - COUNTRY KITCHEN

Petitioner: Carl Hockmuth
Location: Southwest corner Horizon Drive and
Horizon Court

Del Beaver: Engineering wants power of attorney for full half street improvements for Horizon Drive. Four foot ~~detached~~ ^{attached.} sidewalk on Horizon Court to be consistent with the one proposed in front of the Oxy Building. One hydrant is required on the corner of Horizon Drive and Horizon Court. Utilities indicates that developer should coordinate trash pick-up site with Duane Jensen. He was concerned about delivery vehicles blocking the site. Petitioner has indicated that they could relocate the door for delivery to the corner or on the short side to facilitate delivery vehicles and Duane was satisfied with that. Staff feels the petitioner should work with City Planning and City Parks and Recreation in coordinating landscaping with the Oxy Building prior to requesting building permit. You might want to address some kind of pedestrian system.

Before Bldg. Permit is issued, the planning staff to that trash pick-up area can be coordinated with the city utility eng.

Carl Hockmuth: We did talk about some more vertical planting along Horizon Court. The only thing we want to stay away from is getting planting too high for visual reasons.

Closed public hearing.

Blake Chambliss made the motion to recommend approval subject to Staff comments, fire hydrant and pedestrian walkway, and that major street trees be placed (includes shared parking). Dr. Mac Brewer seconded the motion and it passed unanimously.

16. #10-78: PROPOSED REZONE R-3 TO P

Petitioner: WGM Investments
Location: Northeast corner 12th Street and
Pinion Street

Karl Metzner: Agreement worked out between Mr. Cottingham and the petitioners is that they would provide a solid six foot fence which would be two feet in on their property. They are also going to provide landscaping on the side of the fence. The proposal is simple, it will have 12 parking spaces with one entrance on Pinion. I understand this will be associated with an office and possibly some small retail shops. There were no comments from any of the agencies.

Reed Guthrie: I'll be glad to answer any questions.

Virginia Flager asked for opponents. (NONE)

John Abrams: What kind of paving is this to be?

Reed Guthrie: Black top.

Closed public hearing.

Vern Denison made the motion to approve with the stipulation that landscaping be provided as shown on the plan. Frank Simonetti seconded the motion and the motion passed with the exception of one NO vote made by Blake Chambliss.

17. #12-78: PROPOSED REZONE AND OUTLINE DEVELOPMENT PLAN
R-3 TO PD-B - THE WILLIAM BUILDING

Petitioner: James P. Brodack
Location: Northeast corner of 11th and Belford

Del Beaver: This is currently an R-3 zone with R-3 on all four corners. What is being proposed, is the removal of two units and this PD-B proposal is to take the place of those units. Engineering feels that the larger parking lot, as shown, should not have access to the alley. Utilities indicated that the trash tank that is indicated on the plat should be constructed or set at such an angle to enable front pick-up for the trash trucks. We should indicate that the stalls coming off the alley are to be 20 feet deep plus some additional for maneuvering space.

Commission 2 / 2 submitted
Frank Simonetti: If you go to internal circulation they won't have adequate parking.

Del Beaver: Yes, they have adequate aisle width to get in and back out the same way.

Virginia Flager: Why did Staff recommend access off a residential street rather than the alley. Even though it is overloaded, it is more than useable.

Del Beaver: Transportation would prefer to see more of the access from the north/south street and/or in some instances Belford instead of using the alleys for streets.

Tom Logue: Petitioners feel the PD-B would allow flexibility to provide a buffer in the residential area. As to the access to the alley, we felt the impact would be minimum.

Virginia Flager asked for proponents. (NONE)

Virginia Flager asked for opponents. (NONE)

Dr. Mac Brewer: It might be a hazard to have that fence coming down all the way to the drive-way.

Del Beaver: I carried that too far.

Closed public hearing.

Blake Chambliss made the motion to recommend approval subject to leaving the alley open for access and to set the fence back from the driveway to allow for visibility. Dr. Mac Brewer seconded the motion and it passed unanimously.

Recessed 9:28 p.m.

Reconvened 9:34 p.m.

18. #13-78: CONDITIONAL USE - RESTAURANT LIQUOR LICENSE -
JOUFLAS RESTAURANT

Petitioner: Connie Jouflas

Location: Northeast corner of 7th and North Avenue

Del Beaver: The only thing we are really looking at is whether or not the liquor license is appropriate. City Engineering and City Planning were not satisfied with the parking lot as laid out, as submitted, in your packet. The representative of the petitioner worked with staff very well. City Engineering suggested that the existing alley can be vacated without any problem or strain on their traffic situation. It is reasonable to take a look at vacating the alley which is currently not being used by the City back as far as the alley parallel with the buildings on North Avenue. City Engineering felt that being able to enter onto North Avenue at lower peak traffic times would be more appropriate than the original submittal which would have all of the traffic moving out through the alley and exiting onto Glenwood. The petitioner has said he would widen the alley seven more feet.

Loran Dake: There will be two spaces left for office use. We show a 35 foot curb cut closing up, partially, one curb cut and closing up the alley curb cut totally giving the option of getting back on to North Avenue, if one wishes. We felt it necessary to provide a loading zone for people or for produce as it is delivered in the morning. We propose to put a low profile, cedar type fence in the front to shield some of the glare to the cars. The original parking layout provided for 50 parking spaces, but since we worked it we have 39 which meets the existing parking regulations. We propose to seat about 70 people in the restaurant. We have a small bar with approximately five or six seats at it.

Virginia Flager: You show an entrance through your dining room for your produce and stuff for your kitchen, is that correct?

Loran Dake: At this point we feel that's what might happen. We're not sure yet.

Virginia Flager: You could move the restaurant to the back and the offices to the front having the alley for delivery for your produce.

Del Beaver: There's a hallway to the back.

Virginia Flager asked for proponents. (NONE)

Virginia Flager asked for opponents. (NONE)

Del Beaver: If this is approved, it should be with the contingency that the vacation of the alley can be effected.

Closed public hearing.

Blake Chambliss made the motion to recommend approval subject to vacation of the alley, widening alley and closing curb cuts as proposed, and subject to City Engineering comments. Dr. Mac Brewer seconded the motion and the motion passed with the exception of one NO vote made by John Abrams.

19. #16-78: DEVELOPMENT IN H.O. - PROSPECTOR MOTEL ADDITION

Petitioner: Biltec Corporation
Location: 547 Highway 50

Karl Metzner: The proposal is for an addition to the Prospector Motel on the rear. There's an addition of three units on the first level and five on the second level. Fire Department requires one fire hydrant within 300 feet of the property. There's an existing asphalt parking area and that should be continued to match the proposed addition.

Vern Denison: Is that currently a two story motel?

Karl Metzner: No it's not. Presently it's single story.

Virginia Flager asked for opponents. (NONE)

Dr. Mac Brewer: Is there any landscaping?

Karl Metzner: Yes, there's some existing landscaping.

Closed public hearing.

Janine Rider made motion to recommend approval subject to staff comments and the motion was seconded by Vern Denison. The motion passed unanimously.

20. #71-77: FINAL PLAT - GOLDEN COURT SUBDIVISION.

Petitioner: Hershl B. Pilcher
Location: 12th Street and Patterson Road

Karl Metzner: There was a comment from the Engineering Department concerning the drainage. The cul de sac will drain to the South and there is an existing drainage ditch that runs along the Grand Valley Canal in the back and that drains into the City storm drain system. Engineering is satisfied with the new plans they were presented. Power of attorney from preliminary was reiterated (for Patterson Road). There is a two inch water line coming down the cul de sac, and that is not acceptable with Engineering. Utilities wants a six inch line. Fire hydrants and requirements like that were shown on the utilities composite.

Virginia Flager asked for opponents. (NONE)

Frank Simonetti: Are there sidewalks?

Karl Metzner: Streets will be improved to full street standards which mean vertical face curb, gutter, and sidewalk.

Dr. Mac Brewer: Are the sidewalks attached or detached?

Karl Metzner: Attached.

Closed public hearing.

Blake Chambliss made the motion to recommend approval subject to staff comments and Vern Denison seconded. The motion passed unanimously.

21. DISCUSSION ITEM:

A) HORIZON DRIVE - EPSTEIN/ETTER

Del Beaver: As you know the Epstein/Etter petition has been, voluntarily, petitioned to be annexed into the city of Grand Junction which is currently in the process. Mr. Van Deusen is here to discuss with you some approval or some confirmation

Del Beaver: at least to the concepts that they are currently embarking upon so that they may be able to come in, possibly, by the first of March with preliminary. They are going to be asking for a PD-B zone for this area.

Mr. Robert Van Deusen showed some slides and discussed the Horizon Drive proposal.

Don Warner stated that the annexation had been approved by Council.

Janine Rider: I am bothered by the fact that four buildings sit along that one side as if they were each on a lot. It seems to me that with that much land and with it in all in a PD, I think it would be better to have two major building sites instead of four.

Dr. Mac Brewer: I would say just the opposite.

Vern Denison: How many acres does this cover?

Robert Van Deusen: There's 25 total and five of that is the triangle.

Janine Rider: How many accesses to Horizon Drive?

Robert Van Deusen: That we are flexible on.

Dr. Mac Brewer: I'd like to say that I like what you are doing. I wouldn't want it compressed, I do like it strung out and I don't want it all looking the same.

Blake Chambliss: I think PD makes sense, but we really can't say anything beyond that.

Virginia Flager: We are receptive to your proposal and I think it will be a fine addition to our city, but since the annexation isn't final, there is nothing we can do but let you know that we are receptive to this proposal.

Del Beaver: The general concensus here is that if anything would be appropriate here, it would be a PD.

Virginia Flager: That's correct.

Meeting adjourned at 10:35 p.m.

ADDITION TO JANUARY 25-26, 1978 MINUTES

After the meeting of the Grand Junction Planning Commission on January 26, 1978, the Planning Commission elected a new chairman. This new chairman being Janine Rider. She will begin serving as chairman in February.