

GRAND JUNCTION PLANNING COMMISSION

April 25, 1978

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 7:39 p.m. in the City Council Chambers by Acting Chairperson, VIRGINIA FLAGER, with the following members present: JOHN ABRAMS, MAC BREWER, VERN DENISON, and FRANK SIMONETTI.

Also present were: DEL BEAVER, Senior City Planner, KARL METZNER, Planner I, KATHY LOFINK, Planner I, CONNI MCDONOUGH, Development Director, CAROL REDMOND, Acting Secretary, and approximately twelve interested persons.

SIMONETTI/ABRAMS PASSED A MOTION TO ACCEPT THE APRIL 4, 1978 MINUTES.

- 1. #43-78 REZONE: R-1-B to PD-B - Preliminary Plan

Petitioner: David G. Summers. Location: Northwest corner of First Street and Lorey Drive. A change from family residential to a dental office.

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

Asked for proponents. (None)

Asked for opponents. (None)

Mr. David G. Summers, petitioner, made a few comments.

Closed public hearing.

BREWER/SIMONETTI MOVED TO RECOMMEND APPROVAL. MOTION WAS DENIED DUE TO EXISTING TRAFFIC CONGESTION AND ENCROACHMENT INTO R-1-B ZONE. (MAC BREWER CAST THE ONLY AYE VOTE)

- 2. #12-78 PD-B - Preliminary Plan: The William Building

Petitioner: James P. Brodak. Location: Northeast corner of Eleventh Street and Belford Avenue. Development plan for an office.

Opened public hearing.

Del Beaver presented staff and Review Agencies' comments.

Tom Logue, for the Petitioner, made a presentation.

Asked for proponents. (None)

Asked for opponents. (None)

Team A
Team F
on Council Agenda

John Abrams requested Mr. Logue pursue the possibility of providing parking for the handicapped closer to the building; Mr. Logue agreed to try.

Closed public hearing.

SIMONETTI/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE PRELIMINARY PLAN FOR THE WILLIAM BUILDING SUBJECT TO THE FOLLOWING:

- a) exterior lighting be addressed.
- b) City Utilities be consulted concerning dumpster location
- c) access to alley be open
- d) staff comments

3. #35-78 DEVELOPMENT IN H.O.: Holiday Inn Addition

Petitioner: Mary Hurst. Location: 755 Horizon Drive.
For expansion of motel.

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

Mr. Errett Sechler, a co-owner of Holiday Inn, spoke. Ms. Mary Hurst, Petitioner, was in the audience.

Virginia Flager suggested some extensive screening be provided on property adjacent to Interstate right-of-way.

Mr. Sechler agreed to put up a fence or whatever staff deemed appropriate.

Asked for proponents. (None)

Asked for opponents. (None)

John Abrams brought up the matter of a temporary pedestrian walkway. Ms. Hurst agreed to provide one.

Closed public hearing.

DENISON/ABRAMS PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE HOLIDAY INN EXPANSION SUBJECT TO THE FOLLOWING:

- a) staff comments
- b) temporary walkway (pedestrian) be provided in Horizon Drive right-of-way

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Council Agenda*

- c) egress, ingress be reviewed for improvement.
- d) lighting and screening be addressed.

4. #39-78 SUBDIVISION - Preliminary Plan: Greenwood Estates
Petitioner: Green Tree, Inc. Location: Northwest corner of Seventeenth Street and Walnut Avenue. For a thirty-one lot subdivision.

Opened public hearing.

Del Beaver presented staff and Review Agencies' comments.

Asked for proponents. (None)

Asked for opponents. (None)

Mssrs. Luther T. Musgrove and Maurice H. McCoy, representing petitioner, felt they were being penalized by having to wait until the intersection was improved before they could begin construction. They stated that other developers had been allowed to develop their respective properties in that area.

Del Beaver explained that the problem at 17th and Walnut should not be compounded by allowing further development in the area before the intersection problem is corrected.

Closed public hearing.

BREWER/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE PRELIMINARY PLAN FOR GREENWOOD ESTATES SUBDIVISION SUBJECT TO THE FOLLOWING STIPULATIONS:

- a) City Engineering, the Development Department staff, and the Developer meet to discuss plans for curing the ills of the street and intersection, and that the comments generated relate to development timing of the project.
- b) staff comments be considered
- c) no development begin until the intersection is improved.

5. #40-78 REZONE: R-2 to PD-B - Preliminary Plan

Petitioner: Harry Williams. Location: Northwest corner of Seventh Street and Glenwood Avenue. A change from duplex-fourplex residential to office use.

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

*Del Beaver
on Council Agenda*

*Del Beaver
on Agenda*

David Fulton, representative for the petitioner, explained the parking plans, landscaping, and architecture for the proposed building. (Mr. Harry Williams was present.)

Asked for proponents. (None)

Asked for opponents. (None)

Mac Brewer was concerned about keeping the area residential-looking. He felt the building was attractive, although he felt he could tell more about its appearance if there were an elevated view. He did not, however, care for the location of the sign.

John Abrams opposed the building's location so near the street.
Closed public hearing.

BREWER/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL APPROVAL OF THE REZONING FROM R-2 TO PD-B PRELIMINARY PLAN SUBJECT TO THE FOLLOWING:

- a) staff comments be considered
- b) low-profile lighting be provided
- c) elevation view of building be provided with final development plan

FRANK SIMONETTI AND JOHN ABRAMS OPPOSED THE ABOVE MOTION, CREATING A TWO-FOR, TWO-AGAINST-VOTE. VIRGINIA FLAGER, ACTING CHAIRPERSON, CAST AN AYE VOTE TO BREAK THE TIE.

6. #23-78 ZONE TO PD-B - Outline Development Plan

Petitioner: Emanuel Epstein and Kenneth Etter. Location: South of Horizon Drive from Cliff Drive to G Road and north of Horizon Drive from 27-1/2 Road to G Road. Annexation zoned to Planned Development Business. (Epstein/Etter Hotel Complex, Shops, Restaurant, Health Club, Multi-family Housing)

Opened public hearing.

Del Beaver presented staff comments.

Mr. Robert VanDeusen, representative for the petitioner, presented and explained a model of the proposed development plan.

Asked for proponents. (None)

Asked for opponents. (None)

SIMONETTI/BREWER PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE EPSTEIN/ETTER DEVELOPMENT OUTLINE PLAN WITH THE FOLLOWING STIPULATIONS:

- a) proper drainage be provided in accordance with staff comments.
- b) access be addressed for 15th Street to Horizon Drive.

MEETING RECESSED AT 9:55 P.M. AND RECONVENED AT 10:00 P.M.

7. #41-78 REZONE: R-1-C to R-2-A

Petitioner: G. Lee and Elva G. Howell. Location: East end of Santa Clara Avenue. Rezone from single family to duplex/fourplex.

Opened public hearing.

Karl Metzner presented staff comments.

Mr. G. Lee Howell offered to answer any questions concerning his petition.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

DENISON/SIMONETTI PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE ABOVE REZONING

8. #44-78 SUBDIVISION - Final Plat: Elvalee Minor Subdivision

Petitioner: G. Lee and Elva G. Howell. Location: East end of Santa Clara Avenue. For a two-lot subdivision.

Opened public hearing.

Karl Metzner presented staff comments.

Mr. G. Lee Howell offered to answer any questions concerning his petition.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

DENISON/SIMONETTI PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE ELVALEE MINOR SUBDIVISION SUBJECT TO STAFF COMMENTS.

9. #90-77 PD-B - Final Plan: High Country Storage

Petitioner: Jack L. Payne. Location: Southeast corner of Grand Mesa Avenue and Cannon Avenue. Final development plan for rental storage units and one dwelling unit.

Opened public hearing.

Del Beaver presented staff and Review Agencies' comments.

Tom Logue, representative for the petitioner, made some comments regarding the proposal.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE FINAL PLAN FOR HIGH COUNTRY STORAGE SUBJECT TO STAFF COMMENTS, AND WITH THE DEVELOPER'S OPTION TO STUCCO OR PAINT THE EXTERIOR OF THE BUILDING. DEL BEAVER REQUESTED THAT THE STAFF AND PLANNING COMMISSION BE ADVISED OF THE COLOR. TOM LOGUE AGREED TO THE LATTER. (MR. ABRAMS OPPOSED THE MOTION.)

10. #37-78 SUBDIVISION - Final Plat: Clock Minor Subdivision

Petitioner: Keith A. and Amateene Clock. Location: 310 Pinon Street. For a three-lot subdivision.

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

Mr. Bill Ryden, representative for the petitioner, was in attendance and offered to answer any questions.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

ABRAMS/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE CLOCK MINOR SUBDIVISION'S FINAL PLAT SUBJECT TO STAFF COMMENTS.

No. 3 on Council Agenda

No. 1 on Council Agenda

11. #38-78 - SUBDIVISION - Final Plat: Schauster Minor Subdivision

Petitioner: Henry Schauster. Location: 280 27-1/2 Road. For a two-lot subdivision.

Opened public hearing.

Del Beaver presented staff and Review Agencies' comments.

Mr. Doug Hayes of Colorado West Survey represented the petitioner.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

DENISON/SIMONETTI PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE FINAL PLAT FOR SCHAUSTER MINOR SUBDIVISION SUBJECT TO STAFF COMMENTS.

12. #25-78 TEXT CHANGE - Chapter 32, Sec. 3, Paragraph 15 a.3.e

Petitioner: Staff. Adding some business, commercial, and industrial uses in the Planned Development Business Zone.

Opened public hearing.

Del Beaver presented staff comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

DENISON/ABRAMS PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE TEXT CHANGE.

13. #45-78 SUBDIVISION - Final Plat: Florine Minor Subdivision

Petititioner: Richard A. & Florine Sprecher. Location: 450 feet east of 28 Road, northside of Texas Avenue. For a two-lot subdivision

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*Item 12
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*Item 13
Council
Agenda*

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

Mr. Doug Hayes of Colorado West Survey represented the petitioner.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/BREWER PASSED A MOTION TO RECOMMEND TO COUNCIL APPROVAL OF THE FINAL PLAT FOR FLORINE MINOR SUBDIVISION SUBJECT TO STAFF COMMENTS.

14. #36-78 PROPOSED ROAD VACATION

Petitioner: Florine E. and Richard A. Sprecher. Location: 279 Cedar Street. Vacation of right-of-way.

Opened public hearing.

After staff comments were presented, it was discovered that the petitioner was not in attendance. Virginia Flager reminded the Planning Commission of the ruling in reference to absence of the petitioner. The regulations state that if a petitioner is absent from the hearing, the petition will be referred to the next meeting, provided the petitioner chooses to re-advertise.

Closed public hearing.

ITEM #36-78, PROPOSED ROAD VACATION, WAS DROPPED FROM THE AGENDA BECAUSE OF ABSENCE OF THE PETITIONER. (See above explanation.)

COUNTY ITEMS:

1a. #C54-78 REZONE: R-2 to R-4

Petitioner: Thomas Brimhall. Location: East of 29 Road, north of Grand Valley Canal.

Opened public hearing.

Del Beaver presented staff comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/ABRAMS PASSED A MOTION TO RECOMMEND DENIAL OF THE ABOVE ITEM FOR THE FOLLOWING REASONS:

a) there is already adequate land zoned for this type of development; this proposal would represent an intrusion in R-2 Zone

b) development would cause an overload of currently inadequate streets

MOTION TO RECOMMEND DENIAL PASSED UNANIMOUSLY.

2a. #C55-78 REZONE: PD-8 to PD-B

Petitioner: Tom Wilkinson. Location: Northwest corner of 28-1/2 Road and B-1/2 Road.

Opened public hearing.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE REZONING, PD-8 TO PD-B.

3a. #C66-78 SUBDIVISION - Preliminary: Apollo Park

Petitioner: Emanuel Pavlakis, Gus Halandras, Chris Halandras, Andy Peroulis. Location: Northwest corner of 25-1/2 Road and Independent Avenue.

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

Mr. Harry Williams, a representative for the petitioners, was in attendance.

Mr. Bill Ryden, another representative for the petitioners, made some comments regarding alignment with Orchard Avenue.

Asked for proponents. (None)

Asked for opponents. (None)

Public hearing closed.

BREWER/DENISON UNANIMOUSLY PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE PRELIMINARY FOR APOLLO PARK SUBDIVISION SUBJECT TO STAFF COMMENTS.

4a. #C65-78 SUBDIVISION - Preliminary: Monroeville

Petitioner: Thomas Foster, William Ryden, Randall Devore. Location: Northeast corner of 28 Road and B-3/4 Line.

Opened public hearing.

Del Beaver presented staff and Review Agencies' comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/ABRAMS UNANIMOUSLY PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE PRELIMINARY FOR MONROEVILLE SUBDIVISION SUBJECT TO STAFF COMMENTS AND WITH THE FOLLOWING EXCEPTION:

a) 40' 1/2 right-of-way required for 28 Road

5a. #C63-78 SUBDIVISION - Preliminary: Wintergreen Estates

Petitioner: Fred Selan. Location: Southeast corner of 30 and F Roads.

Opened public hearing.

Karl Metzner presented staff and Review Agencies' comments.

Asked for proponents. (None)

Asked for opponents. (None)

Public hearing closed.

DENISON/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE PRELIMINARY FOR WINTERGREEN ESTATES SUBDIVISION SUBJECT TO STAFF COMMENTS.

6a. #C74-78 REZONE: AFT to Neighborhood Business

Petititioner: Colorado Kenworth, Inc./Charles Keller.
Location: Northeast corner of 23-1/2 Road and Interstate 70.

Opened public hearing.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/ABRAMS UNANIMOUSLY PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE REZONING, AFT TO NEIGHBORHOOD BUSINESS SUBJECT TO STAFF COMMENTS.

7a. #C56-78 REZONE: PD-M to PD-8

Petitioner: A. J. Westlund. Location: South of C Road at 27-3/4 Line.

Opened public hearing.

Asked for proponents. (None)

Asked for opponents. (None)

There was extensive discussion concerning traffic congestion.

Closed public hearing.

THE PLANNING COMMISSION REQUESTED REFERRAL TO REVISE PLANS TO ENABLE BETTER TRAFFIC CIRCULATION; USE SECTION LINE AND QUARTER SECTION LINE ROADS WHEREVER FEASIBLE. ALL STREETS SHOULD HAVE VERTICAL FACE CURB, GUTTER, AND SIDEWALK.

8a. #C57-78 REZONE: PD-M to PD-8

Petititioner: Dudley Clymer/Clymer's Ranch and Livestock Company. Location: Between B-1/2 and B-3/4 Roads, and between 27-3/4 and 28-1/4 Roads.

Opened public hearing.

Asked for proponents. (None)

Asked for opponents. (None)

Much discussion ensued concerning traffic congestion.

Closed public hearing.

THE PLANNING COMMISSION REQUESTED REFERRAL TO REVISE PLANS TO ENABLE BETTER TRAFFIC CIRCULATION; USE SECTION LINE AND QUARTER SECTION LINE ROADS WHEREVER FEASIBLE. ALL STREETS SHOULD HAVE VERTICAL FACE CURB, GUTTER, AND SIDEWALK.

PLANNING COMMISSION MEETING ADJOURNED AT 12:15 A.M. ON WEDNESDAY, APRIL 26, 1978.