

GRAND JUNCTION PLANNING COMMISSION

June 27, 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 Chairperson, JANINE RIDER, with the following members present: MAC BREWER, VERN DENISON, VIRGINIA FLAGER, BILL MIKESELL, JIM PICKENS, and FRANK SIMONETTI.

Also present were: DEL BEAVER, Senior City Planner, KARL METZNER, Planner I, and CAROL REDMOND, Acting Secretary. Approximately 17 interested persons were also in attendance.

MIKESELL/SIMONETTI PASSED A MOTION TO APPROVE THE MINUTES OF THE MAY 30, 1978 MEETING.

DEL BEAVER asked that Item 4 of the Agenda, #56-78, Proposed Street Vacation, Hoesch Street, be referred to the July meeting because of some problems concerning existing right-of-way. All agreed to this request. It was pointed out that the petitioner was aware of and agreed to this change.

1. #39-78 SUBDIVISION - Final Plat: Greenwood Estates Sub-division

Petitioner: Green Tree, Inc. Location: Northwest Corner of 17th Street and Walnut Avenue. Thirty-one lot, single-family subdivision.

Opened public hearing.

DEL BEAVER presented this petition. He explained that staff comments which had been made at preliminary, have been agreed to by the petitioner. The only problem pending is still the action to correct the intersection at 17th Street and Walnut Avenue. He further stated that City Manager asked him to inform the Planning Commission that the petitioner has agreed to participate with the improvements of the intersection with a sum of \$5,565. He stated that negotiations are still ongoing, but that a positive solution is expected soon. City Council at their preliminary approval stage approved the concept to improve the street as nearly straight through as possible, not to "jog" the intersection. In their motion, they included rejection of asking any further right-of-way of the petitioner.

MR. LUTHER MUSGROVE, representing the petitioner, offered to answer any questions which the Commission might have.

Asked for proponents. (None)

Asked for opponents. (None)

MP. MUSGROVE expressed concern to have this petition approved as soon as possible so they might begin construction.

JANINE RIDER pointed out that the expediency at which they might proceed has nothing to do with the Commission's approval; that this is up to City Council contingent on the improvement of the 17th and Walnut intersection.

Closed public hearing.

FLAGGER/BREWER PASSED A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT, GREENWOOD ESTATES SUBDIVISION SUBJECT TO THE FOLLOWING:

- 1) An understanding that City Council will take no further action on this item until the improvements of the intersection at 17th Street and Walnut Avenue are completed and agreed to, and
- 2) Staff comments.

2. #62-78 ROAD VACATION

Petitioner: Denver & Rio Grande Western Railroad. Location: Between South Avenue and First Street in front of Denver and Rio Grande Western Railroad Depot.

Opened public hearing.

DEL BEAVER presented staff comments. In answer to Dr. Brewer's question, he explained that what is really being requested is vacation of rights to an easement.

BILL MIKESELL asked if the subdividers agreed with this proposal. DEL BEAVER replied that it was they in conjunction with the Railroad who brought the vacation request to the staff.

SAM HAUPT, representative for the petitioner, stated that the City, more particularly, Don Warner, had made the suggestion of an easement vacation request.

There was some discussion concerning parking, but it was pointed out that parking was not relevant to approval or denial of this request at this time, as this request is regarding rights to an easement only.

MR. BILL FRENCH of the Denver & Rio Grande Western Railroad was in attendance and assured that they were willing to work with the parking situation, even twenty years from now.

Asked for proponents. (None)  
Asked for opponents.

MR. TORFIN wanted to know whether the stoplight at Second Street would slow up traffic. He also wondered whether the people who are now using this street are aware of this proposal. He wondered why there had been no sign posted to this effect.

JANINE RIDER and VIRGINIA FLAGER agreed that it might be a good idea to post such a sign. JANINE pointed out that signs are posted for many other such proposals.

MR. TORFIN further pointed out that if a stoplight were placed at Pitkin and Second, that one should also have to be placed at Ute and Second.

The Commission and Staff agreed that this sounded logical.

FRANK SIMONETTI asked Mr. Haupt when he would expect the stoplights to be installed.

DEL BEAVER interjected that this would probably occur whenever the intersections were improved.

Closed public hearing.

There was discussion concerning the timetable for improvement of the intersection.

MIKESELL/PICKENS PASSED A MOTION TO RECOMMEND APPROVAL OF THE ROADWAY/EASEMENT VACATION SUBJECT TO THE FOLLOWING STIPULATIONS:

- 1) Intersections must be reworked, and
- 2) that developer work in an expeditious manner with the State and City Engineers to accomplish the job in a timely manner, and
- 3) if the intersections cannot be worked out in a well-engineered manner to the benefit of the public, the easement will revert back to the City, and
- 4) staff comments

3. #57-78 CONDITIONAL USE

Petitioner: John Bacheldor and Dan Neuschwanger. Location:  
1035 Grand Avenue.

Opened public hearing.

KARL METZNER presented staff comments.

JOE MESSINA of Bil-Tec Corporation, representative for the petitioner answered some questions for the Commission, explained the parking plans, and the driveway construction. He stated that the alley appears to have at one time been asphalt or some form of black top, but that it is now in a deteriorated state. Engineering had been concerned that the alley might present a dust problem for the neighbors.

MR. BACHELDOR was on hand to answer questions.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/FLAGER PASSED A MOTION TO RECOMMEND DENIAL OF THE CONDITIONAL USE BASED ON THE FOLLOWING:

- 1) Intrusion in an R-3 Zone (It was pointed out that the nearby church and hospital are not considered in the same category as offices.)

DEL BEAVER reminded petitioner that he could have this petition heard before the City Council in July.

4. #58-78 DEVELOPMENT IN HIGHWAY-ORIENTED ZONE

Petitioner: Central Electric Supply Company. Location:  
Northwest corner of Crossroads Blvd. and Crossroads Court.

Opened public hearing.

Jerry Fossenier was on hand to answer questions.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

DENISON/MIKESELL PASSED A MOTION TO RECOMMEND APPROVAL OF THIS DEVELOPMENT IN H.O. SUBJECT TO THE FOLLOWING:

- 1) Staff comments, and
- 2) the architectural considerations for the building and site lighting be given the same consideration as those stipulated on the original approval of the subdivision.

5. #59-78 SUBDIVISION - Preliminary: Winters Industrial Park

Petitioner: Folkestad Construction. Location: South of Winters Avenue from 10th to 12th Streets.

Opened public hearing.

KARL METZNER presented staff comments and led much discussion concerning the tailings pile near the property.

TOM FOLKESTAD and TOM LOGUE made some comments concerning the tailings, and the proposal in general.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

BILL MIKESÉLL MOVED THE WINTERS INDUSTRIAL PARK PETITION BE RECOMMENDED FOR DENIAL BECAUSE OF LACK OF A REPORT CONCERNING THE URANIUM TAILINGS FROM THE HEALTH DEPARTMENT.

MOTION LOST FOR LACK OF A SECOND.

FLAGER/DENISON PASSED A MOTION TO RECOMMEND APPROVAL OF THE WINTERS INDUSTRIAL PARK SUBDIVISION SUBJECT TO THE FOLLOWING:

- 1) Staff comments, and
- 2) stipulations in review sheet except the requirements concerning Kimball Avenue, and
- 3) that a conclusion concerning the sewer plan be agreed upon

MR. MIKESÉLL CAST THE ONLY DISSENTING VOTE.

DEL BEAVER offered to try to get some information from the Health Department to present to the Commission at time of final plat action.

6. #60-78 SUBDIVISION - Final: Spring Valley Filing #5 (Replat)

Petitioner: Paul Barru. Location: Along Pheasant Run and Beechwood Streets in Spring Valley.

Opened public hearing.

DEL BEAVER presented staff comments.

Asked for proponents (None)

Asked for opponents. (None)

TOM LOGUE, representative for petitioner, made a few comments.

Closed public hearing.

FLAGER/PICKENS PASSED A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT FOR SPRING VALLEY SUBDIVISION, FILING #5, REPLAT.

7. #61-78 PLANNED DEVELOPMENT BUSINESS - Preliminary: Omega Park

Petitioner: Village Land Company. Location: East of 28 Road from Eastgate to Elm Avenue.

Opened public hearing.

KARL METZNER presented staff and review agencies' comments.

MR. HARRY MAVRAKIS of Pavlakis & Company, representative for the petitioner, presented his plan.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

MIKESELL/SIMONETTI PASSED A MOTION TO RECOMMEND FOR APPROVAL THE PRELIMINARY PLAN FOR OMEGA PARK/PLANNED DEVELOPMENT BUSINESS SUBJECT TO THE FOLLOWING:

- 1) Staff comments, and
- 2) that public access be provided from 28 Road to Court Road including crossing of the drain ditch when project is 60% developed, and
- 3) that how public right-of-way access is accommodated be ascertained before final plat is submitted.

MEETING RECESSED AT 10:15 P.M. AND RECONVENED AT 10:20 P.M.

8. Discussion: SUPERBLOCK

LORAN DAKE, Assistant Director for the Downtown Development Authority (DDA), spoke briefly and introduced Sara Simpson, who had prepared the model of the multi-use concept as presented to the Planning Commission for discussion.

MIKESELL/PICKENS PASSED A MOTION TO RECOMMEND APPROVAL TO COUNCIL OF THE MULTI-USE CONCEPT (NOT NECESSARILY AS PRESENTED BY MS. SIMPSON'S MODEL), SUBJECT TO THE PD REGULATIONS.

VIRGINIA FLAGER ABSTAINED FROM VOTING FOR LACK OF CONCRETE INFORMATION.

9. #C105-78 SUBDIVISION - J & J Subdivision

Petitioner: J & J Enterprises. Location: Northeast corner of 29-1/2 Road and North Avenue.

Opened public hearing.

DEL BEAVER presented staff comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

SIMONETTI/MIKESELL PASSED A MOTION TO RECOMMEND APPROVAL OF THE J & J SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- 1) Internal access among lots be provided, and
- 2) every effort be made to save the trees

10. #C107-78 SUBDIVISION - Peach Hill Subdivision

Petitioner: John Moore. Location: Northwest of G & 27 Roads.

Opened public hearing.

DEL BEAVER presented staff comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

MIKESELL/PICKENS PASSED A MOTION TO RECOMMEND APPROVAL OF THE PEACH HILL SUBDIVISION SUBJECT TO THE DEVELOPER'S MAKING ARRANGEMENTS TO REMOVE EXCESSIVE DEDICATION OF RIGHT-OF-WAY.

11. #C108-78 SUBDIVISION - Dewey Subdivision

Petitioner: Carl Dewey Location: 261 feet north of F  
Road east of 25-1/2 Road.

Opened public hearing.

DEL BEAVER presented staff comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

FLAGER/DENISON PASSED A MOTION TO RECOMMEND APPROVAL OF THE DEWEY  
SUBDIVISION WITH THE STIPULATION THAT DETACHED SIDEWALKS  
BE PROVIDED ALONG 25-1/2 ROAD TO ACCOMMODATE PEDESTRIAN TRAFFIC  
TO AND FROM POMONA SCHOOL.

12. #C105-78 SUBDIVISION - Sierra Vista Subdivision

Petititioner: Clymer Ranch & Livestock. Location: Southeast  
corner of B & 27 Roads.

Opened public hearing.

DEL BEAVER presented staff comments.

Asked for proponents. (None)

Asked for opponents. (None)

Closed public hearing.

FLAGER/SIMONETTI PASSED A MOTION TO APPROVE THE SIERRA VISTA  
SUBDIVISION SUBJECT TO THE FOLLOWING STIPULATIONS:

- 1) Flag lots be removed, and
- 2) that it be well advertised to potential buyers that the  
development has no irrigation water, and therefore,  
desert landscaping be recommended.

MEETING ADJOURNED AT 11:30 P.M.