

GRAND JUNCTION PLANNING COMMISSION

August 29, 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: VIRGINIA FLAGER, FLORENCE GRAHAM, BILL MIKESELL, JIM PICKENS, DALE SCHOENBECK, and FRANK SIMONETTI.

Also present were: DEL BEAVER, Senior City Planner and DON WARNER, Planning Analyst. CAROL REDMOND, Stenographer/Recorder, and approximately twenty-nine interested citizens were also in attendance.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE MINUTES BE APPROVED AS CORRECTED, AS FOLLOWS:

- 1) Bottom page 2, re: JACKSON BULK DEVELOPMENT  
This new item (bulk development) could only be denied on the basis of the site plan due to it being a permitted use in the R-1-C zone as per City Attorney Gerald Ashby's interpretation of the zoning ordinance.
- 2) Page 9, re: AMERCIAN FAMILY ANNEXATION  
Motion should read "ZONING", instead of "ANNEXATION"
- 3) Page 9, re: THE FALLS ANNEXATION  
Motion should read "ZONING", instead of "ANNEXATION"

DEL BEAVER made one change to the agenda: Item #6, "ZONING FOR MINERVA PARK ANNEXATION - C2", is referred to next hearing at the petitioner's request.

1. #69-78 JACKSON BULK DEVELOPMENT

Petitioner: Mrs. Dorothy Jackson. Location: Southeast corner of 23rd and Elm. For a duplex in single-family zone.

- a) action - Alley Vacation
- b) action - Bulk Development Plan

Opened public hearing.

a) ALLEY VACATION:

DEL BEAVER introduced the petition and read Review Agencies' Comments. He also stated that all area residents had not been notified in writing before the previous meeting, but that this time they had. He further stated that all city departments agreed that the alley should be vacated.

DON WARNER clarified that it was the City, not necessarily Mrs. Jackson, who requested the alley vacation because they do not approve of dead-end alleys.

KEITH MUMBY, representing the petitioner, stated he felt the alley should be vacated since it is a one-lot deep alley.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

MIKESELL/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE ALLEY VACATION BE APPROVED SUBJECT TO EASEMENTS AS SPECIFIED IN REVIEW AGENCIES' COMMENTS.

b) BULK DEVELOPMENT PLAN:

DEL BEAVER presented the request and read Review Agencies' Comments.

KEITH MUMBY, petitioner's representative, made some comments.

Asked for proponents.

MR. ROTH, who lives across the street from the proposed bulk development, spoke in favor of the proposal.

Asked for opponents.

OWEN ASPINALL, Attorney, representing Bob Bacon, presented the following problems:

- 1) He did not understand/agree with the Commission's interpretation of zoning.
- 2) He stated that Mrs. Jackson's property drained onto his client's during storms, etc.
- 3) He stated that Mr. Lovelace, a neighbor, had not been notified of the proposal, except as Mr. Bacon told him when the hearing was scheduled.

MR. ASPINALL further questioned why the land is not simply rezoned if multi-family zoning is desired in the area.

BOB LOVELACE expressed his surprise at the possibility of a multi-family dwelling in what he felt was a single-family zone. He stated that he was opposed to this proposal because if he had wished to live in a multi-family zone, that's where he would have bought his property.

DEL BEAVER made some closing comments.

KEITH MUMBY made a rebuttal.

DON WARNER made some clarifications regarding zoning ordinances.

Closed public hearing..

~~There was much deliberation among Commission members.~~

VIRGINIA FLAGER stated she felt a workshop to further discuss bulk development regulations was in order.

PICKENS/GRAHAM PASSED A MOTION, 4-2, FLAGER AND SIMONETTI DISSENTING, TO RECOMMEND APPROVAL OF THE SITE PLAN SUBJECT TO THE FOLLOWING:

- 1) staff comments
- 2) 12,000 square feet of land area must exist
- 3) drainage be rechecked
- 4) screening fence be extended to east lot line

MR. ASPINALL wondered who would check the drainage.

DON WARNER stated he would contact the proper authorities and Mr. Aspinall regarding the drainage question.

2. #79-78 REZONE FROM R-1-D to PD-B for OMEGA PARK

Petitioner: Village Land Company. Location: Southeast of 28 Road and Elm Avenue. For an addition to Planned Office Development.

Opened public hearing.

DEL BEAVER introduced the request.

HARRY MAVRAKIS offered to answer questions. (Mr. Mavrakis was the petitioner's representative.)

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE REZONE.

3. #61-78 FINAL DEVELOPMENT PLAN - OMEGA PARK PHASE I

Petitioner: Village Land Company. Location: Southeast corner of 28 Road and Elm Avenue. A request for a planned development for offices.

- a) action - PLANNED DEVELOPMENT - PLAN
- b) action - SUBDIVISION

a) PLANNED DEVELOPMENT - PLAN:

Opened public hearing.

DEL BEAVER introduced the request and read Review Agencies' Comments.

HARRY MAVRAKIS, representing the petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

There was some deliberation among Commission members.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE PLAN SUBJECT TO THE FOLLOWING:

- 1) staff comments
- 2) that Court Road extended be a public, not a private street
- 3) that a cul-de-sac be provided at each phase, to be eliminated as development progresses until a through-street is created
- 4) that public right-of-way be made to allow access into public streets to the east of the development
- 5) that the public street be completed in its entirety when sixty percent (60%) of master plan is developed

b) SUBDIVISION:

Opened public hearing.

Asked for proponents.

Asked for opponents.

Closed public hearing.

SIMONETTI/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE SUBDIVISION.

4. #82-78 ZONING FOR APOLLO PARK ANNEXATION: C-2

Petitioner: Pavlakis and Company. Location: Northwest corner of 25-1/2 Road and Independent Avenue. Requested zoning for new annexation to be Heavy Commercial.

Opened public hearing.

DEL BEAVER introduced the proposal.

HARRY MAVRAKIS, representing the petitioner, made some comments concerning access, and offered to answer questions.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SCHOENBECK UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ZONING FOR APOLLO PARK.

5. #72-78 PROPOSED STREET NAME CHANGE - Gunnison Boulevard

Petitioner: Mabelle G. Clymer. Location: Gunnison Boulevard. A request to change street name from Gunnison Boulevard to Clymer Way.

Opened public hearing.

DEL BEAVER introduced the request.

The petitioner was in attendance, but had no comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE STREET NAME CHANGE BE APPROVED.

6. #75-78 ALLEY VACATION - Block 99

Petitioner: Sam Antonopoulos. Location: Alley between White and Rood from First to Second Streets. A request to vacate alley in order to make plans for the construction of improvements.

Opened public hearing.

DEL BEAVER introduced the request and read Review Agencies' Comments.

JAMES GOLDEN, representing the petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ALLEY VACATION SUBJECT TO THE FOLLOWING:

- 1) a single-parcel development
- 2) vacation take place at time building permit is acquired for construction of the total development

MEETING RECESSED AT 9:15 P.M. AND RECONVENED AT 9:20 P.M.

7. #77-78 DEVELOPMENT IN HIGHWAY ORIENTED ZONE - Crossroads Square

Petitioner: Crossroads Square. Location: Southwesterly corner of Horizon Drive and Crossroads Boulevard. For retail development in Highway Oriented Zone.

Opened public hearing.

DEL BEAVER introduced the proposal and read Review Agencies' Comments.

SAM HAUPT, representative of the petitioner, made some comments.

There was some discussion concerning temporary sidewalks.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE DEVELOPMENT IN H.O. SUBJECT TO THE FOLLOWING:

- 1) staff comments
- 2) asphalt walkway as discussed

8. #78-78 DEVELOPMENT IN HIGHWAY ORIENTED ZONE - CBW Builders  
Office Building

Petitioner: CBW Builders. Location: Northside of Cross-roads Boulevard, 400' northwest of Horizon Drive. Proposed office in Highway Oriented Zone.

Opened public hearing.

DEL BEAVER introduced the request.

JERRY FOSSENIER, representing the petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF COMMENTS AND THE PETITIONER'S COOPERATING WITH ADJACENT PROPERTY OWNERS FOR LANDSCAPING.

9. #76-78 PLANNED DEVELOPMENT-BUSINESS: Zoning & Preliminary  
Plan - Jenkins Floral.

Petitioner: Robert L. Jenkins. Location: 2806 C Road.  
Planned Development for expansion of existing floral business.

- a) action - PRELIMINARY PLAN
- b) action - ZONING

a) PRELIMINARY PLAN:

Opened public hearing.

DEL BEAVER introduced the request and read Review Agencies' Comments.

GORDON BUFORD, representing the petitioner, made some comments.

The petitioners were in the audience.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN SUBJECT TO STAFF COMMENTS, AND THAT THE DRIVEWAYS BE LEFT AS PROPOSED.

b) ZONING:

Opened public hearing.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ZONING, RIC TO PD-B.

10. #80-78 ZONING FOR TREECE ANNEXATION - HIGHWAY ORIENTED

Petitioner: Staff. Location: Northwesterly corner of I-70 and Horizon Drive. Zoning for new annexation in HO Zone.

Opened public hearing.

DEL BEAVER introduced the request.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

Please note that ROBERT COBURN, interested party, was in attendance.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ZONING.

MEETING ADJOURNED AT 10:15 P.M.