

September 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 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, Planner, KARL METZNER, Planner I, and DON WARNER, Planning Analyst. Carol Redmond, Stenographer/Recorder and approximately twenty interested citizens were also in attendance.

JANINE RIDER reminded Mr. Beaver that the Commission were still without copies of the last meeting's minutes; Mr. Beaver agreed to submit them very soon.

DEL BEAVER announced that item ten would be considered tonight if the petitioner was in attendance when it came due; otherwise, it would be referred to the next hearing. He further stated that county items would be deleted from this meeting.

1. #90-78 CONDITIONAL USE: Drive-up window.

Petitioner: Modern Savings & Loan Association. Location: Southwest corner of 7th St. & White Ave. For drive-up window on existing building.

Opened public hearing.

JIM PICKENS excused himself from consideration of this request because of his position with the petitioner.

DEL BEAVER introduced the request and read the review sheet comments.

JAMES GOLDEN and MR. MASHBURN, representing the petitioner, made some comments. They stated that preparation was already made for the drive-up window when they received a call from the Planning Department informing them that if they were planning on opening up a drive-up window, they would need a conditional use permit. Mr. Mashburn was disappointed that this had not been mentioned when they had made application for the building permit.

DEL BEAVER: I don't know the circumstances that Modern Loan wasn't informed that this was, by necessity, a Conditional Use item. In conversation with Mr. Fuhrmeister, do you have a copy of that? (referring to the building permit application. A Commission member handed Mr. Beaver a copy).. the application speaks to changing interior partition walls, and glass walls next to street, and then the comment by Mr. Fuhrmeister indicating that the permit was issued to H. E. Anderson, changing the interior partition wall and glass wall next to White Avenue. Mr. Anderson told Fred Fuhrmeister, Building Inspector, the drive-up window is not to be included in the permit, but was to be done at a later date. At this time a final inspection has not been done on the site. From my way of thinking, without being able to totally reconstruct what happened, from Planning Staff's perspective, not knowing exactly what went on before, and looking at Mr. Fuhrmeister's statement, Staff is satisfied that the drive-up

Review by 10-18-78
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10-16-78

window does not have to be granted on the premise that there was an error in the Building Inspection Department in not fully apprising them of something or not nipping something in the bud soon enough. Staff does feel that there are some alternatives that might be done to make this a workable situation.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

Although satisfied with the petitioners' explanation that there would not be a great volume of business at the drive-up window now, BILL MIKESELL and FRANK SIMONETTI were concerned about future volume.

VIRGINIA FLAGER was empathetic toward the petitioner's position; she felt there should have been and should be more communication between the Building and Development Departments.

There was further deliberation among Planning Commission members.

BILL MIKESELL moved to recommend approval of the conditional use permit based on the fact that he felt there was no choice in the matter; (after the fact.)

MOTION LOST FOR LACK OF A SECOND.

FRANK SIMONETTI felt the petitioners should be granted the drive-up window permit, but not in the manner in which it was presented.

SIMONETTI/FLAGER MOVED TO RECOMMEND THE REQUEST SHOULD BE TABLED FOR FURTHER CONSIDERATION. (MOTION LOST, 4-2)

MR. MASHBURN wondered whether it might be approved and reviewed after a year. He stated he would not like to consider any alternative plans.

MS. RIDER explained that this was not legal. She asked Mr. Beaver to check into whether this law might be changed since it would appear to be the answer to many similar situations.

SCHOENBECK/FLAGER moved to recommend denial of the conditional use because of possible encroachment on a city sidewalk. (MOTION LOST, 5-1)

FLAGER/MIKESELL moved to recommend approval as presented. (ROLL CALL VOTE WAS REQUESTED:) AYES: VIRGINIA FLAGER; NAYS: BILL MIKESELL, FRANK SIMONETTI, DALE SCHOENBECK, FLORENCE GRAHAM.

MOTION LOST, 5-1.

MIKESELL/FLAGER PASSED A MOTION (6-0) TO RECOMMEND PLANNING STAFF WORK WITH PETITIONER ON ALTERNATE TRAFFIC PATTERN.

2. #91-78 H. O. DEVELOPMENT PLAN

Petitioner: Jay Fransen. Location: Between Skyline Court and Horizon Court, south of Horizon Drive. Proposed offices.

Opened public hearing.

KARL METZNER presented the request and read review agencies' comments.

KARL METZNER asked if the parking would be phased in addition to the building construction.

FRANK WAGONER, representing the petitioner, answered Mr. Metzner's question affirmatively, and made some additional comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

There was some discussion concerning detached and attached sidewalks.

FLAGGER/GRAHAM UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL SUBJECT TO THE FOLLOWING:

- 1) Staff comments
- 2) Correction according to Ken Idleman's comments
- 3) Consideration of Fire Chief's comments
- 4) Parking and sidewalks be consistent with area

3. #92-78 PROPOSED ALLEY VACATION: Block 4, Mobley Subdivision

Petitioner: Bernie Dorris (Agenda incorrectly stated "Davis")
Location: E.-W. Alley south of White Ave. between Rice and Spruce Streets.

Opened public hearing.

KARL METZNER introduced the request and read review sheet comments.

BILL MIKESELL wondered why the request was being made.

KARL METZNER explained that the alley was never open; there are trees and shrubs in it which the petitioner is maintaining.

BERNIE DORRIS offered to answer questions.

Asked for proponents.

VIRGIL VANDYKE, the property owner to the south, felt there was no reason to keep the alley.

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SCHOENBECK: UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE VACATION SUBJECT TO STAFF COMMENTS WITH THE EXCEPTION OF CONFLICT WITH NORTH-SOUTH ALLEY.

4. #93-78 WALNUT OFFICE CENTER AND COLLEGE PLACE APARTMENTS

Petitioner: W.G.M. Investments. Location: West of 12th St. between Walnut Ave. and Bookcliff Ave.

- a) Consideration of Conditional Use for office.
- b) Consideration of Street Vacation.
- c) Consideration of Bulk Development of apartments.

Opened public hearing.

a) CONDITIONAL USE:

DEL BEAVER presented the request and read review sheet comments.

MR. GUTHRIE offered to answer questions. (Representing petitioner.)

Asked for proponents. (NONE)

Asked for opponents. (See under "b", Bulk Development action)

MIKESELL/PICKENS: UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL:

b) STREET VACATION AND BULK DEVELOPMENT:

DEL BEAVER presented the request and read review sheet comments. He further stated the reasons for the request to vacate. He said that the city shows no enthusiasm to maintain the street which ends in a cul-de-sac, and that it uses enough land that it is not economical.

MR. WYMAN, petitioner, was in attendance.

VIRGINIA FLAGER recommended Staff work with Duane Jensen for consistency in trash pickup.

Asked for proponents.

BOB EMERICK, who stated he was NEUTRAL, was concerned about sewer line running along dedicated portion of Cedar Court; he wanted to be sure that he would have access to hook onto it.

MR. GUTHRIE stated that the sewer line runs east and west along the northside of the property, therefore, would be no problem.

Asked for opponents.

GALE WARE, a resident, asked for further clarification, and stated she was opposed to the development. She was concerned about traffic at Eleventh and Walnut Streets.

Closed public hearing.

ACTION: (Both "b" and "c")

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

There was some discussion concerning sidewalks.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND STAFF AND PETITION COOPERATE TO REDESIGN TRAFFIC PATTERNS AND PRESENT IT AGAIN AT THE NEXT MEETING CONCERNING THE BULK DEVELOPMENT. (THE STREET VACATION NOT TO BE ACTED UPON UNTIL THE DEVELOPMENT IS APPROVED/REJECTED).

5. 5. #94-78 WINTERS AVENUE INDUSTRIAL PARK: Final Plat

Petitioner: Thomas E. Folkestad. Location: South of Winters Ave. from Tenth to Twelfth Sts. Final plat of Winters Ave. Industrial Park

Opened public hearing.

DEL BEAVER introduced the request and read review sheet comments.

TOM LOGUE, representing the petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SCHOENBECK PASSED A MOTION, 5-1, MIKESELL DISSENTING, TO RECOMMEND APPROVAL SUBJECT TO STAFF COMMENTS. STREET GRADING AND DRAINAGE SHOULD BE WORKED OUT WITH THE CITY ENGINEER PRIOR TO CITY COUNCIL MEETING.

BILL MIKESELL wished to clarify that he opposed the final plat because there had been no report received from the Health Department concerning the tailings.

6. #95-78 SUBDIVISION: SIX AND FIFTY WEST SUBDIVISION - Filing 2
Final Plat

Petitioner: Excalibur Enterprises. Location: Between 6 & 50 and Crosby Ave., north of West Ouray. Commercial Subdivision.

Opened public hearing.

KARL METZNER presented the request and read review sheet comments. He further explained that if the development to the south does not require access, that a vacation will be considered.

LORAN DAKE, representing the petitioner, made some comments regarding drainage.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT SUBJECT TO STAFF COMMENTS.

7. #96-78 SUBDIVISION: Pheasant Run, Spring Valley #6 - Final Plat

Petitioner: B.D. 76 c/o Paul Barru. Location: West of 28 Rd. from F-1/4 Rd. to F-3/4 Rd.

Opened public hearing.

DEL BEAVER introduced the request and read review sheet comments.

PAUL BARRU, representing the petitioner, answered some questions.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

MIKESELL/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT AS AMENDED BY PETITIONER, SUBJECT TO STAFF COMMENTS.

8. #81-78 ZONING FOR MINERVA PARK ANNEXATION - REFERRED TO NEXT MEETING.

9. #74-78 PROPOSED STREET AND ALLEY VACATION

Petitioner: Grand Junction Steel. Location: 1100 block of 3rd Ave.

Opened public hearing.

KARL METZNER introduced the request and read review sheet comments.

BILL MIKESELL wished to know the reason vacation is being requested.

It was stated that the reason is to consolidate property for better usage.

MR. GOLDEN, representing the petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF COMMENTS.

10. #39-78 PROPOSED STREET VACATION: Bookcliff Avenue

Petitioner: Green Tree, Inc.

Location: Bookcliff Avenue west of 17th St.

Opened public hearing.

DEL BEAVER introduced the request, explaining that right-of-way is not needed for access; street does not go through.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE STREET VACATION.

MEETING ADJOURNED AT 10:45 P.M.

STATE DEPARTMENT OF HIGHWAYS

JACK KINSTLINGER

EXECUTIVE DIRECTOR

DIVISION OF HIGHWAYS
E. N. HAASE
CHIEF ENGINEER



DISTRICT 3
R. A. PROSENCE
DISTRICT ENGINEER

STATE OF COLORADO

P.O. BOX 2107-606 SO. 9TH ST. • GRAND JUNCTION, COLO. 81501 • (303) 242-2862

September 18, 1978

Grand Junction City Council
c/o City Hall
250 North Fifth Street
Grand Junction, CO 81501

Gentlemen:

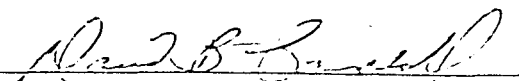
We have been asked to review and comment on the Horizon 70 Ventures proposed development in the southwest quadrant of I-70 and Horizon Drive, they are:

"Significant traffic is expected to be generated by this development but the impact seems to be diminished by the developers proposed channelization of the intersection. Future refinement of the control of the traffic circulation could conceivably be in the form of traffic signal control. Perhaps an escrow account could be established by the developer to assure availability of funds when traffic signal warrants are met."

Very truly yours,

R. A. PROSENCE
DISTRICT ENGINEER

BY


DAVID B. CAMPBELL
DISTRICT SAFETY & TRAFFIC ENGINEER

DBC:lmw

CC: Steve McKee ✓
Prosence
Bradbury
Pat Gierhart
file

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

Sept. 19, 1978

To: (From:) Ron Rish From: (To:) Steve McKee

SUBJECT: J & J Joint Venture Developments

Horizon Drive traffic volume for 1977 A.D.T. was 7,000 vehicles. The peak occurred between 2:00 P.M. and 3:00 P.M. with 554 vehicles.

This development's peak hour should occur either between 5:00 P.M. and 6:00 P.M. due to the office buildings, should workers hours end at 5:00 P.M.; or 12 to 1 P.M. due to the restaurant facilities.

Peak traffic volumes at this access could be as high as 656 vehicles per hour when it is fully developed.

The heaviest movement into the development should be Northbound on Horizon Drive executing a left into the development. The heaviest outbound maneuver would be a right turn onto Southbound Horizon Drive.

The most difficult and hazardous maneuver from this development would be the execution of a left turn to Northbound Horizon Drive and an immediate right onto the I-70 access ramp. This maneuver would be more prevalent during the morning hours by personal lodging at the motel with destination east, and could occur during the morning peak period on Horizon Drive.

The eastbound off ramp from I-70 to Horizon Drive is a very minor movement and should not create a major problem with the development's access.

It is possible that a traffic signal light would be warranted at this point as soon as the development is in complete operation. The development occurring along Horizon Drive and the Airport will increase the Horizon Drive traffic considerably in the near future.

A traffic signal should be considered as a part of this development and implemented when warranted, but not until it is warranted.

The complicating factor to this intersection is the amount of traffic generated by the development, the increasing traffic volumes on Horizon Drive, (28% from 1977 to 1978, due to developments along Horizon Drive and the Airport) and the close proximity to the interchange of I-70.

cc: Del Beaver ←