

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

January 29, 1980

The first meeting of the month of January was called to order at 7:35 p.m. by Chairman FRANK SIMONETTI. The following members were present: FLORNCE GRAHAM, REBECCA FRANK, VIRGINIA FLAGLER, JANINE RIDER, DALE SCHOENBECK and JIM PICKENS..

KARL METZNER, Design & Development Planner; DIANE SMUCNY, Planner; SUE DRISSEL, Planning Staff, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately fifteen interested citizens in the audience.

The minutes of the December 18, 1979 meeting were approved, after corrections, upon motion of FLAGLER/RIDER. The approval of the minutes of the November 27, 1979 meeting were tabled upon motion of FLAGLER/RIDER.

#90-79 DEVELOPMENT IN H.O. - MESA MINI MALL

Petitioner: Mesa Mini Mall Properties. Location: Northwest corner of 24.5 Road and Patterson Road. Contains 13.6 acres.

FRANK SIMONETTI read the request and opened the public hearing. KARL METZNER outlined the location of the parcel and called attention to the Review Sheet comments. KARL METZNER noted that the matter had been approved, subject to staff meeting and workshop concerning a right of way question on 24.5 Road. The consensus of the City and County Engineer from discussion was that it would be appropriate to buy the necessary right of way.

REBECCA FRANK: Are you talking about the minimum right of way now, on 24, is that all to be purchased? Will that all have to be purchased?

KARL METZNER: It would have to be, yes.

VIRGINIA FLAGLER: Is the County going to purchase it, or is the City going to purchase it?

KARL METZNER: It hasn't been worked out yet.

BAIRD BROWN, of Harshman and Brown, appeared for the Petitioners, together with KEN HUNT, Dillon and Hunt, and JERRY FAUSSONE of C B W Builders.

FRANK SIMONETTI closed the public hearing.

FLAGLER/RIDER PASSED 6-0 A MOTION THAT THIS PROPOSED PLAN BE RECOMMENDED TO THE CITY COUNCIL FOR DENIAL BECAUSE IT CANNOT FULFILL THE RECOMMENDATIONS OF THE STAFF IN RELATIONSHIP TO THE DESIGN OF THE CURB CUT AND DRIVEWAY.

#91-79 HEIGHT VARIANCE REQUEST

Petitioner: Greg Dillon. Location: South of Colorado Avenue, between 3rd and 4th Streets. Request to vary the height requirement from 65 feet to 150 feet; and a request to allow for the projection of the parking structure beyond the Colorado Avenue property line by 5 feet.

FRANK SIMONETTI read the request and opened the public hearing. KARL METZNER outlined the location of the parcel and called attention to the Review Sheet comments. KARL METZNER stated that this was a matter that had been heard at the last meeting and there was a legal technicality to be taken care of in the advertisement; that there had been no problem with the initial request other than the advertisement had to be stated properly.

FRANK SIMONETTI closed the public hearing.

FLAGLER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE HEIGHT VARIANCE.

#1-80 DEVELOPMENT IN H.O. - HORIZON PARK PLAZA & ROAD VACATION

Petitioner: Warren Gardner. Request for an office building on 2.5 acres in a highway oriented zone and a request to vacate a part of Horizon Court which is no longer needed.

- a. Consideration of development in H.O.
- b. Consideration of road vacation.

FRANK SIMONETTI read the request and opened the public hearing. DIANE SMUCNY outlined the location of the parcel and called attention to the Review Sheet comments.

DIANE SMUCNY stated that review of the heliopad application would be handled by the FAA and that application therefor had been forwarded by the Airport Authority to the FAA about ten days previous to this hearing.

JERRY FAUSSONE, of CBW Builders, appeared for the Petitioner, together with DALE MILLER, Architect, and stated that they were agreeable with the items mentioned by the Planning Staff and that they would have to comply with FAA regulations in regard to the heliopad.

RIDER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THIS DEVELOPMENT IN AN H.O. ZONE, SUBJECT TO THE STAFF COMMENTS.

JANINE RIDER: Let me just make a comment. One of the things that the Staff comments say is the question of the heliopad thing, but I don't see any reason that it should come before us, so my motion is supposed to mean that it's fine with us, if they can work it out with the FAA.

RIDER/FLAGLER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ROAD VACATION FOR HORIZON PARK PLAZA, AS SHOWN.

#2-80 ZONING OF ANNEXATION (R1B TO PR & H.O.) & CROSSROADS
ENERGY COMPLEX - PRELIMINARY PLAN

Petitioner: Planners & Developers Ltd. Location: East of 27
Road lying North of I-70. Contains 28.9 acres with 12.04 acres to be
zoned planned residential, and 13.48 acres to be zoned highway oriented.

- a. Consideration of annexation.
- b. Consideration of preliminary plan.

FRANK SIMONETTI read the request and opened the public hearing.
DIANE SMUCNY outlined the location of the parcel and called attention to
the Review Sheet comments.

JANINE RIDER: What makes this so far back to be considered H.O.?

KARL METZNER: It depends on who you talk to.

JANINE RIDER: To me, it's much too far off the H to be H.O.

KARL METZNER: There is no specified statement anywhere.
Personally, I consider it to be sight distance.

JERRY FAUSSONE appeared for the Petitioner, Planners &
Developers, Ltd., and outlined the proposal and the location of the
development.

CHARLIE PLSEK appeared, as a neighbor of the development and
stated he would have no objection to the residential development if it
would be condominium type homes where elderly people would reside, and
gave his opinion in regard to the annexation and development of an
extension of the sewer line in his area.

FRANK SIMONETTI stated he thought the Valley-wide Sewer Project
would take care of the problem in this area.

JANINE RIDER: Why did you come to the determination that H.O.
was probably the legitimate zoning for that piece? Can I hear what your
comments are?

KARL METZNER: Well, first of all, it depends upon what your
philosophy is on H. O. -- and second of all, the piece to the east of
it is H. O. to the same depth.

FLAGLER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO
THE CITY COUNCIL FOR THE CHANGE TO PR AND H.O. ZONING, AS REQUESTED.

RIDER/FLAGLER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO
THE CITY COUNCIL OF THE PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS.

#3-80 DEVELOPMENT IN H.O.

Petitioner: Jim & Bonnie Karp. Location: South of Sherman
Drive, approximately 100' West of Dorothy Avenue. Request for mini
storage units on .3 acre.

FRANK SIMONETTI read the request and opened the public hearing. KARL METZNER outlined the location of the parcel and called attention to the Review Sheet comments.

KARL METZNER stated that they had resolved the site distance problem.

BILL TINDALL, appearing for the Petitioners, stated they are proposing a very low profile type of mini-storage building.

FRANK SIMONETTI closed the public hearing.

SCHOENBECK/RIDER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED DEVELOPMENT, SUBJECT TO STAFF COMMENTS, AND THAT AT SUCH TIME AS SHERMAN DRIVE IS PAVED, CURB AND GUTTER AND DRAINAGE PUT IN, THAT THIS PARTICULAR SITE THEN WOULD ALSO BE PAVED.

#4-80 REZONE R2 to P

Petitioner: Kenneth Ray Cox. Location: Northwest corner of North 3rd Street and Belford Avenue. Request to change from single family/duplex residential use at approximately 27 units/acre to parking use on .144 acres.

FRANK SIMONETTI read the request and opened the public hearing. DIANE SMUCNY outlined the location of the parcel and called attention to the Review Sheet comments.

JEFF HOLLINGER appeared for the Petitioner, stated the name of the restaurant would be the Little Big Man Pizza, a family oriented restaurant and there would be no drive-up window proposed at this location.

FRANK SIMONETTI closed the public hearing.

RIDER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL OF REZONING THE NORTHWEST CORNER OF NORTH THIRD STREET AND BELFORD AVENUE FROM R2 TO P, SUBJECT TO STAFF COMMENTS.

#5-80 EASEMENT VACATION

Petitioner: Sterling Martin. Location, 2225 Dogwood Court. Request to vacate easement that has never been used and is not needed.

FRANK SIMONETTI read the request and opened the public hearing. DIANE SMUCNY outlined the location of the parcel and called attention to the Review Sheet comments.

STERLING MARTIN appeared in his behalf and stated the variance was only about two inches.

FRANK SIMONETTI closed the public hearing.

FLAGLER/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE VACATION OF THE EASEMENT AS REQUESTED.

#6-80 THE FALLS SUBDIVISION FILING #2 - FINAL PLAN & PLAT

Petitioner: Robert Gerlofs. Location: South of Patterson

Road, between 28.25 and 28.5 Roads. Contains 8.3 acres designed for 83 units in a planned residential zone.

FRANK SIMONETTI read the request and opened the public hearing.

JIM PICKENS: Mr. Chairman, I request permission to abstain from any discussion on this issue.

FRANK SIMONETTI: Excused.

DIANE SMUCNY outlined the location of the parcel and called attention to the Review Sheet comments.

VIRGINIA FLAGLER had several queries concerning the amount of excavation that had been done in the area and the likelihood of traffic endnagering the house being built in the area.

TOM LOGUE appeared for the Petitioner and advised that this was due in part to the drainage plan required for the area and the excavation area will be raised approximately twelve inches when the paving in the development is complete.

KARL METZNER: I think the City Engineer looked at it.

VIRGINIA FLAGLER: But there was no mention they were excavating that much dirt immediately on the south side of F Road, and it changes the whole future of the development in the area out there. It's going to be a real problem area with that sudden drop-off, and there was no mention they were going to excavate to that depth on the south side of F Road.

FRANK SIMONETTI closed the public hearing.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAN OF THE FALLS SUBDIVISION FILING #2, SUBJECT TO THE STAFF COMMENTS.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT OF THE FALLS SUBDIVISION FILING #2.

#132-78 CRESTVIEW SUBDIVISION REPLAT - FINAL PLAT

Petitioner: Henry Faussonne & Noel Norris. Location: Between 15th Street and 27.5 Road. Replat of Lots 5-14 on 2.37 acres in a planned residential zone.

FRANK SIMONETTI read the request and opened the public hearing. KARL METZNER outlined the location of the parcel and stated that it had been reviewed by the Commission at various times and at various stages.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner.

FRANK SIMONETTI closed the public hearing.

FLAGLER/RIDER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSAL ON CRESTVIEW SUBDIVISION REPLAT FINAL PLAT AS PRESENTED.

#84-79 HOMESTEAD SUBDIVISION - FINAL PLAN

Petitioner: Louise Forster, A. L. Partee. Location: 737 Horizon Drive. Contains 3.102 acres, designed for 3 lots in a highway oriented zone.

FRANK SIMONETTI read the request and opened the public hearing. DIANE SMUCNY outlined the location of the parcel and called attention to the Review Sheet comments.

VIRGINIA FLAGLER: There's no problems?

DIANE SMUCNY: No. They have all been worked out.

FLAGLER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE HOMESTEAD SUBDIVISION FINAL PLAN AS PRESENTED, SUBJECT TO ANY STIPULATIONS OF THE STAFF.

C188-79 THE PLAZA SUBDIVISION (TRANSITIONAL) - FINAL PLAT

Petitioner: Walter Smith. Location: Southeast corner of 29.25 and F Roads. Contains 6.38 acres designed for 22 units in a single family/duplex residential zone.

FRANK SIMONETTI read the request and opened the public hearing. KARL METZNER outlined the location of the parcel and stated this was a County transition subdivision that the Commission had looked at at preliminary plan and this was the final. KARL METZNER addressed the points presented at the previous meeting and the changes that had been made to correct some of the concerns of the Commission at that time.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and described the configuration of the lots and the placement of the houses thereon.

GRAHAM/FRANK PASSED 5-1 (FLAGLER AGAINST) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PLAZA SUBDIVISION FINAL PLAT.

STEPHEN SJORN appeared as Architect for BRUCE TROY and presented an outline of the proposed SOLARIS SQUARE and the joint parking proposed for SOLARIS SQUARE and SUNDS N SOUNDS. No formal action was required on this matter and the Commission expressed approval of the proposed parking plan as presented to them.

The first meeting of the month of January, 1980, was adjourned at 10:17 p.m.