

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

May 27, 1980

The first meeting of the month of May was called to order at 7:33 p.m. by Chairman JIM PICKENS. The following members were present: FLORENCE GRAHAM, JANINE RIDER, FRANK SIMONETTI and REBECCA FRANK. DALE SCHOENBECK later joined the meeting.

DIANE SMUCNY, Planner, DON WARNER, Design and Development Planner, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately twenty interested citizens in the audience.

DIANE SMUCNY announced that item four, #29-80 and item twelve, #40-80, had been removed from the Agenda.

SIMONETTI/FRANK PASSED 4-0 A MOTION TO APPROVE THE MINUTES OF THE APRIL 29, 1980 MEETING OF THE COMMISSION.

#88-79 G & S INVESTMENTS, LTD. FINAL PLAN, PHASE I AND ALLEY VACATION

Petitioner: Doss Simpson
Location: East of 12th Street, between Elm and Kennedy Avenues. Contains 2 acres in a planned business zone.

- a. Consideration of final plan.
- b. Consideration of alley vacation.

JIM PICKENS read the request and opened the public hearing.

SARAH SIMPSON, appearing for G & S Investments, Ltd., outlined the proposed development and stated they were going to close the alley by a barricade to satisfy the demands of the Ingvertsens in regard to additional traffic using the alleyway.

DALE SCHOENBECK joined the meeting at this time.

DIANE SMUCNY: One other thing that has to be addressed as part of the approval for the planned development or recommendation for approval, there has to be a consideration for the sale of liquor in the restaurant, so that has to be discussed, too.

SARAH SIMPSON: Okay. John is going through that process kind of separately, but the restaurant is mostly an eating facility. It's a hamburger place that also sells 3.2 beer by the pitcher. They do not at present have any plans to have it be anything but mostly an eating place. It serves 3.2 beer for the college students, but it's not -- they aren't

planning a heavy entertainment schedule or anything like that, because they are hoping to get quite a bit of family business, too.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

A letter under date of 5-23-80 was presented and read to the Commission, incorporating the resolution of differences between the Ingvertsens and the Developers.

JIM PICKENS closed the public hearing.

JANINE RIDER: Sarah, as I understand it, the blocking off of the alley is basically permanent until the project is developed, and at that point it won't be an alley anyway?

SARAH SIMPSON: Right. You can see on our long term development plan. All this means, we are doing it a little sooner.

JANINE RIDER: There is not an intention at any time to open the alley?

SARAH SIMPSON: No. We wanted it closed, too, because we don't want through traffic.

FLORENCE GRAHAM: The only addition is the approval of the 3.2 liquor license?

DON WARNER: Just the recognition that that becomes part of the planned development that they would be serving 3.2 beer along with the sandwiches.

SIMONETTI/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THIS FINAL PLAN, SUBJECT TO THE STAFF COMMENTS AND RECOMMENDATIONS, AND WITH THE PROVISION THAT THE ALLEY WILL BE BLOCKED BEFORE THERE IS ANY CERTIFICATE OF OCCUPANCY.

SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL VACATION OF THE PORTION OF THE ALLEY INDICATED ON THE MAP, SUBJECT TO THE CONSIDERATION THAT THE ALLEY VACATION WILL NOT BE EFFECTIVE UNLESS THE PROJECT IS BUILT.

#36-80 REZONE R1B TO R3

Petitioner: Mesa College

Location: 1040 Bunting. A request to change from single-family residential use, at approximately 4.8 units/acre, to multi-family residential use, at approximately 50 units/acre on .21 acres.

JIM PICKENS read the request and opened the public hearing.

DR. JO DORRIS, Vice President of Student Affairs, representing Mesa College, appeared and outlined the reason for the request for rezone, stating a fraternity house was planned with ten students to be occupying the residence.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendation.

JIM POOLE appeared as President of the Sigma Xi Epsilon Alumni Corporation, stating the Corporation would be guiding the students living in the residence in their financial and social obligations, and asked for approval of the requested rezone.

BUD ROBERTS appeared as an adjacent property owner and presented a petition on behalf of some of the neighboring property owners objecting to the rezone because of noise factors, parking problems and maintenance of the fraternity house.

WINNIFRED BULL, an adjacent property owner, appeared and objected to the rezoning because of parking and traffic problems.

DR. DORRIS responded to some of the concerns of the property owners, stating that Mrs. Jones, an adjacent property owner, had stated to her that she had no objection and now had signed the petition objecting to the rezone. DR. DORRIS stated that campus security would be patrolling the parking area for the fraternity house.

FRANK SIMONETTI: I would like to know the square feet, how big the house is, and how many bedrooms are in it?

DR. DORRIS: I can't tell you the square footage. It has four bedrooms and one large room which could be used in a dormitory style for four beds.

REBECCA FRANK: Also, there are college offices there now, correct?

DR. DORRIS: Yes.

REBECCA FRANK: Can you tell me how many people work in that building?

DR. DORRIS: In that building, at the present time, there are approximately fifteen, I guess.

FLORENCE GRAHAM: Would you say that there are at least twenty percent of the property owners against it?

DIANE SMUCNY: Yes.

CONNI McDONOUGH asked questions as to the interpretation of the Zoning Resolution.

DON WARNER read pertinent portions of the Zoning Resolution to the Commission.

DIANE SMUCNY: The question was, are you opposing R3 or a fraternity house?

BUD ROBERTS: I think it's the idea of having ten people in that house.

JIM PICKENS closed the public hearing.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO MOVE #36-80 REZONE R1B TO R3 TO FACT FINDING AND REPORT AT THE NEXT REGULARLY SCHEDULED MEETING ON JUNE 24, 1980.

#34-80 DEVELOPMENT IN H.O. CROSSROADS COLORADO WEST

Petitioner: Robert Hirons, representing P. H. Management.
Location: Crossroads Colorado West, 2754 Compass Drive.
Request for an office building on Lots 1, 2, and 3 of Block 3 of Crossroads Colorado West Replat, in a highway oriented zone.

JIM PICKENS read the request and opened the public hearing.

SAM HAUPT and FRANK WAGNER appeared for the Petitioner and outlined the proposed development.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #34-80 CROSSROADS COLORADO WEST, DEVELOPMENT IN H.O., SUBJECT TO STAFF COMMENTS.

#35-80 DEVELOPMENT IN H.O. - FRITZ WAREHOUSE

Petitioner: Robert Fritz
Location: Southwest corner of Sherman Drive and Dorothy Avenue. Request for a warehouse on .3 acres in a highway oriented zone.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner and outlined the proposed development.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #35-80 DEVELOPMENT IN H. O., FRITZ WAREHOUSE, SUBJECT TO STAFF COMMENTS BEING TAKEN CARE OF PRIOR TO THE TIME OF PRESENTATION OF THE PROPOSAL TO THE CITY COUNCIL.

#38-80 ZONING OF WESTERN FEDERAL SAVINGS & LOAN ANNEXATION, COUNTY AFT TO CITY PLANNED BUSINESS - PRELIMINARY PLAN

Petitioner: H. T. and N. L. Puckett
Location: Northeast corner of 24.5 Road and F Road. Request to change from County agricultural/forestry to City Planned Business use on 1.908 acres.

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

JIM PICKENS relinquished the Chair to FLORENCE GRAHAM and abstained from discussion or voting on this item.

FLORENCE GRAHAM read the request and opened the public hearing.

KEN HUNT appeared for the Petitioner and outlined the proposed development for the Commission.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

FLORENCE GRAHAM closed the public hearing.

RIDER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING OF WESTERN FEDERAL SAVINGS & LOAN ANNEXATION, COUNTY AFT TO CITY PLANNED BUSINESS.

RIDER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, INCLUDING THOSE MENTIONED AND INCLUDING BIKE RACKS AND MAKING OBVIOUS THE ROUTE TO THE DRIVE-UP WINDOW BEFORE THE PHASING IS FINISHED.

#37-80 PLANNED DEVELOPMENT - FINAL PLAT

Petitioner: Esther Daniels and Dwayne Wilson
Location: South of Unawep, approximately 500 feet west of 27 Road. A request for a ceramic shop and residence on .32 acres in a planned business zone.

JIM PICKENS read the request and opened the public hearing.

DWAYNE WILSON appeared for the Petitioner and outlined the proposed development.

FLORENCE GRAHAM: What are the dimensions?

DWAYNE WILSON: Of the building? It's 28 by 56; it's just about fifteen hundred square feet on one level.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

DIANE SMUCNY: One addition to the comments to be satisfied that I should mention is that Power of Attorney should be submitted for full improvements to C Road, which is Unawep, and they need 33 foot half right of way, so there may have to be additional right of way granted by the petitioner.

FRANK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #37-80, A CERAMIC SHOP AND RESIDENCE, SUBJECT TO STAFF COMMENTS, INCLUDING MEETING AN ADDITIONAL REVIEW WITH THE STAFF, AND SUBMISSION OF POWER OF ATTORNEY FOR THE RIGHT OF WAY REQUESTED.

DIANE SMUCNY: They will have to submit a revised site plan.

#89-79 VILLAGE FAIR SHOPPING PARK - FINAL PLAN

Petitioner: Earl Jensen
Location: Southwest corner of 12th and Patterson. Contains 4.5 acres in a planned business zone.

JIM PICKENS read the request and opened the public hearing.

EARL JENSEN appeared as the Petitioner and outlined the proposed development.

JANINE RIDER: How come there's no landscaping on that plan? They did a separate landscaping plan, and that remains the same.

EARL JENSEN: Yes. We did submit that with the preliminary and that hasn't changed.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #89-79 FINAL PLAN OF VILLAGE FAIR SHOPPING PARK, SUBJECT TO THE STAFF COMMENTS.

#39-80 ZONING OF REDDING ANNEXATION - COUNTY AFT TO CITY RIC

Petitioner: Department Staff
Location: North of Patterson Road, 660 feet East of 25.5 Road. A request to change from County agricultural/forestry to City single family residential at approximately 7 units to the acre.

JIM PICKENS read the request and opened the public hearing.

DON WARNER outlined the proposed zoning of the Redding Annexation for the Commission.

KENNETH HETZEL appeared and after being advised of the location of the property stated he was in error and this would not affect his property, and had no objection.

JIM PICKENS closed the public hearing.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING OF THE REDDING ANNEXATION, COUNTY AFT TO CITY RIC.

DIANE SMUCNY presented a history of the progress on the Historic Site Designation Inventory and the documentation she is doing at this time, together with the time table for completion of the work.

The first meeting of the month of May was adjourned at 9:45 p.m.

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