

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

December 30, 1980

The first meeting of the month of December was called to order at 7:30 p.m. by Chairman JIM PICKENS. The following members were present: FRANK SIMONETTI, JANINE RIDER, REBECCA FRANK, FLORENCE GRAHAM and DALE SCHOENBECK.

DON WARNER, Planning Analyst, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately forty interested persons in the audience.

SCHOENBECK/SIMONETTI PASSED 5-0 A MOTION TO APPROVE THE MINUTES OF THE MEETING OF OCTOBER 28, 1980.

FRANK/GRAHAM PASSED 5-0 A MOTION TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 25, 1980.

DON WARNER announced there were two discussion items to be heard at the end of the meeting, in addition to the printed Agenda.

#77-80 DEVELOPMENT IN H. O. - FINAL PLAT, ENERGY PLAZA 1

Petitioner: Energy Center Partnership, Ltd.

Location: Lot 9, Block 2, Replat Crossroads Colorado West,  
2759 Crossroads Blvd.

A request for office and storage use on 1.39 acres in a Highway Oriented zone.

JIM PICKENS read the request and opened the public hearing.

JERRY FOSSENIER appeared on behalf of the Petitioner and outlined the proposed development in H. O., final plat for Energy Plaza 1.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #77-80 DEVELOPMENT IN H. O., FINAL PLAT FOR ENERGY PLAZA 1 TO THE CITY COUNCIL SUBJECT TO STAFF AND REVIEW COMMENTS.

#78-80 ALLEY VACATION - AMENDED

Petitioner: Walter Thoms.

Location: Lots 4 through 27, Block 5 in Sparn Subdivision.

A request to vacate an alley.

JIM PICKENS read the request and opened the public hearing.

WALTER THOMS appeared as the Petitioner for the amended alley vacation request and outlined the reasons therefor.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

SIMONETTI/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #78-80 ALLEY VACATION, AMENDED, TO THE CITY COUNCIL, SUBJECT TO EASEMENTS FOR UTILITIES.

#63-80 WELLINGTON BUSINESS PARK - FINAL PLAT

Petitioner: CBW Builders.

Location: Northeast of Wellington and 11th Street, bounded by the Grand Valley Canal.

Contains 5.4 acres with 2 lots in a business zone.

JIM PICKENS read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the proposed Wellington Business Park, Final Plat.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

FLORENCE GRAHAM: Tom, what about the widewalk? Is there going to be continuity?

TOM LOGUE: What we have done is extend a sidewalk north, along 11th Street, along the east side. It is in place. There is a short section in there of about fifty feet that will be replaced across the driveway, like a sidewalk you see in any normal driveway section in the City. Then it will tie into the sidewalk along the north side of Wellington.

RAY SULLIVAN appeared as a property owner in the area and inquired as to the access to 12th Street and was advised there would be no access on to 12th Street from this project.

JIM PICKENS closed the public hearing.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #63-80 WELLINGTON BUSINESS PARK, FINAL PLAT, SUBJECT TO STAFF AND REVIEW COMMENTS.

#68-80 MEDICAL OFFICES - FINAL PLAN

Petitioner: Dr. Fred Wessels.  
Location: 710 Bunting.

A request for a medical office on .35 acres in a planned business zone.

JIM PICKENS read the request and opened the public hearing.

ED CHAMBERLAIN, Architect for the project, appeared for the Petitioner and outlined the Final Plan for Medical Offices at 710 Bunting.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #68-80 MEDICAL OFFICES, FINAL PLAN, FOR 710 BUNTING, TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS.

FRANK SIMONETTI: Can we have a little note there? I would like to see green landscaping mentioned for that 7th Street side, so it blends in with the Church.

#87-80 PHEASANT RUN CONDOMINIUMS - FINAL PLAN AND PLAT

Petitioner: David T. Peterson.  
Location: Northeast of F and 28 Roads.

Contains 12.5 acres designed for 108 units in a planned residential zone.

- a. Consideration of final plan.
- b. Consideration of final plat.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner and outlined the Final Plan and Plat for Pheasant Run Condominiums.

DON WARNER: This is the one you went all the way to Final, and they are just asking for revision of the plan and approval of the plat. It's a one lot subdivision.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

FLORENCE GRAHAM: I thought you had a rather large central open area?

DEL BEAVER: There was a rather large central open area, that is correct. We have broken these down in to spaces between the units that are large, as well as opening into the park area over here, that exists.

JIM PICKENS: Don, any further comments?

DON WARNER: I feel that the developer should not depend upon the adjacent neighbors to provide the fencing. I think we should require fencing on the north and west there. The Fire Department does not want it along the south side, and I don't think it needs it there, because they are going to landscape there, and that will be the emergency access to F Road for the Fire Department.

All of the comments seem to have been taken care of very well.

DAVID PETERSON appeared as owner of the property and discussed the park areas and access in more detail.

HARRY EFORZHEIMER appeared as a property owner in Spring Valley and requested that the fencing be in place during construction to shield the construction areas from the present homeowners in the area.

JIM PICKENS closed the public hearing.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #87-80 FINAL PLAN, PHEASANT RUN CONDOMINIUMS, TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS, SUBJECT TO FENCING THE NORTH AND WEST BOUNDARIES OF THE PROJECT, CONSISTENT WITH THE SPRING VALLEY FENCING REQUIREMENTS, PRIOR TO CONSTRUCTION, AND LEAVING THE ISLAND IN THE WEST END OF THE CUL DE SAC. ROAD TO BE PUBLIC RIGHT-OF-WAY.

DEL BEAVER: Just in clarification: We don't want to be fenced off from the park; just against the adjacent property owners.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #87-80 FINAL PLAT, PHEASANT RUN CONDOMINIUMS, TO THE CITY COUNCIL.

#88-80 DEVELOPMENT IN H. O. - SKYLINE OFFICE PARK - FINAL PLAN

Petitioner: John Kirkham.

Location: Lots 18 and 19 of Horizon Park Plaza Subdivision.

Contains 7.21 acres in a highway oriented zone.

JIM PICKENS read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the development in H. O., Final Plan, for Skyline Office Park.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

FLORENCE GRAHAM: There will be a sidewalk to Horizon Drive?

TOM LOGUE: Yes, Ma'am. We will be connecting this site development with a sidewalk. We felt that probably on one side would be appropriate, in this location here, along the northeasterly side of the access drive. The other side, you understand, is the Interstate.

JANINE RIDER: I am concerned about that, and I am surprised there are no comments. -- I am surprised there is not a conflict with that access. It seems to me that's a real bad place to try to get on to Horizon Drive, in relationship to the Interchange. Am I wrong?

DON WARNER: I have been in and out of there with a car, and I haven't thought it was too bad.

Elimination of some of the parking area was discussed by the Commission and TOM LOGUE.

DON WARNER: My suggestion to you would be that you ask that that parking be eliminated, at least at the start, and if it becomes a necessity for more parking, that they come back to you with a change to go to parking on that side at a later time.

JIM PICKENS: Do you have any further comments for review?

DON WARNER: I don't think so. It appears that everything is taken care of. The easement should be shown on the plan for the water and power resources and for the canal.

JIM PICKENS: I just have on quick question for you, Mr. Kirkham: In your laboratory, are you going to have a lot of explosive type chemicals there?

JOHN KIRKHAM: No. No. It's a technical type laboratory.

JIM PICKENS closed the public hearing.

SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #88-80 DEVELOPMENT IN H. O., SKYLINE OFFICE PARK, FINAL PLAN, TO THE CITY COUNCIL, SUBJECT TO REVIEW SHEET COMMENTS; SUBJECT TO PARKING SPACES BEING OF STANDARD SIZE, SIDEWALKS BEING PROVIDED TO HORIZON DRIVE, NO PARKING AREA AT THE PRESENT TIME ON THE NORTH SIDE OF THE DEVELOPMENT, BICYCLE RACKS TO BE INSTALLED, AND PRESENTATION OF WRITTEN CONFIRMATION FROM THE STATE HIGHWAY DEPARTMENT THAT THE PROPOSED ACCESS ON THE WEST SIDE OF THE DEVELOPMENT, TO HORIZON DRIVE, IS CONSIDERED TO BE A SAFE ACCESS.

#86-80 EASEMENT VACATION

Petitioner: Noel B. Norris.  
Location: Between Lots 10 and 11 of Crest View  
Subdivision.

A request to vacate a drainage easement.

JIM PICKENS read the request and opened the public hearing.

DON WARNER: The description is wrong. When they wrote that on there, they picked up the tax numbers instead of the lot numbers. It is an easement, actually, between Lots 10 and 11 of the Crest View Subdivision.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner and outlined the requested easement vacation and the need therefor.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

SCHOENBECK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #86-80 EASEMENT VACATION, SUBJECT TO STAFF AND REVIEW COMMENTS.

#91-80 EASEMENT VACATION

Petitioner: Jerome Fossenier.  
Location: Lots 14 through 17 of Horizon Park Subdivision.

A request to vacate a utility easement.

JIM PICKENS read the request and opened the public hearing.

JERRY FOSSENIER appeared as the Petitioner and outlined the request for easement vacation.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

SIMONETTI/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #91-80 EASEMENT VACATION, TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS EXCEPT FIRE DEPT. COMMENT WHICH HAS BEEN WITHDRAWN.

#84-80 REZONE R3 AND RIC TO PR AND SUNDECK APARTMENTS -  
OUTLINE DEVELOPMENT PLAN

Petitioner: Owen Velasquez.  
Location: 350 West Franklin.

A request to change from multi-family and single family/duplex

residential use to planned residential use on 1.25 acres with a maximum design density of 23 units/acre.

JIM PICKENS read the request and opened the public hearing.

ED CHAMBERLAIN appeared as Architect for the project and outlined the proposed Rezone R3 and R1C to PR, and the Outline Development Plan for Sundeck Apartments.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

CLAY TIPPING appeared on behalf of a group of residents in the area of the proposed development and voiced opposition to the proposal because of increased density and traffic congestion, stating that the residents in the area were opposed to having multi-family development in the area.

JIM PICKENS: Could I see a show of hands of the people that own property that is adjacent to the project right now?

JANINE RIDER: Next to it, or across the street.

CLAY TIPPING: In this particular case, the people all the way up those two blocks have a viable interest.

DALE SCHOENBECK: If there is twenty percent of the property owners opposed, there's no problem.

DON WARNER: That just forces a heavy vote on the Council.

FRANCES DALEY appeared as a property owner in the area and objected to the proposal, stating that Kennedy is a very narrow street and cannot handle the traffic that is on it at the present time.

WAYNE ROBERTS appeared, representing Mrs. Merrill, of 215 West Kennedy, and stated that there had been a tremendous increase in traffic in the area since the Franklin West Apartments were developed and stated it was detrimental to the neighborhood.

GEORGE MURRAY appeared as a property owner east of the proposal and objected to the density and the increase in traffic on the already congested streets in the area.

GEORGE COLONY appeared as a property owner in the area, having lived in the area for 18 years, and objected to the proposal, stating the area should remain single family.

CLIFFORD ROBERTSON appeared as a property owner in the area, and stated he was in opposition to the project. He preferred to have the area remain as single family residences.

CAROLINE RETOLAZA appeared as a property owner in the area and agreed with the comments of the other residents, stating the traffic would be simply unbearable in that area.

WILLIAM TRUSTY appeared as a property owner on Kennedy and in opposition to the proposed development.

FLOYD ACKER appeared as a property owner on West Kennedy and spoke in opposition to the proposal, stating his concern with the influx of unknown people in the neighborhood and the increase in crime that would result from the increased density.

ED CHAMBERLAIN responded to the comments of the homeowners in the area, stating they were not prepared to respond to the comments concerning transportation.

ED CHAMBERLAIN: As far as the buffering from neighboring property owners and maintaining property values, we feel that with the planned residential we have a negotiating situation with the City, where you can require amenities, landscaping, buffering, screening, etcetera, where under the R3 zone a lot of that is not required, and we certainly would rather do the former.

JIM PICKENS closed the public hearing.

CLAY TIPPING: I believe that the County, or the City, could recommend a zoning change in that area, without any trouble, upon recommendation.

DON WARNER: Which would also get you in Court.

SIMONETTI/GRAHAM PASSED 3-2 (RIDER AND SCHOENBECK AGAINST) A MOTION TO RECOMMEND DENIAL OF #84-80 REZONE R3 AND R1C TO PR AND OUTLINE DEVELOPMENT PLAN FOR SUNDECK APARTMENTS, TO THE CITY COUNCIL, BECAUSE OF THE OPPOSITION OF THE ADJACENT RESIDENTS IN THE AREA AND EXCESS DENSITY OF PROPOSAL.

JANINE RIDER: The concern I have with this is -- I am all with you, Frank, and with you people -- if it is inevitable, you hate to turn down a good plan, versus an even more rotten plan that may occur just on the three lots to the south, for instance.

DALE SCHOENBECK: I think at this particular time it might be more appropriate to table for a workshop, to discuss the entire area and not just these three lots in question.

RIDER/GRAHAM PASSED 5-0 A MOTION TO CONSIDER AT A WORKSHOP THE ZONING OF THE ENTIRE AREA, AND POSSIBILITY OF CHANGES IN ZONING IN THE AREA, AS SOON AS POSSIBLE, BECAUSE OF THE CONCERN EXPRESSED BY THE RESIDENTS IN THE AREA.

DON WARNER: I will also get you an opinion from the City Attorney, to see what is workable.



#85-80 REZONE R3 AND R1C TO PR 18 AND FORESIGHT VILLAGE -  
PRELIMINARY PLAN

Petitioner: Colorado Land and Exploration Company.  
Location: Southeast of 25.5 Road and F.25 Road.

A request to change from single family duplex and multi-family residential use to planned residential use on 10 acres with a maximum design density of 18 units/acre.

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

JIM PICKENS read the request and opened the public hearing.

SAM HAUPT appeared for the Petitioner and outlined the proposed Rezone R3 and R1C to PR 18 and the Preliminary Plan for Foresight Village.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

FRANK SIMONETTI: There is no 25.5 Road, now?

DON WARNER: No. There is provision for their improving 25.5 Road.

FRANK SIMONETTI: It says their share. Who is going to do the other half?

DON WARNER: Under protest I have some Power of Attorneys from the IDI property on the West.

FLORENCE GRAHAM: Down in this location, close to the industrial park and all the stuff that's out there, isn't this the only way to go, really?

DON WARNER: I think it's ideal.

FRANK SIMONETTI: It's not affecting any single family homes.

DON WARNER: I would feel it is an ideal situation, because it can provide housing within walking distance for people working in that planned industrial area, plus being close to the shopping center, the Mall, and I think it's a good location.

WES DIXON appeared as an adjacent property owner, stated he was not in opposition to the proposal and questioned the access, that he would like to see 25.5 go clear to F.5, and what would happen to the waste water from his garden and his neighbors' gardens in the area.

DON WARNER: Sam will have to tell you that; they can't block your access for waste water.

WES DIXON: They can't close that drain ditch for our drain water.

SAM HAUPT: We will work with you on that.

WES DIXON: I am not opposed to the project; I want it so I can clear my piece of property.

JIM PICKENS: That's fine. No problem there.

JIM PICKENS closed the public hearing.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #85-80 REZONE R3 AND R1C TO PR 18 FOR FORESIGHT VILLAGE, TO THE CITY COUNCIL.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN FOR FORESIGHT VILLAGE, #85-80 TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS AND WITH A PROVISION THAT THE DRAIN DITCHES SHALL BE PROTECTED IN WHATEVER MANNER IS ACCEPTABLE AND AGREEABLE.

#89-80 TEXT AMENDMENT - ZONING ORDINANCES OF GRAND JUNCTION, COLORADO

Petitioner: City Staff.

A request to delete Conditional Use 4.1 - Office Use and 4.6 - Restaurant Use from the R3 Multi-family residential zone.

JIM PICKENS read the request and opened the public hearing.

DON WARNER: The Petitioner is the City Staff and is somewhat of a misnomer. It was a request about three months ago from the City Council that we remove those two uses from the R3, conditional use for offices and conditional use for restaurants, and it was at their request that we put this on the Agenda.

ELVIN TUFLEY appeared in opposition to the amendment.

ELVIN TUFLEY stated that the amendment would in effect relieve the property owners of some of the alternatives they have in selling property which is now currently zoned R3, and which they have purchased under that particular zone.

ELVIN TUFLEY also stated he felt that all property owners of R3 parcels should have been notified by certified mail with a return signature card, of the proposed amendment.

SAM HAUPT: I agree with Elvin.

DON WARNER: A conditional use has to be allowed, if it meets all the conditions and does not have neighborhood opposition. The planned development, as a rezone, can be looked at a little more stringently.

DON WARNER: I think your argument needs to be perhaps more strongly in front of another forum, because the Council asked for this.

DEL BEAVER appeared and expressed concern with the proposed amendment, asking the Planning Commission to study the matter further before action is taken.

JIM PICKENS closed the public hearing.

SIMONETTI/RIDER PASSED 4-1 (SCHOENBECK AGAINST) A MOTION TO RECOMMEND THAT #89-80 TEXT AMENDMENT, ZONING ORDINANCES OF GRAND JUNCTION, COLORADO, TO DELETE OFFICE USE AND RESTAURANT USE AS A CONDITIONAL USE UNDER R3 ZONING, BE ACCEPTED.

RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND TO THE PLANNING STAFF THAT THEY PRESENT THE PLANNING COMMISSION WITH SUGGESTIONS FOR STREAMLINING THE PLANNED DEVELOPMENTS TO ACCOMODATE THE PROBLEMS THAT HAVE ARISEN BY DELETION OF THE CONDITIONAL USES FOR OFFICES AND RESTAURANTS IN R3.

JOHN TIERNEY appeared for ARIX Corporation and outlined the proposed development of their Corporation project, for information purposes only.

JOHN TIERNEY: I just wanted to show you what we were doing, and where we are at, so you had an idea, if anything came up.

DON WARNER outlined a request for temporary offices for Arax until their building is completed.

DON WARNER: We will take it to Council the same way, as an information item.

The first meeting of the month of December, 1980, was adjourned at 10:35 p.m.

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