

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

April 28, 1981

The second meeting of the month of April was called to order at 7:32 p.m., by Chairperson FLORENCE GRAHAM. The following members were present: MILAND DUNIVENT, JANE QUIMBY, RICHARD LITTLE, THOMAS PRICE, SUSAN RINKER and JAMES KAMICAR. FRANK SIMONETTI was also present.

ALEX CANDELARIA, Planning Staff, DON WARNER, Planning Analyst, BOB GOLDIN, Planning Staff, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately fifty-five interested citizens in the audience.

ALEX CANDELARIA announced that item 12 on the Agenda, #48-81, Development in H. O., Super 8 Motel, had been removed by the Petitioner, and item 15, #51-81, Right of Way Vacation, had also been removed from the Agenda.

RINKER/SIMONETTI PASSED 4-0 A MOTION TO APPROVE THE MINUTES OF THE MEETINGS OF FEBRUARY 24, 1981, MARCH 31, 1981, and APRIL 6, 1981.

#34-81 REZONE R2A TO H.O.

Petitioner: Cecil Miller.

Location: Between Highway 50 and Unawep Avenue, East of 26.25 Road.

A request to change from single family/multi family residential use at approximately 14 units/acre to highway oriented uses on 2.5 acres.

FLORENCE GRAHAM read the request and opened the public hearing.

CECIL MILLER appeared as the Petitioner and outlined his request for Rezone R2A to H. O.

MILAND DUNIVENT: I have a question about the other residences in that area.

CECIL MILLER: They are all on the Petition with me.

CLIFF WILSON appeared and stated: I live at 520 Highway 50, right on the corner, and I don't know why in the world we couldn't make it highway oriented, because we have a lot of traffic out there, and that's what we think it should be, more for a business than a residence.

ALEX CANDELARIA outlined the Review Sheet Comments for the Commission.

FLORENCE GRAHAM closed the public hearing.

QUIMBY/DUNIVENT PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #34-81, REZONE R2A TO H.O., SUBJECT TO STAFF COMMENTS.

#35-81 REZONE PD-8 TO PB & THE PARK AT HORIZON DRIVE - PRELIMINARY PLAN AND ROAD VACATION

Petitioner: John Shaw, Victorio Investment.

Location: Northeast corner of 12th Street and Horizon Drive.

A request to change from planned residential use at approximately 8 units/acre to planned business uses on 27.93 acres, and a request to vacate a 40' right of way and 25' utility easement.

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

FLORENCE GRAHAM read the request and opened the public hearing.

DON WARNER explained the request for rezone was not for 27 acres, but that the area was zoned PD-8 and PB and there was some additional PB which reaches into the PD-8 on this proposal.

FLORENCE GRAHAM: You said this was done in probably early '78?

DON WARNER: The zoning that's there? '77.

JOHN SHAW, of Victorio Investment, appeared for the Petitioner and outlined the proposed Rezone PD-8 to PB and The Park at Horizon Drive, Preliminary Plan, and the road vacation proposal.

JOHN SHAW outlined six points that were agreed upon by the residents and the developer at a meeting held on April 20, 1981. Those points as presented by JOHN SHAW were:

1. A reduction of four housing units will be made on the 2.1 acres on the northwest corner of the proposed development -- these four units can be located elsewhere on the development.
2. Either a 16 foot ridge height of new buildings above the center line of G Road will be adhered to on those buildings abutting G Road, or increased setbacks from G Road will be allowed to have additional ridge height.

3. The proposed office buildings abutting 27 Road will be changed from one story to two story without increasing total proposed building square footage. The increased land derived from this will be converted into landscaping, mainly along the east side of 27 Road, hopefully to 30 feet in width.

4. A bicycle and pedestrian way will be provided through the development from G Road to Horizon Drive, somewhat parallel to 27 Road.

5. The proposed development will not be built with any increases in square footage of office building and commercial area as shown on the proposed plan.

6. The area residents still reserve a right to architectural review of final building design and approval will not be unreasonably withheld.

RICHARD LITTLE: John, you have got four little lakes of water, holding areas, proposed in there. Is that what those are?

JOHN SHAW: Yes. What we anticipate we will have year-round flowing water, coming through there.

RICHARD LITTLE: So there is a constant flow; there is no stagnation?

JOHN SHAW: That is correct. This is a year-round flowing water system.

FLORENCE GRAHAM: On your curb cuts, have you gotten together at all with the Horizon Development Corporation, which apparently is going to be your neighbor across the street?

JOHN SHAW: We have just became aware of that in the last few days. We have not, but we certainly would get together with them to coordinate the curb cut.

RICHARD FERRELL: I am the Horizon Building Group person, and through Alex's recommendation we have adjusted our development so that it coordinates with them, and I did meet with Ty Angelo in our office the other day and we worked on this.

FRANK HOCKENSMITH appeared as a property owner in the area, stating he was representing a number of people in the area.

FRANK HOCKENSMITH: We are in favor of this plan. Originally when these people approached us, we did not like the plan. They have worked with us. We have had numerous meetings, and we have now seen what they have this evening, and we think it's a good plan. We -- well, we just approve it; I guess that's all I can say.

KEN ETTER appeared for Etter - Epstein Properties, east of the proposal and called attention to the withdrawal by Mr. Shaw of the abandonment on the old right of way.

DON WARNER: This is something we need to do. In your deliberations, if you should approve this tonight, do it with the contingency it should be cleared with the City Engineer -- to work out where those drives would be there.

JOHN SHAW: Again, my specific reason for asking that we withdraw the motion on the vacation is I would like to have the time -- to work with the City Engineer, to work with Ken, to coordinate this, so that we do have a unified plan.

JOHN PORTER appeared as the developer of property across G Road from this proposal, stating he was basically in favor of the proposal.

JOHN PORTER: I heard some new terminology, John, and can I assume when you say sit down restaurant, it would preclude fast food?

JOHN SHAW: That is correct.

JOHN PORTER: So that would be a stipulation, then?

JOHN SHAW: That is correct.

JOHN PORTER: I notice you ran out of trees when you got across the street from me up there --

FLORENCE GRAHAM: I don't know if you have seen the recommendations, or not, but the City Park and Recreation Department has recommended not only a number of trees, but different species from those originally chosen.

FLORENCE GRAHAM: This is a preliminary plan, and we would expect with a plan of this size, having both high residential and a service area, that a great deal of attention be given to landscaping before you come in with any further -- as you go along. We will be looking and paying a lot of attention to landscaping.

ELTON YOUNGBERG appeared as President of the Governing Board of Vintage 70's and concurred with the statements of Mr. Hockensmith.

HOWARD MOTZ appeared as a property owner across the street from the proposed development and stated: -- this plan will also set a precedent, both to the west, of future developable property, and also to the northwest, and that's why we in that area are very happy with this, and I would again like to say that this particular group were very, very cooperative.

BILL FOSTER appeared as a property owner in the area and commended the developer for meeting with the neighborhood before coming before the Planning Commission.

NANCY DICKEY: -- I do want to remind the Planning Commission of a few little things that come to my attention. You have twelve items on your Agenda tonight; six are on Horizon Drive. -- Three of us have heard this song and dance many times: G Road and Horizon Drive. We

have to have something done with it. I sat there for ten minutes this morning. No way can you turn left to go to town. We are putting more and more people on Horizon Drive, and I just simply don't see that it is good planning to keep stacking them in there until Horizon Drive is upgraded. It needs widened. The traffic impact is horrendous by now.

The other thing I would caution you is as a Planning Commission, there is a flood zone and you better be very careful. -- This is really and truly a flood area, and they have tried with their plan to do something with it. I think that they are probably safe, but I would be doubly sure.

DON WARNER: Can I comment on that, to answer that question for Nancy? The City Engineer did a study on their flood plain engineering. He said their study was the best one he had ever seen, was the most complete, and the best job of answering the problems for the flood area there. He was very happy with it.

LADEE JOHNSON appeared and inquired why some of the people were not contacted.

JOHN SHAW: I can address that. We have indirectly perhaps contacted people with regard to trying to acquire properties there. We have been unsuccessful in our attempts to work in that area. We would certainly like to work with these people and we have talked to several of the residents there.

ALEX CANDELARIA: Due to the fact that there was a neighborhood meeting and apparently what you have got in your packets has been revised quite a bit, and this was noted to be satisfied -- the adjacent property owners -- so we ask that the Petitioner, prior to going to final, that all the Review Agencies have a chance to look at the revised plan. -- and also to get Power of Attorneys for both Horizon Drive, as well as 12th.

FLORENCE GRAHAM: Preferably before final.

ALEX CANDELARIA: Right.

FLORENCE GRAHAM closed the public hearing.

SIMONETTI/RINKER PASSED (KAMICAR AND DUNIVENT ABSTAINING)
A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #35-81, REZONE PD-8 TO PB.

SIMONETTI/RINKER PASSED (KAMICAR AND DUNIVENT ABSTAINING)
A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #35-81, PRELIMINARY PLAN FOR THE PARK AT HORIZON DRIVE, SUBJECT TO STAFF COMMENTS AND WITH THE RECOMMENDATION THAT THE ENTIRE PLAN BE REVIEWED BY ALL REVIEWING AGENCIES BEFORE HEARING BEFORE CITY COUNCIL AND FINAL PLAN STAGE; AND FURTHER, SUBJECT TO INPUT FROM THE RESIDENTS IN THE NEIGHBORHOOD.

SIMONETTI/PRICE PASSED (KAMICAR AND DUNIVENT ABSTAINING)
A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #35-81, ROAD VACATION,
OF THE 25 FOOT UTILITY EASEMENT FOR THE PARK AT HORIZON DRIVE.

#40-81 ZONING OF ANNEXATION TO PR-8 AND 12TH AND HORIZON
PLANNED COMMUNITY - OUTLINE DEVELOPMENT PLAN

Petitioner: Horizon Development Group, Ltd., Richard
Ferrell.
Location: Northwest corner of 12th Street and Horizon
Drive.

A request to zone 9.7 acres to planned residential use with
a design density of 8 units/acre on 23.09 acres.

- a. Consideration of zone.
- b. Consideration of outline development plan.

FLORENCE GRAHAM read the request and opened the public
hearing.

RICK FERRELL appeared for the Petitioner and outlined the
proposed zoning of Annexation to PR-8, and 12th and Horizon Planned
Community, Outline Development Plan.

THOMAS PRICE: The access road, that is a dedicated road?

RICK FERRELL: In our plan here, we had set it up to be a
private road, but we would be willing to dedicate it.

DON WARNER: The City Engineer will make a determination,
but I believe his policy is he prefers public roads.

RICK FERRELL: That would certainly be fine with us. In
our analysis we have designed that to City Standards, so it could go
either way.

RICHARD LITTLE: These three access roads on to 12th Street
from the patio home area -- and you are going to have four curb cuts
in there between Horizon, and how far is that from G Road?

RICK FERRELL: You can see it on the road map. I agree, and
I saw the City Engineer made a comment about that, and we will work to
correct that.

BILL FOSTER appeared as a property owner directly to the
north of the proposal, stating the residents of the neighborhood didn't
realize this was a new group with a new proposal, and stated: I would
request of the submitter that he might voluntarily drop back until
the next meeting, or in failing that, that you table this to the next
meeting so that we may get together with him individually and discuss
this.

DICK LINDSTROM appeared as a property owner north of the proposal and concurred with the statements of BILL FOSTER.

MRS. BISHOP appeared as a property owner to the north of the proposal and requested a delay on this item until they have had time to meet with the developer, and have a closer look at the traffic patterns and impact on the area.

SAM HAUPT appeared and stated he concurred with the remarks of BILL FOSTER, DICK LINDSTROM and PAT BISHOP, and requested time to meet with the developer and discuss the problems in the area.

JOHN EMERSON appeared as a property owner in the area, stated he had received notice, didn't realize this was a different group and a different proposal, concurred with statements of the previous speakers requesting delay of this item until discussion with the developer.

HOWARD MOTZ appeared as a previous property owner in the area, stating he had agreed when he sold some of the parcels adjacent to the proposal that he would go along with their wishes as to what the neighborhood would like to have in the area, and felt he had a moral obligation to see that the neighborhood had time to study the proposal.

FLORENCE GRAHAM: Would you be willing to get together with these people and see if you can work out something satisfactory?

RICK FERRELL: Well, I have every intention to deal responsibly with the neighborhood. -- Another alternative might be to just look at the rezoning issue and table the specific outline development plan. That would be acceptable, so I would like to make some progress every time I appear.

ALEX CANDELARIA: Another alternative would be possibly looking at the rezone and that the Petitioner get together with the neighborhood prior to submitting a preliminary plan.

RICK FERRELL: That's an acceptable, or even a preferred alternative I hadn't thought of.

FLORENCE GRAHAM: I think that it would be unrealistic not to consider the zoning at this time, because that really is the only acceptable zoning.

BOB GOLDIN gave the Staff Recommendations for Power of Attorney for 12th and Horizon.

FLORENCE GRAHAM closed the public hearing.

PRICE/DUNIVENT PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #40-81, ZONING OF ANNEXATION TO PR-8, THAT BEFORE THE OUTLINE DEVELOPMENT PLAN IS PRESENTED TO CITY COUNCIL THE PETITIONER IS TO MEET WITH THE RESIDENTS OF THE NEIGHBORHOOD IN AN EFFORT TO RESOLVE ANY ADVERSE IMPACTS THAT MIGHT BE CREATED BY THE PROPOSAL.

KAMICAR/PRICE PASSED UNANIMOUSLY A MOTION TO TABLE #40-81, 12th AND HORIZON PLANNED COMMUNITY, OUTLINE DEVELOPMENT PLAN, UNTIL THE PETITIONER AND THE NEIGHBORHOOD RESIDENTS HAVE MET IN AN EFFORT TO RESOLVE ANY ADVERSE IMPACTS UPON THE NEIGHBORHOOD; THAT THE OUTLINE DEVELOPMENT PLAN COME BACK BEFORE THE PLANNING COMMISSION BEFORE GOING ON TO CITY COUNCIL FOR APPROVAL.

#42-81 DEVELOPMENT IN H. O. - OFFICE COMPLEX

Petitioner: Carl and Virgie Roach.
Location: 2793 Skyline Court.

A request for an office complex on 0.45 acres in a highway oriented zone.

FLORENCE GRAHAM read the request and opened the public hearing.

CARL ROACH appeared as one of the Petitioners and outlined the Development in H. O. for an Office Complex.

DAVID VESSELS appeared as the Architect for the project and outlined the location and buildings in the office complex.

BOB GOLDIN gave the staff recommendation that construction be commenced within one year of approval.

SIMONETTI/DUNIVENT PASSED (KAMICAR ABSTAINING) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #42-81, DEVELOPMENT IN H. O., OFFICE COMPLEX, SUBJECT TO STAFF COMMENTS.

#43-81 REZONE R1A TO PR AND VILLA DEL ORO CONDOMINIUMS - FINAL PLAN

Petitioner: Fred Aldrich - Book-Ven.
Location: 580 Bookcliff Avenue.

A request to change from single family residential use at approximately 1 unit/acre to planned residential use with a design density of 27 units/acre.

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

FLORENCE GRAHAM read the request and opened the public hearing.

JOHN BALLAGH appeared for the Petitioner and outlined the Rezone R1A to PR and Villa Del Oro Condominiums, Final Plan, and stated the Petitioner should be noted as Book-Ven, rather than Fred Aldrich, personally.

FRED ALDRICH appeared and stated he was available to answer any questions on the proposal.

DON WARNER and the Commission discussed the possibility of rezoning the whole site instead of just 75 feet thereof.

FRED ALDRICH: We had considered rezoning the entire site, but we don't have authority to do that.

DON WARNER: I can only suggest that you make a shot at it.

FLORENCE GRAHAM: I think I will ask for a show of hands at this point of how many of you in the audience are in opposition to this?

Approximately fifteen interested citizens raised a hand in response to the request.

GUY CHERP appeared as spokesman for the group, stated he represented the people raising their hands in opposition and considerably more people, as well.

GUY CHERP: I represent nearly one hundred percent of the property owners within a four block area.

JIM CARROLL appeared as a property owner in Villa del Oro and presented a Petition as follows:

1. This Planned Development will add considerably to the traffic on both 6th Street and Bookcliff Avenue. The intersection at 6th and Bookcliff is already dangerous. Many small children have to use Bookcliff going to and coming from the two elementary schools, Tope and Immaculate Heart of Mary.
2. The 33 additional off-street parking spaces to be located on the west side of the Villa del Oro will create considerable carbon monoxide air pollution for the tenants on that side of the building.
3. Many residents of the Villa del Oro were unaware of the possibility of more units and more cars to be added. Traditionally, this has been a quiet neighborhood, and some of the finest single family dwellings in the City were built nearby because of the restrictive zoning requirements as to density, underground utilities and other property protection.
4. The St. Mary's Park adjacent to the above location was developed on land donated by the Perry Olsen's. It is a delightful neighborhood park and a real asset to the residents of Villa Del Oro, the hospital, and the entire neighborhood. The residents of Villa Del Oro would be most pleased if this 75 foot piece of property was planted in grass and added to St. Mary's Park. It is our understanding the City of Grand Junction is willing to do this at no cost to the property owners and maintain the same. Also, there have been discussions to extend the present lease on St. Mary's Park when it expires on January 1, 1989.

GUY CHERP: Also, we have Petitions signed by residents on the previous occasion, which was nearly one hundred percent of the surrounding residences, and those are of record, I believe.

JOHN BALLAGH: Most of the things that Mr. Cherp has mentioned have sort of a trade-off situation. If you have two access into a parking area for an emergency vehicle, that equals a circle -- Hazards for school children, I reiterate this development is the only one in the neighborhood that does have sidewalks. The additional traffic on Bookcliff -- there is an increase of nine units. It is a residential street. The usage is somewhere below six hundred cars per day. -- I think Mr. Cherp fairly stated his position that he is unalterably opposed to any development of any sort whatsoever, and that has been their response to us, and so we would have no option. We either leave it as it is, or try to do something with it.

LEE SCHMIDT appeared as a resident in the area and outlined the background of the 75 foot strip, and an attempted purchase by residents in the area.

AL CORNEILSON appeared as a property owner in the area, stating he built his home in 1952 in an area restricted to single family residences, and described the background of the area, and spoke in opposition to the proposal.

FLORENCE GRAHAM: Staff, have anything to say about this?

ALEX CANDELARIA: Everything has pretty well been discussed as far as Staff is concerned. If granted approval, we recommend that the construction begin within one year.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/QUIMBY PASSED UNANIMOUSLY A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #43-81, REZONE R1A TO PR, AND DENIAL OF THE VILLA DEL ORO CONDOMINIUMS FINAL PLAN BECAUSE IT IS LOCATED DIRECTLY ACROSS THE STREET FROM SINGLE FAMILY RESIDENCES; THERE IS A HIGH AMOUNT OF OPPOSITION FROM THE RESIDENTS OF THE SURROUNDING NEIGHBORHOOD, AS WELL AS SOME OF THE TENANTS OF THE VILLA DEL ORO CONDOMINIUMS AT THE PRESENT TIME; THAT AN ADDITIONAL NINE UNITS ON A SMALL TRACT OF LAND WITH THE ADDITIONAL IMPACT ON TRAFFIC IS NOT IN THE INTEREST OF GOOD PLANNING.

#44-81 REZONE FROM R1C TO PR-22 AND FARREL ROPER INVESTMENTS - OUTLINE DEVELOPMENT PLAN

Petitioner: Farrel Roper, Jr.

Location: Northwest Corner of 15th and Cedar Streets.

A request to change from single family residential use at approximately 5 units/acre to planned residential use with a design density of 22 units/acre on .90 acres.

- a. Consideration of zone.
- b. Consideration of outline development plan.

FLORENCE GRAHAM read the request and opened the public hearing.

FARREL ROPER, JR., appeared for the Petitioner and outlined the requested Rezone from R1C to PR-22, and Farrel Roper Investments, Outline Development Plan.

JAMES KAMICAR: Your interior structures will be the apartments? Fourteen units?

FARREL ROPER, JR: Sixteen units, two buildings of eight.

JANE QUIMBY: Two story, did you say?

FARREL ROPER, JR: Yes, Ma'am. The closest building to the street is approximately 105 feet.

THOMAS PRICE: Will this be adults only?

FARREL ROPER, JR: I have no plan for that.

THOMAS PRICE: If there is a plan for that, is there planned playground facilities?

FARREL ROPER, JR: Yes, there is. There is a planned playground area in this area and in this area.

FARREL ROPER, JR., presented four letters in favor of the proposed project from residents in the area.

ALEX CANDELARIA: -- if approved, that construction begin within a year.

FLORENCE GRAHAM closed the public hearing.

DUNIVENT/QUIMBY PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #44-81, REZONE FROM R1C TO PR-22.

DUNIVENT/RINKER PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #44-81, FARREL ROPER INVESTMENTS, OUTLINE DEVELOPMENT PLAN, SUBJECT TO STAFF COMMENTS.

#45-81 ALMETA GARDENS SUBDIVISION (MINOR) - FINAL PLAN

Petitioner: Almeta Onan.
Location: 548 28.75 Road.

Contains 0.806 acres designed for 2 units in a single family residential zone.

FLORENCE GRAHAM read the request and opened the public hearing.

BILL RIDDEN appeared for the Petitioner and outlined the Final Plat for Almeta Gardens Subdivision (Minor).

JAMES KAMICAR: Is there enough room on Lot 2 to get a house on there?

BILL RIDDEN: There most certainly is. There's over 7500 square feet.

FLORENCE GRAHAM closed the public hearing.

RINKER/KAMICAR PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #45-81, ALMETA GARDENS SUBDIVISION (MINOR) FINAL PLAN, SUBJECT TO STAFF COMMENTS.

#46-81 CONDITIONAL USE - ADDITION TO A CHURCH

Petitioner: O. F. Ragsdale.
Location: 539 28.5 Road.

A request for an addition to an existing church on .48 acres in a single family residential zone.

FLORENCE GRAHAM read the request and opened the public hearing.

O. F. RAGSDALE appeared for the Petitioner and outlined the request for conditional use, an addition to a Church.

BOB GOLDIN: The Staff has no comments, but the Fire Department sent us a little comment stating because this is a classroom a smoke detector should be required.

O. F. RAGSDALE: No problem.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/QUIMBY PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #46-81, CONDITIONAL USE, ADDITION TO A CHURCH, INASMUCH AS STAFF HAD NO NEGATIVE COMMENT, THERE IS NO OPPOSITION, AND IT IS A LIKELY CONTINUATION OF THE CHURCH USE.

#47-81 REZONE RLC TO PR-16.6 & RUSTY APARTMENTS
SUBDIVISION - PRELIMINARY PLAN

Petitioner: Richard Watson.
Location: 692' South of North Avenue, East of Harris Road.

A request to change from single family residential use at approximately 5 units/acre to planned residential use with a design density of 16.6 units/acre on .482 acres.

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

FLORENCE GRAHAM read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the proposed Rezone R1C to PR-16.6 and Rusty Apartments Subdivision, Preliminary Plan.

FLORENCE GRAHAM: Tom, the same question comes up that came up two years ago concerning Harris Road itself. It is improved at the intersection, but it's still that crummy little road -- and I don't know how this plan could be carried out without something happening to Harris Road first.

TOM LOGUE outlined the history of the road and the improvements thereon.

TOM LOGUE: The Petitioner is willing to dedicate additional right of way to help accomplish improvements to Harris Road.

VERA MYERS appeared as a property owner in the area and presented a petition signed by eleven of the property owners and several renters in one four-plex in the area, the Petition being in opposition to the proposed development, and reading as follows:

We, as residents of Harris Road, are opposed to the proposed building of yet another multi-family swelling on Harris Road. Our street cannot accomodate any additional traffic. If the person or persons responsible for building this multi-family dwelling would also assume total responsibility of adequately finishing the road (complete with curbs, gutters, & sidewalks) only then would we approve the rezoning R1C to PR-16.6 & Rusty Apartments Subdivision located 692' South of North Avenue, East of Harris Road.

FLORENCE GRAHAM: Would you have these same feelings if Harris Road were improved?

VERA MYERS: If we didn't have to pay for it.

VERA MYERS: But on the other hand, the way it stands right now, with the narrow road and no other access except North Avenue, we would appreciate it if we could -- you know, if it wasn't approved.

TIM ROE appeared as a property owner in the area and spoke in opposition to the proposal because of increased density and the parking area with very little landscaping, in his opinion.

BOB GOLDIN: Staff has no comments except if approval is granted that construction begin within one year of approval.

FLORENCE GRAHAM closed the public hearing.

PRICE/RINKER PASSED (KAMICAR ABSTAINING) A MOTION TO TABLE #47-81, REZONE R1C TO PR-16.6 UNTIL SUCH TIME AS THE PETITIONER AND THE RESIDENTS OF THE NEIGHBORHOOD CAN GET TOGETHER AND RESOLVE THE PROBLEMS OF HARRIS ROAD AND THE TRAFFIC THEREON.

#49-81 DEVELOPMENT IN H. O. - CROSS ROADS MOTOR INN
MOTEL AND EASEMENT VACATION

Petitioner: Grand Junction Motor Hotel, Ltd., Harry Easton.
Location: East of 27.75 Road Line, Northwest of Horizon
Drive.

A request for a motel on 1.61 acres in a highway oriented
zone; and a request to vacate a utility easement.

- a. Consideration of development.
- b. Consideration of vacation.

FLORENCE GRAHAM read the request and opened the public
hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner
and outlined the development in H. O., Cross Roads Motor Inn Motel
and Easement Vacation.

After discussion of the location of the swimming pool, it
was explained by the Petitioner that it was located in that area in
order to have it located in the sun and not in the shade of the
building.

JANE QUIMBY: Staff, are you satisfied with the entry grade?

BOB GOLDIN: Until Horizon Drive -- the issue is settled.

TOM LOGUE: We went out and checked it, and it does not
exceed the maximum allowable grade permitted for a dedicated right of
way on to Horizon Drive.

FLORENCE GRAHAM: Any further comments from the Staff, other
than the one year limitation?

BOB GOLDIN: Right. That's the only one we have; all the
issues have been addressed.

FLORENCE GRAHAM closed the public hearing.

DUNIVENT/PRICE PASSED 6-1 (KAMICAR AGAINST) A MOTION TO
RECOMMEND APPROVAL TO CITY COUNCIL OF #49-81, DEVELOPMENT IN H. O.,
CROSS ROADS MOTOR INN MOTEL, SUBJECT TO STAFF COMMENTS.

DUNIVENT/PRICE PASSED UNANIMOUSLY A MOTION TO RECOMMEND
APPROVAL TO CITY COUNCIL OF #49-81, EASEMENT VACATION FOR A UTILITY
EASEMENT.

#50-81 DEVELOPMENT IN H. O. - THE GRAND HOTEL AND OFFICE
COMPLEX

Petitioner: Jay Kuhne.
Location: Northwest Corner of I-70 and Horizon Drive.

A request for a hotel and office complex on 9.5 acres in a
highway oriented zone.

FLORENCE GRAHAM read the request and opened the public hearing.

DIANE SMUCNY, of Syracuse and Lawton, appeared for the Petitioner and outlined the development in H. O., the Grand Hotel and Office Complex.

JIM LEGGETT, of Syracuse and Lawton, appeared for the Petitioner and outlined the proposed building and the layout thereof.

JANE QUIMBY: I hope everybody realizes what they are doing on Horizon Drive, and what they are doing to the rest of the community. It is appalling and the traffic is going to be horrible for some time, and I don't like it, but you have done a beautiful job.

DON WARNER: One of the problems, Jane, is the fact that the roads never get widened until the cars are honking to get through, and so it never happens in the right order.

FLORENCE GRAHAM: Have the indoor sprinklers in every room and the fire protection been provided for in your plans?

JIM LEGGETT: Yes. In the Report, it describes that the building is fully sprinklered.

NANCY DICKEY appeared as a property owner in the area and objected to the proposal, concurred with JANE QUIMBY's comment on the Horizon Drive traffic problem and stated Horizon Drive was originally to have been a Parkway into the City.

FLORENCE GRAHAM closed the public hearing.

The Commission and Staff discussed the signalization of the intersection in the proximity of the off ramp of I-70, and possible solutions to the problem.

JANE QUIMBY: I think the point is, I think Jim's point is whether the intensity is appropriate. I don't think he is questioning whether the use is appropriate. It is an H. O. zone, and it is proper for that.

JAMES KAMICAR: It is proper for that. I am talking about the intensity of that particular project right there at Interstate 70 with the off ramp, without taking into consideration how you are going to control that traffic. I think we, as Planning Commission, have to address that fact.

PRICE/DUNIVENT PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #50-81, DEVELOPMENT IN H. O., THE GRAND HOTEL AND OFFICE COMPLEX, SUBJECT TO STAFF COMMENTS; THAT THE PROBLEMS OF TRAFFIC, SIGNALIZATION OF THE INTERSECTION, AND ACCESS BE RESOLVED WITH THE CITY ENGINEER.

#52-81 CONDITIONAL USE - REVOCABLE PERMIT

Petitioner: Paul Manning.

Location: Northwest Corner of D Road and 12th Street.

A request for a revocable permit to use a portion of D Road right of way.

FLORENCE GRAHAM read the request and opened the public hearing.

The Petitioner did not respond to request for his presentation.

QUIMBY/KAMICAR PASSED UNANIMOUSLY A MOTION TO TABLE #52-81, CONDITIONAL USE, REVOCABLE PERMIT, UNTIL THE NEXT MEETING, BECAUSE OF THE FAILURE OF THE PETITIONER TO APPEAR AT THIS MEETING.

#61-78 OMEGA PARK - REVISED FINAL PLAN & PLAT

Petitioner: Omega Investment, Harry Mavrakis.

Location: Southeast Corner of 28 Road and Elm Avenue.

Contains 6.29 acres in a planned business zone.

FLORENCE GRAHAM read the request and opened the public hearing.

HARRY MAVRAKIS appeared for the Petitioner and outlined the Revised Final Plan and Plat for Omega Park.

HARRY MAVRAKIS: Our intent is to build the project out over a period of time, as it can be absorbed into the community.

DON WARNER: I might add to what Harry has said, as far as Staff is concerned, this is by far a better plan than anything presented before it. It is laid out better, it will work better, and we like the direct access out to 28 Road, rather than going through their office complex, and I think it is a well done plan and we have been very happy with it.

FLORENCE GRAHAM: Any further Staff Comments?

BOB GOLDIN: Just that we acquire Power of Attorney for Elm, and the south side of the street, and also the one year construction rule.

ALEX CANDELARIA: -- and that the Petitioner get with all the Reviewing Agencies and work out any of the problems, before they come in to City Council, so that the Reviewing Agencies can actually see what was revised on this plan.

FLORENCE GRAHAM closed the public hearing.

PRICE/RINKER PASSED (KAMICAR ABSTAINING) A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #61-78, REVISED FINAL PLAN AND PLAT FOR OMEGA PARK, SUBJECT TO STAFF COMMENTS; THAT PETITIONER SHOULD MEET WITH THE REVIEWING AGENCIES FOR RESOLUTION OF ANY PROBLEMS THEY MIGHT HAVE WITH THE PROPOSAL BEFORE GOING TO CITY COUNCIL WITH THIS REQUEST.

The second meeting of the month of April, 1981, was adjourned at 11:59 p.m.

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