

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

May 26, 1981

The first meeting of the month of May 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.

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

QUIMBY/PRICE PASSED 6-0 A MOTION TO APPROVE THE MINUTES OF THE APRIL 28, 1981 MEETING.

ALEX CANDELARIA announced there would be an addition to the Agenda of #36-81, Rezone of Annexation to PR-14, and a Preliminary Plat for Lexington Place, to be heard as item 17 on the Agenda.

ALEX CANDELARIA: Also, a correction for item 16, #59-81, what is being considered there is consideration of a revised Final Plan, which also includes a temporary office.

#40-81 12TH & HORIZON PLANNED COMMUNITY - OUTLINE  
DEVELOPMENT PLAN

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

A request for an Outline Development Plan on 23.09 acres with a design density of 8 units/acre.

a. Consideration of Outline Development Plan.

FLORENCE GRAHAM read the request and opened the public hearing.

ALEX CANDELARIA pointed out the proposal on the map for the Commission.

PETER COKELY appeared for Horizon Development Corporation and outlined the Outline Development Plan for 12th & Horizon Planned Community, for the Commission.

DON WARNER: We do have a letter in opposition to all projects on Horizon Drive from Nancy Dickey, that should be made a part of the record.

FLORENCE GRAHAM closed the public hearing.

QUIMBY/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #40-81, OUTLINE DEVELOPMENT PLAN, 12TH & HORIZON PLANNED COMMUNITY, FOR PR-8, SUBJECT TO REVIEW SHEET COMMENTS.

DON WARNER: Correction. That letter said it covered all projects on Horizon Drive, but it does not mention this one.

#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.

PAUL MANNING appeared for the Petitioner and outlined the request for Conditional Use, revocable permit.

ALEX CANDELARIA outlined the Review Sheet Comments for the Commission.

TOM PRICE: In your letter you state, we may also add a few shrubs for beautification.

PAUL MANNING: I wasn't aware of it, but we probably would.

TOM PRICE: Can we plan on that? That you add a few shrubs for beautification in front of that fence?

PAUL MANNING: Yes. I imagine we could.

LITTLE/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #52-81, CONDITIONAL USE, REVOCABLE PERMIT.

#23-80 HORIZON TOWERS - FINAL PLAT

Petitioner: William Boll.  
Location: Southwest Corner of Horizon Drive and 12th Street (Gonzo Annex).

Contains 5.28 acres designed for a planned residential zone at a density of 34.9 units/acre.

a. Consideration of final plan.

FLORENCE GRAHAM read the request and opened the public hearing.

ALEX CANDELARIA pointed out the' area of the Horizon Towers on the map, for the Commission.

ALEX CANDELARIA: What is being requested for is a final plat and plan, but what was previously approved was a preliminary.

JOHN TEESON appeared for the Petitioner and outlined the proposed Final Plat, Horizon Towers.

JANE QUIMBY: In reviewing some of the minutes from a previous presentation, there was the suggestion that there would be a restaurant on the top floor. Is that still --

JOHN TEESON: We have taken that out. We have gone round and round on that, and we have felt, with the area, and the area we are in, that it is best not to have it, and we are very comfortable with the decision we have made.

The Commission and Staff discussed what had previously transpired in regard to approval of density for this proposal.

DON WARNER: The Planning Commission can make other suggestions if they want to. If you approve this plan tonight as he is presenting it, you have approved density.

FLORENCE GRAHAM: Why have you waited so long for the FAA review?

JOHN TEESON: We feel there is no problem, and that's why, as far as the FAA is concerned. As far as we understand it, there would be no problem.

DON WARNER: You can make a motion to require that prior to Council.

ALEX CANDELARIA: There is one objection in writing, and that is Nancy Dickey -- each of you have received a copy of this.

FLORENCE GRAHAM closed the public hearing.

MR. KRIEGHAUSER appeared and advised the Commission he would like to see Horizon Drive remain on a flat type area, and keep the total structures down in height. MR. KRIEGHAUSER objected to the density and the traffic impact the proposal would have on the area.

BRUCE WARD, Secretary of the Greek Church, appeared and asked if the driveway entering off 12th was a dedicated public right of way and a private drive.

JOHN TEESON: No. It will be a private drive.

BRUCE WARD: What is it's status today?

DON WARNER: Nothing. It's a private drive now.

DON WARNER: He mentioned he was making an agreement with the Greek Church.

JOHN TEESON: We will give ingress and egress to the Greek Church.

BRUCE WARD: They have told us that, but there is no agreement right now.

JANE QUIMBY: I am very concerned about the overall impact of this development on the whole area, and it has absolutely nothing to do with the development, because it is very well done, and it has been addressed.

MARTHA MAY ODLEBERG appeared and stated: This is a shock to me. We were informed that this was all settled and we had nothing that we could do about it. The first stages evidently took place when we were out of town, and when we came back it was all settled, so I am surprised -- I am taken by surprise, but they told us it was not to be a high rise in any way, shape or form; that it would be very similar to Lakeside. We have adjusted to that with reservation, but I am inclined to agree with Mrs. Quimby -- I feel it would be much better if it was not such a large density. This is not adjoining my property, but there is nothing between me and this property at this moment. -- So if it would do any good, I would be glad to state my feelings that I would be opposed to this type of density.

FLORENCE GRAHAM: May I inquire for the record, who are they?

MARTHA MAY ODLEBERG: I don't have that information. My husband was informed and we felt at that time that it was final; that's the way the statement came.

DON WARNER: This project has never been anything but a high rise. The information they may have had was the one right across the street from them, which was Behrhorst, which was PD-16.

MARTHA MAY ODLEBERG: All right. This is the same general area; however, I thought it included that part, too.

JANE QUIMBY: My only concern in raising all this is because I think that we have tended to look at things as one unit of a development and not looking at the overall cumulative effect on what is happening, and I guess because of a number of things that have happened on Horizon Drive in the past month or two, it suddenly is beginning to come home to a number of people that perhaps we have not been looking as carefully at the overall impact, what is happening to the area in general, and we have been concentrating solely on one development at a time.

FLORENCE GRAHAM: Council has approved the preliminary plan?

DON WARNER: They approved the preliminary.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/RINKER PASSED 6-0 A MOTION TO MOVE #23-80, FINAL PLAN & FINAL PLAT, HORIZON TOWERS, TO FACT FINDING, WITH THE RESULTS OF FACT FINDING TO BE ANNOUNCED AT THE JUNE MEETING OF THE PLANNING COMMISSION.

#22-81 C H FOUR COMMERCIAL PARK, FILING NO. 1 - FINAL PLAT

Petitioner: Bruce Currier.  
Location: Northwest of Horizon Drive, Northeast of the Highline Canal.

Contains 14.2 acres designed for 2 lots in a highway oriented zone.

a. Consideration of final plat.

FLORENCE GRAHAM read the request and opened the public hearing.

ALEX CANDELARIA outlined the location of the proposed C H Four Commercial Park, Filing No. 1, Final Plat, on the map, for the Commission.

KENT HARBERT, of Western Engineers, appeared for the Petitioner and outlined the Final Plat, for C H Four Commercial Park, Filing No. 1, and went over the Review Sheet Comments for the Commission.

JANE QUIMBY: What was the Staff Comment regarding Covenants?

ALEX CANDELARIA: We have received a preliminary draft this afternoon, and we haven't looked at it. We haven't had a chance to look at it.

FLORENCE GRAHAM: Any opposition? How about Nancy's letter?

DON WARNER: That goes in the record.

FLORENCE GRAHAM: Any further comments from Staff?

ALEX CANDELARIA: Not at this time; there are no additional comments.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/QUIMBY PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #22-81, C H FOUR COMMERCIAL PARK, FILING No. 1, FINAL PLAT, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS, AND SUBJECT TO SATISFACTORY REVIEW OF THE COVENANTS BY STAFF.

#30-81 HOUSTON HEIGHTS SUBDIVISION (2 LOTS) - FINAL

Petitioner: Colorado Land & Exploration Co. Ken Shrum.  
Location: Northeast Corner of 15th and Wellington Avenue.

Contains 4.1 acres designed for 2 lots in a planned development at a density of 8 units/acre.

a. Consideration of final plat.

FLORENCE GRAHAM read the request and opened the public hearing.

ALEX CANDELARIA pointed out the area of the Houston Heights Subdivision on the map, for the Commission.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the request.

MILAND DUNIVENT: Has the utility easement requested by the Phone Company been provided?

TOM LOGUE: That particular plan does not show it, but it will be indicated on the plat.

JAMES KAMICAR: The water and sewer mains, are they going to be extended all the way over to Lot 1?

TOM LOGUE: What we would like to do is extend those mains to Lot 1 in conjunction with development of Lot 2.

FLORENCE GRAHAM closed the public hearing.

DUNIVENT/LITTLE PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #30-81, HOUSTON HEIGHTS SUBDIVISION (2 LOTS) FINAL PLAN.

#33-81 COLONY PARK - PRELIMINARY PLAN

Petitioner: Robert Baughman.  
Location: South of Patterson Road, East of Pomona Elementary School.

A request for a preliminary plan on 19.96 acres for planned residential zone at a density of 11 units/acre.

a. Consideration of preliminary plan.

FLORENCE GRAHAM read the request and opened the public hearing.

TED STAUGHAN: appeared for the Petitioners, stated they had received the summary sheet from the Planning Staff, and feel that everything on the Review Sheet can be resolved.

TED STAUGHAN: outlined the Preliminary Plan for Colony Park, for the Commission.

JANE QUIMBY: Do you anticipate being able to get the First Phase under construction as soon as this can be processed?

TED STAUGHAN: We have some developers that are interested in buying those two projects, and they would have to follow our specifications. Our group will probably not develop or build the First Phase, but we will be involved in the balance of it. As I said, we have a couple of developers that are interested in erecting the buildings at present, and would like to get started as soon as they can.

TOM PRICE: This is basically for the record -- this Petitioner didn't respond in writing. I think it is very necessary that we have some form of response in writing.

TED STAUGHAN: I'm sorry. I was not aware that I had to make a response in writing, but I would be happy to write my comments and get them to you straight away.

ALEX CANDELARIA outlined the Staff Comments for the Commission, stating it would be necessary to have the response in writing prior to going to City Council.

BILL RYDEN: You will have it tomorrow.

FLORENCE GRAHAM closed the public hearing.

LITTLE/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #33-81, PRELIMINARY PLAN, COLONY PARK.

#37-81 REZONE B1 TO PB - FINAL PLAN.

Petitioner: Josephine Guffey.  
Location: 845 Colorado Avenue.

A request to change from B1 limited business uses to planned business on 0.14 acres.

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

FLORENCE GRAHAM read the request and opened the public hearing.

JOSEPHINE GUFFEY appeared as the Petitioner and outlined the request for Rezone B1 to PB and Final Plan, for the Commission.

FLORENCE GRAHAM: You have taken care of the lighting and the sign at the rear?

JOSEPHINE GUFFEY: Yes. Right. I sure will.

DON WARNER: -- with PB, it will be limited to what she applies for, which is an antique shop.

BILL RYDEN: Madam Chairman, I own property directly to the west of Jo Guffey's property, and I would like to see this approved.

DON WARNER; The Staff Comments were only that we wanted to see what type of lighting and what type of signage is there.

FLORENCE GRAHAM closed the public hearing.

LITTLE/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #37-81, REZONE B1 TO PB.

PRICE/QUIMBY PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #37-81, FINAL PLAN, SUBJECT TO STAFF COMMENTS.

#53-81 OFFICE BUILDING - REVISED FINAL

Petitioner: Victor Daniel.

Location: Southwest Corner of First Street and Mesa Avenue.

Contains .91 acres designed for an office building in a planned business zone.

a. Consideration of revised final plan.

FLORENCE GRAHAM read the request and opened the public hearing.

VICTOR DANIEL appeared for the Petitioners, together with WALTER R. THOMS and WALTER C. THOMS.

DON WARNER outlined the location of the proposed office building on the map, for the Commission.

VICTOR DANIEL outlined the revised final plan for office building, for the Commission.

DAVID CROSS, of J & J Enterprises, outlined the structure to be built on the parcel, landscaping, drainage control, and parking.

ROBERT ENGELKE reviewed the project from the standpoint of the impact on the community, and the comments on the Review Sheet Summary.

FLORENCE GRAHAM: Mr. Daniels, are you aware of the City of Grand Junction Growth and Policy Statement?

VICTOR DANIELS: Yes.

ROBERT ENGELKE: I am not aware of that particular Goal and Policy Statement.

JANE QUIMBY: Would you please review for me again how much square footage there is, and how many offices you expect to have as planned coverage of the area?

VICTOR DANIEL: The property itself is just under forty thousand square feet. The office proposed has 19,200 feet. That will be reduced to accomodate some of the suggestions made by Planning Staff.



JANE QUIMBY: How much?

VICTOR DANIEL: Well, we have got to take off five feet in one place and fourteen inches in another, but we are talking about an office building in the range of 18,000 to 19,200 square feet. There are twelve offices.

SUSAN RINKER: Are you making the building smaller to accomodate the parking that you are lacking?

VICTOR DANIEL: To accomodate the parking, that's right.

JANE QUIMBY: I would like to comment a little bit about the overall compatibility there, which just because perhaps there have been some mistakes already made on First Street doesn't mean that we need to make any more.

I think there is a great deal of less than consistent thinking about what is to be done on First Street. I believe that the Planning Commission has had one overruling by the City Council, and there is one in which the City Council and the Commission agreed, and now we have a third one here in this particular area.

I am concerned that we develop policies and although they are not cut in concrete, that people seem to feel they can be ignored, or whatever, and I am not at all comfortable with any more business.

I acknowledge what was stated about people are not rushing to build single family residences in that particular area, and I am not certain that the reason people think an office would be more acceptable is because they have not seen a positive alternative to offices, and in many cases they are judging their one rather unpleasant experience with multi-family residential development on that particular Street.

ALEX CANDELARIA: My address is 1616 Balsam Court, and if I might step to the board I will demonstrate my objections to this proposed petition, which is in front of you. This being a major arterial and I will represent the X's as offices and the O's as residential. What has occurred is you have offices and business use, retail uses and consequently you have residential in here, and what has happened you start snuffing these residential uses and putting -- extending the business and retail uses until you come and reach a natural buffer, this being North Avenue. That at the present time extends from 26 Road all the way to 30 Road, and even beyond that. It even goes up to the Interstate, and to me that is stripping the entire major arterial.

Here, you have First Street; you have some mixed uses; you have a shopping node which serves pretty much this residential area. You have non-conforming uses, conditional uses, and my concern lies west of this proposal, which is being presented before you, and what my concern is that I am going to be limited to my market as far as my property is concerned, because this is primarily residential in character, for some people do not like to purchase a residential near a business type use.

Another question was raised as far as why put single family along a major arterial. To the east portion, all along First Street, you have single family residence, and I feel that they have an asset to this community, and I do not see where if you put multi-family in here that you would be doing them any kind of injustice. Also, my concern is setting a precedent along First Street for more office use, and we have a shopping node, or business use already in that area, and it is primarily residence. I don't see why we need to extend it to anything more, and I believe downtown has a lot of vacant lots to offer which could be purchased and built and which are already zoned for this type of use.

Also, to me, it is completely out of character. To me, it is primarily residential in character and it should be maintained so, and I would disagree with the conditional use which was approved to the south, which is intended -- or it is a conditional use for office use. I do believe that is out of character as far as the residential area is concerned.

FLORENCE GRAHAM: Any Staff Comments?

DON WARNER: The only thing I would like to add is that I would like to see the written answers to the Review Comments from the Review Agencies.

FLORENCE GRAHAM closed the public hearing.

PRICE/RINKER PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #53-81, REVISED FINAL, OFFICE BUILDING, BECAUSE IT IS IN DIRECT CONFLICT WITH THE FIRST STREET POLICY, AND THAT IT IS TOO INTENSE.

FLORENCE GRAHAM: You know that you have the right to go before City Council with this plan.

#54-81 ZONE TO H. O. - PRELIMINARY PLAT

Petitioner: Ray Phipps.

Location: Northeast Corner of 27.75 Road and Highway 50.

A request to zone Phipps Annexation #3 to a highway oriented zone and a preliminary plan at 14 lots on 25.7 acres.

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

FLORENCE GRAHAM read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the Preliminary Plat, Phipps Annexation, for the Commission.

JANE QUIMBY: I think, obviously, it is very appropriate for this kind of zoning, along the highway there.

DON WARNER: Under H. O., you can require architectural compatibility when you review the plans.

JANE QUIMBY: Have you had any conversation with the City Engineer regarding B 1/2 Road, Tom? I notice on your Comments, he says it should be improved on the south side to match the City Market Project to the west.

TOM LOGUE: He is saying that Power of Attorney is not acceptable; that those improvements should be done on the timetable set forth in a subdivision improvements agreement. We don't have a particular problem with that.

FLORENCE GRAHAM: Any further comments from Staff?

ALEX CANDELARIA: No. Not at the present time.

FLORENCE GRAHAM closed the public hearing.

DUNIVENT/QUIMBY PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #54-81, PHIPPS ANNEXATION, ZONED TO H. O..

DUNIVENT/PRICE PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #54-81, PRELIMINARY PLAT, PHIPPS ANNEXATION, SUBJECT TO WORKING OUT THE B 1/2 ROAD QUESTION WITH THE CITY ENGINEER PRIOR TO THE FINAL PLAT.

#55-81 CONDITIONAL USE - REQUEST FOR A TEMPORARY OFFICE

Petitioner: Earl Jensen.

Location: Southwest corner of 12th and Patterson (Village Fair).

A request for a temporary office in a planned business zone on approximately 19 acres.

a. Consideration of a temporary office.

FLORENCE GRAHAM read the request and opened the public hearing.

JIM PICKENS appeared for the Petitioner and outlined the conditional use, request for a temporary office, for the Commission.

ALEX CANDELARIA: Just clarification here: You pointed to the trash pick-up. Apparently I haven't seen the revision. This will be parallel parking, correct? Will that work out?

JIM PICKENS: We think it will, Alex. We think there's room to put it in there.

DON WARNER: I have one item I would like to address to Jim. The other temporary buildings that we have allowed -- and he is well within the parameter for that one -- were because we have allowed some two year permits -- the other temporaries have not been ANC 1 Code Building, or HUD buildings; they have been FB units, which meet full building code, and I think you have to clear that with the Building Department.

JIM PICKENS: Okay. I would be happy to.

The Commission and Staff discussed the ingress and egress to the temporary office, as well as the traffic flow patterns for the drive-up.

FLORENCE GRAHAM closed the public hearing.

PRICE/LITTLE PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #55-81, CONDITIONAL USE, REQUEST FOR A TEMPORARY OFFICE BUILDING AND DRIVE-UP WINDOW, SUBJECT TO STAFF COMMENTS.

#56-81 REZONE R3 TO P

Petitioner: First Assembly of God, Inc., Clarence Cope.  
Location: Southwest corner of 4th and Ouray.

A request to change from single family/multi family residential use to a parking zone.

- a. Consideration of rezone.
- b. Consideration of parking plan.

FLORENCE GRAHAM read the request and opened the public hearing.

CLARENCE COPE, Senior Pastor of the First Assembly of God Church, appeared for the Petitioner and outlined the requested Rezone R3 to P.

The Commission and the representative of the Petitioner discussed the use of greenery or growing plants to break the monotony of the large expanse of blacktop in the parking lot.

FLORENCE GRAHAM: Your Church is beautiful; your grounds are lovely, but your other areas leave something to be desired for attractiveness, and that is the point at which I am getting. As a matter of fact, your Church is beautiful, the bus area is an eyesore, and I am afraid that this will create one more eyestore, if you don't add a little something to make it compatible with the Church.

DON WARNER: I have a suggestion on that. The Traffic Engineer and the City Engineer are very much opposed to moving those sidewalks. I think that the same thing could be done; in fact, they would need a revocable permit to put any parking out in the right of way anyway -- I think that this could be designed the same way Valley Federal's parking is over here. They have a detached sidewalk along between it and the curb. They have a sprinkler system in that area. If a sprinkler system is installed in that area the City would plant trees and that would make it compatible with the surrounding area.

TOM PRICE: Is this the only drawing that you have, or do you have a technical drawing of what you are proposing to do?

CLARENCE COPE: This is all the drawing we have now, yes, sir, it is.

TOM PRICE: It doesn't give us a whole lot to go by. It's just a bunch of lines here and there, and it leaves a lot to be desired in terms of trying to figure out what you are doing.

FLORENCE GRAHAM: And I am sure that the Church and Valley Federal would want a very attractive parking area, if it was to bear their names.

CLARENCE COPE: There is no question what we do wish to beautify the area as much as we can. It is a problem.

FLORENCE GRAHAM: Any further comments from Don or Alex?

DON WARNER: I had one question, since this plan doesn't show much: Are you planning a solid fence on the west side, next to that next house?

CLARENCE COPE: Yes. Yes.

DON WARNER: It should be a solid cedar or something to separate it from that house to the west.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/QUIMBY PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #56-81, REZONE R3 TO P.

KAMICAR/LITTLE PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #56-81, PARKING PLAN, CONTINGENT UPON THE PETITIONER FURNISHING A PLAN SATISFACTORY TO THE CITY PLANNING STAFF, BEFORE SUBMITTAL TO THE CITY COUNCIL, SUCH PLAN TO INCLUDE PROPER BUFFERING, FENCING, LANDSCAPING, LIGHTING, AND WITH THE SIDEWALK TO BE LEFT INTACT.

#57-81 REZONE R1B TO B1

Petitioner: Chris Gray.  
Location: North of Patterson Road, East of 26.25  
Section Line Road.

A request to change from single family residential use at approximately 5 units/acre to limited business uses.

a. Consideration of rezone.

FLORENCE GRAHAM read the request and opened the public hearing.

CHRIS GRAY appeared as the Petitioner and outlined the proposed Rezone R1B to B1 for the Commission.

FLORENCE GRAHAM: Don, we don't have any control over B1, do we?

DON WARNER: No. The only review we have in B1 at the present time is to take care of the building permit, and see that they meet the setbacks.

FLORENCE GRAHAM: Wouldn't you like to try for a PB?

RICHARD LITTLE: Mr. Gray, each piece of property up there individually has it's own curb cut.

CHRIS GRAY: I believe there are nine for the six properties.

RICHARD LITTLE: That's a lot to turn it into a business. That would have a hugemongous impact on Patterson in that short distance up there, if that question isn't addressed.

ALEX CANDELARIA presented a letter to the Commission in opposition to the proposed Rezone R1B to B1, from Mark and Karen Madison, 346 Belair Drive, Grand Junction.

DON WARNER presented a letter in opposition to the proposal from Mr. and Mrs. Archie R. Terry, 2624 Mira Vista, Grand Junction.

FLORENCE GRAHAM: Now, isn't there a list of the people who are in favor of it?

DON WARNER: There is a list of the applicants.

CHRIS GRAY: We have six people who are in favor of it.

DON WARNER: Those are the six people who own the properties.

JIM GAIL appeared as a property owner adjacent to the proposed rezone and spoke in opposition to the proposal, requesting that the Planning Commission take no action until something definite is decided on Horizon Drive.

EARL JENSEN appeared and spoke in favor of the rezoning, representing himself and MILDRED VANDOVER.

Extended discussion was held between the applicants, the Staff and members of the audience concerning buffering for Willowbrook, and traffic on Patterson Road.

JIM GAIL: If I may make one other comment, I think that probably the most important thing on this whole presentation, both pro and con, is the fact that Horizon Drive is not in yet, and I really don't think that you should do anything in rezoning in this particular area until such time as Horizon Drive is in and you see what's going to happen there. I am really concerned as to the zoning encroachment down to Horizon Drive; that would be absolutely terrible.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/LITTLE PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #57-81, REZONE R1B TO B1 BECAUSE OF THE INTENSITY AND USE UNDER B1 ON AN ARTERIAL WHICH IS HEAVILY OVERLOADED AT PRESENT, AND BECAUSE OF THE UNKNOWN FACTOR OF THE EFFECTS OF HORIZON DRIVE TO THE NORTH.

#58-81 CONDITIONAL USE - BEER AND WINE LICENSE

Petitioner: Thomas LaCroix.  
Location: Northeast Corner of 29th and North Avenue  
(Flynn Subdivision).

A request for a beer and wine license on approximately 1.3 acres in a light commercial zone.

a. Consideration of a beer and wine license.

FLORENCE GRAHAM read the request and opened the public hearing.

THOMAS LaCROIX appeared for the Petitioner and outlined the request for conditional use, beer and wine license for Round the Corner Restaurant.

WINONA BECKNER appeared for her mother, MRS. GEORGE FULTZ, of 511 29 Road, and presented a petition from 71 people, reading as follows:

"We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council, opposing the granting of a conditional use for a beer and wine license to The Round the Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners further believe that no cause exists for the issuance of such a license and that it's issuance will lead to a rapid deterioration of the neighborhood."

WINONA BECKNER: We also feel that there are enough wine, beer and liquor outlets within the mile on either direction on North Avenue.

DORIS McGILL appeared as a property owner, twenty feet from the proposed site of the Round the Corner Restaurant, and objected to the issuance of the proposed beer and wine license, because of the noise, drinking, the late hours, and the traffic impact.

THOMAS LaCROIX: I believe that the character of the neighborhood is not a residential character, if you would just stop and look at the corner -- the area of North Avenue is a heavily travelled area, and as Mrs. Beckner said, there are numerous bars up and down North Avenue. Round the Corner does not want that business. Round the Corner is a family restaurant and the hours that we maintain at Round the Corner are much, much shorter than any local bar or tavern. 10:30 is

the closing time. The premises are well lit and decorated and will probably never cause the problem that other facilities on North Avenue cause. And I just feel that the conditional use for wine and beer is not detrimental to the neighborhood and would fit in and be a good neighbor, as the restaurant itself is going to be.

FLORENCE GRAHAM: Was there any neighborhood survey taken by Staff?

DON WARNER: There will be one done on the basis of the liquor license itself; not on the conditional use.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/LITTLE PASSED 6-0 A MOTION TO MOVE #58-81, CONDITIONAL USE, BEER AND WINE LICENSE, TO FACT FINDING, WITH THE RESULTS TO BE REPORTED AT THE JUNE PUBLIC HEARING.

#59-81 FIRST SECURITY SAVINGS AND LOAN ASSOCIATION -  
REVISED FINAL PLAN

Petitioner: Leland Schmidt.  
Location: Northwest Corner of Seventh Street and Glenwood Avenue (Williams Building)

A request for a temporary office for a Savings & Loan in a planned business zone on approximately .52 acres.

FLORENCE GRAHAM read the request and opened the public hearing.

KEN RABIDEAU appeared for the Petitioner and outlined the Revised Final Plan, First Security Savings and Loan Association, and the need for the temporary structure to be placed on the parcel, including a drive-up structure.

SUSAN RINKER: When do you plan to put this temporary unit on?

KEN RABIDEAU: August? July.

SUSAN RINKER: So we would see that temporary unit for about two years?

KEN RABIDEAU: More like eighteen months.

JANE QUIMBY: Mesa Federal was going to do it in one.

DON WARNER: They have their architectural work done ahead of time for their permit.

CONNIE McDONOUGH outlined the proposed structures and traffic patterns for the facility.

JANE QUIMBY: I am going to make just a couple of general comments, because I have lived in the area and I have looked at the vacant lot for three or four years, the owners of which haven't seen fit to keep it clean, keep weeds down or anything else out of it,



so almost anything would be an improvement; however, I am very concerned about any traffic generated out of that on to Glenwood.

How many vehicles do you expect to generate per day?

CONNIE McDONOUGH: In the year one, which would be 1983, we are projecting 48 cars daily; year two, 1984, 67 cars, and year three, 85 cars.

The Commission and Petitioner's representatives discussed the drive-up stations, traffic flows, stacking of vehicles at the stations and possible backing up of traffic into traffic aisles.

FLORENCE GRAHAM closed the public hearing.

DON WARNER: This will be Phase One; it will be a temporary phase of Final Plan.

KAMICAR/RINKER PASSED 6-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF #59-81, REVISED FINAL PLAN, FIRST SECURITY SAVINGS AND LOAN ASSOCIATION, FOR USE AS A FINANCIAL INSTITUTION; THAT THE REVISED FINAL PLAN APPROVAL OF THE BUILDING LOCATION AND THE NORTHERN ACCESS BE GRANTED; THAT THE ADDITIONAL ACCESS MOVEMENTS BE READDRESSSED AT THE TIME THAT THE PLANS FOR THE BUILDING ARE PROCESSED, AND THAT THE TEMPORARY DRIVE-UP BUILDING FACILITY BE ALLOWED FOR A PERIOD OF NO MORE THAN TWO YEARS FROM MAY 22, 1981.

#36-81 LEXINGTON HEIGHTS, REZONE R2 to PR-14.

FLORENCE GRAHAM: This was a tabled item from April 6th. This is true, that they are exhibiting the same things to the new Planning Commission that they formerly gave to the old Planning Commission on April 6th?

DON WARNER: Right.

FLORENCE GRAHAM: With no change?

DON WARNER: It is the same.

ALEX CANDELARIA outlined the location of the proposed rezone on the map for the Commission.

JOHN QUEST appeared for the Petitioner and outlined the request for Rezone R2 to PR-14.

JANE QUIMBY: I am going to make just a comment. I am sorry for everybody's inconvenience, but I think this is perfectly ridiculous at 12:30 -- we have been sitting here dealing with planning since 6:30 this evening, as far as the Commission is concerned, and I personally resent having this put on the Agenda at the last minute, and we have not had a chance to review anything. I quite frankly don't know that anything is going to be accomplished by going through comments from all of these people, and rebuttals from all of you at this hour of the night. My limit of being able to hear and think about things is about to end.

FLORENCE GRAHAM: I don't know what we should do. These people have been waiting for such a long time. How many of you are in opposition?

(A show of hands representing approximately 35 people in the audience)

Whereupon, an exchange of comments between the audience, Staff and the Planning Commission took place concerning what the audience was in opposition to, what happened at the neighborhood meeting between the Petitioner and the neighborhood, and what the concerns of the neighborhood seemed to be.

FLORENCE GRAHAM closed the public hearing.

KAMICAR/LITTLE PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #36-81, LEXINGTON HEIGHTS, REZONE R2 TO PR-14, FOR THE REASON IT IS IN THE WRONG PLACE; THAT THERE IS NO COMPROMISE BETWEEN THE DEVELOPER AND THE HOMEOWNERS IN THE AREA.

JAMES KAMICAR: Due to the lateness of the hour, I doubt very much if we could accomplish anything if we stayed here all night, or all week, and I think that this should be set up with plenty of advance notice for City Council, before it hits their Agenda.

The first regular meeting of the month of May, 1981, was adjourned at 1:05 a.m.

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