

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: March 20, 1984  
 TIME: 7:00 p.m.  
 PLACE: City/County Auditorium - 520 Rood Avenue.

The following items will be presented at this public hearing of the Grand Junction Planning Commission for their consideration. The items under consideration have exceeded their development schedule. The Grand Junction Planning Commission will recommend granting an extension of the development schedule or reversion of the project and/or zone. The petitioner or representative must be present for the item to be heard.

I ORDER OF HEARING:

1. Chair reads the agenda item and asks if the petitioner or representative is present. All "no shows" will receive a recommendation for reversion by the Grand Junction Planning Commission.
2. Staff presents section of violation and the original development schedule of the project.
3. Petitioner presents the proposal. A maximum of 5 minutes for this presentation to incorporate the major points of the impact statement.
4. Commission members may question the petitioner to clarify items. (This will not necessarily be a re-review of the technical issues of the project.)
5. Chair closes the public hearing, asks the Commission for discussion, motion, second, and the vote.

II CONSENT AGENDA:

The petitioners of the following projects have not requested an extension. Therefore, the projects are being considered for reversion of the plan and/or zone.

FILE #	REZONE TO	PROJECT/NAME OF PETITIONER	ODP	APPROVAL DATE		LOCATION
				Prelim.	Final	
61-81	PR-27	Atrisco Investment Co. Condos Levi Lucero	(ext. 2/8/84) 10/21/81 Sec. 7- 5-3-B-4			E. of 28½ Rd. Appx. 500' N. of North Ave
61-81	RIC PB	Atrisco-Office Building Levi Lucero	(ext. 2/8/84) 10/21/81 Sec. 7- 5-3-B-4			E. of 28½ Rd. Appx. 500' N. of North Ave
47-80	RSF-4	Singh Subdivision Lalmani Singh	10/20/82 3(15)F20			G Road, 27 3/4 Rd. lines
91-77	RIC PB	12th & Patterson Plaza Guthrie/Weaver		10/5/77 Sec. 3- G-3C		12th & Patterson
78-82	RSF-8 PB	Rezone & Final Plan-Vicki Holt Vicki Holt			1/19/82 7-5-7	SE Corner of 27 & C Roads
44-80	PB	Energy Belt Plaza Frank Lamm			(ext. 2/8/84) 9/20/80 Sec. 3 (15)J	2464 F Road
72-82	RSF-5	North 1st St. Minor Sub. Gary Merrilat			12/5/82 Sec. 6- 9-2-C	W. of 1st Street ½ mi. S. of Patterso

FILE #	REZONE TO	PROJECT/NAME OF PETITIONER	ODP	APPROVAL DATE		LOCATION
				Prelim.	Final	
81	HO	Compass Pt. Office Bldg. Environmental Development Inc.			(ext. 8/8/84) 4/15/81 4-2-18D.	S. of Highline Canal, N. of N. Crossroads Ct.

## III FULL HEARING:

These items have requested extensions of thier development schedules. All items will be heard in chronological order beginning with outline development plans, preliminaries, finals, etc.

FILE #	REZONE TO	PROJECT/NAME OF PETITIONER	ODP	APPROVAL DATE		LOCATION
				Prelim.	Final	
70-81	RSF-8 PB	Orchard Grove Robert Reese	(ext. 2/8/84) 11/18/81 Sec. 7- 5-3-B-4			SE Corner of 12th & Orchard Avenue
17-80	RIC to PR-20	Rezone RIC to PR-20 W.B. Swisher/Hyland	4/16/80 3(15)F2D			3304 N. 17th Street
J-81	PR-8	Horizon Planned Community Horizon Dev. Group	(ext. 2/8/84) 6/17/81 Sec. 7- 5-3-B-4			NW Corner of 12th & Horizon Drive
105-81	RMF-64 PB	Hodges Addition Eacel Hodges	Sec. 7- 5-3-B-4 3/17/82			2048 N. 12th Street NE Corner of 12th and Walnut
19-82	CI to PR-28 CI to PC	Dominion Heights Fore Site International		3(15)F2D 4/21/82 Sec. 7- 5-4-C-5		S. of North Avenue along 28½ Rd.
92-81	PR-8	Hawthorne Place at Crestview III Towne Prop. Ltd. Todd Deutsch		6-9-2C 2/2/82 7-5-7		NW of F Road and 27½ Road
16-79 (2 of 2)	PR	Crown Heights Filing #2 Lloyd & Leland Unfred			3/17/82 Sec. 7- 5-4-C-5	NE Corner of 27½ & Cortland
8-82	RSF-8	Church & Accessory Bldgs. (Cond. Use) Arthur Tafoya			3/17/82 Sec. 4- 6-2-G	2342 N. 7th Street
12-82	PAD	Hotel Conditional Use Penner/Frantz			3/3/82 Sec. 4- 6-2-G	NW Corner of H Rd. and Horizon Drive
3-81	PR-11	Tamerlane Tamerlane Ltd.			(ext. 2/8/84) 2/18/81 Sec. 3(15) J	NW Corner of F½ & 27½ Rd. line (15th Street)
27-82	PB	High Country Storage John Bray			7-5-7 7/21/82	SE of Cannon and Grand Mesa Avenues
26-82	PB	Conditional Use-First Security Drive-up Window Western Development Corp.			6/16/82 7-5-7	2692 Hwy 50
65-82	PR-8 PR-13.1	Houston Heights Colex Ltd.			12/1/82 6-9-2-C 7-5-7	NE Corner of 15th Street & Wellington

FILE #	REZONE TO	PROJECT/NAME OF PETITIONER	ODP	APPROVAL DATE		LOCATION
				Prelim.	Final	
49-81	HO	Crossroads Motor Inn G.J. Motor Hotel Ltd.			(ext. 8/8/84) 4-2-18D 5/20/81	E. of 27 3/4 Rd. Sec. line NW of Hori- zon Drive.
85-81	PR-8.4	Rusty Sun Sub. Filing #1 Jim Lindell			6-9-2-C 3/17/82 Sec. 7- 5-4-C-5	NW of Patterson & 29 Road
46-82	PB	*requested imp. extention to 9/84 PDC Sub. Filing #2 PDC Investments			Final Plat re- corded. 2/83 7-5-7	605 26½ Road
72-80	RMF-64	Professional Office Bldg. C.U. Larry Beckner			3/17/82 Sec. 4- 6-2-2-G	1499 N. 1st Street
79-81 (2 of 2)	PR-17	Woodsmoke John Kilpatrick			11/17/82 7-5-7 6-9-2-C	W. of 29 Rd., ¼ mi. S. of F Road
13-83	HO	Development in HO-Office Bldg. Arix			4-2-18D 4/20/83	760 Horizon Drive
20-82	PR-17	Edgewood Townhomes John Combs			7/21/82 Sec. 7- 5-4-C-5	W. of 15th Street, S. of the G.V. Canal
35-81 (3 of 3)	PR-8 & PB	The Park at Horizon Drive Horizon Partnership Ltd./ Victorio Investments John Shaw			5/5/82 Sec. 7- 5-4-C-5	N. of Horizon Drive 600' E. of 27 Road
30-80	PR-21	Country Glen Apartments Country Glen Assoc./ Victorio Investments			5/19/82 Sec. 7- 5-4-C-5	25 & F½ Roads
33-81	PR-10	Colony Park Ted Straughn			(ext. 2/8/84) 7/12/82 Sec. 7-5- 4-C-5	2575 Patterson Rd.
53-81	PB	French Quarter (Waldon Office Bldg.) Walter Thoms			(ext. 2/8/84) 8/5/81 Sec. 7- 5-7	SW Corner of 1st & W. Mesa Avenue
21-81	PR-9.5	Cascade Condos & Health Club Robert Rewinkle			(ext. 2/8/84) 4/15/81 7-5-7	SW of Patterson Rd. and Grand Cascade Dr.

IV ADJOURNMENT