

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: May 29, 1984

TIME: 7:30 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. Having satisfied the requirements of a public hearing, the Planning Commission will formulate a recommendation of approval, approval with conditions or denial which will be forwarded to the City Council. The week following this Public hearing, the Planning Department Staff will schedule these items for presentation at a second public hearing before the City Council. If you have an interest in an item on this agenda, please call the Planning Department approximately 5 days from this date to inquire as to the date and time of the City Council hearing. Your appearance at both hearings is necessary to assure a satisfactory process in the interest of all.

NOTE: The petitioner should understand that when the Grand Junction Planning Commission makes a recommendation of DENIAL the item will not automatically be scheduled for a public hearing before the City Council. The petitioner must specifically request in writing that their petition be placed on the City Council agenda. Interested parties should call the Planning Department at 244-1628 to inquire of the status of an item prior to the second hearing.

- I Approval of minutes.
- II Announcements, presentations, and/or visitors.
- III Full Hearing:

1. #10-84 REZONE B-1 TO PB AND COLORAMO CREDIT UNION - FINAL PLAN

Petitioner: Coloramo Credit Union/Marilyn Haller. Location: 910 Main Street. A request to change from a limited business zone to a planned business zone and final plan on approximately .21 acre.

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

2. #12-84 RIGHT-OF-WAY VACATION

Petitioner: Mesa College. Location: Elm Avenue from 12th Street to College Place and a section of the north/south alley and east/west alley North of Elm Avenue. A request to vacate the right-of-way and alley.

Consideration of vacation.

3. #11-84 REZONE RMF-32 TO RSF-8

Petitioner: Kathy Jordon (Representative) Location: Both sides of 7th Street from Grand Avenue to Hill Avenue (7th Street Historic Dist). A request to change from residential multi-family uses at 32 units per acre to single-family residential uses at 8 units per acre on approximately 6.91 acres excluding the street right-of-way.

Consideration of rezone.

4. #13-84 REZONE RSF-4 TO PB AND KEXO RADIO STATION - FINAL PLAN

Petitioner: Western Broadcasting Company/Lance Spurlock. Location: North of F Raod, approximately 220 feet East of 25.5 Road. A request to change from a residential single-family zone at 4 units per acre to a planned business zone and a final plan on approximately 4.86 acres.

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

5. #7-84 SUN CREST VILLAS- PRELIMINARY PLAN

Petitioner: F Road Development Corp., Professional Investors of Grand Junction and Paul & Francis Kern. Location: North of F Raod, approximately 650 West of 25 Road. A request for a preliminary plan of 354 units in a planned residential zone at 17 units per acre and a preliminary plan on .68 acre in a planned business zone.

- a. Consideration of preliminary plan in a planned residential zone.
- b. Consideration of preliminary plan in a planned business zone.

6. #9-84 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING & DEVELOPMENT CODE- BANNERS

Petitioner: Grand Junction Planning Department. A request to amend Section 5-7-6B2, 5-3-1A. and 5-7-6D of the Grand Junction Zoning and Development Code. This text amendment is regarding street banners. (Copies available at the Grand Junction Planning Department - 559 White Ave. Room #60 244-1628).

Consideration of text amendment.

7. #2-84 ZONE OF ANNEXATION

Petitioner: City of Grand Junction. A request to zone the following annexations:

- a. State Highway vacated adjacent to R.E.A. Office. Zone C-2 (heavy Commercial)
Common Location: 28 Road and I-70 Business Loop.
- b. Sperber- Zone RSF-4 (Residential single family at 4 units per acre) on 25 acres. Common Location: East of 26.5 Road at Sperber Lane.

8. #70-81 ORCHARD GROVE - OUTLINE DEVELOPMENT PLAN

Petitioner: Robert Reese. Location: Southeast Corner of 12th Street and Orchard Avenue. A request for a one year extension of their development schedule. (Continued from the 3/20/84 GJPC Public Hearing)

Consideration of one year extension.

9. #49-81 CROSSROADS MOTOR INN - DEVELOPMENT IN HO

Petitioner: Grand Junction Motor Hotel Ltd. Location: East of 27 3/4 Road Section Line, Northwest of Horizoné Drive. A request for a one year extension of their development schedule. (Continued from the 3/20/84 GJPC Public Hearing)

Consideration of one year extension.

IV Non-scheduled citizens & vistors.