

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: April 26, 1983  
TIME: 7:30 p.m.  
PLACE: City Council Chambers

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 which will be forwarded to the City Council. The week following this public hearing, the Development 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 Development 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, it will automatically be scheduled for a public hearing before the City Council. This will occur unless the petitioner asks that their petition be removed from the City Council agenda.

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

1. #3-83 (2 of 2) VILLA PARK TOWNHOMES - FINAL PLAT AND PLAN

Petitioner: Fred and Tommie Peaslee. Location: South of B.75 Road, approximately 240 feet East of 27 Road. A request for a final plat and plan of 24 units on approximately 2.99 acres in a planned residential zone at 10 units per acre.

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

2. #9-83 NORTHSTAR SUBDIVISION - FINAL PLAT

Petitioner: Valley Ventures/Larry Mattison. Location: Northeast corner of 28 Road and Walnut Avenue. A request for 20 lots on approximately 3.23 acres in a residential single-family zone at 8 units per acre.

Consideration of final plat.

3. #17-83 CONDITIONAL USE - BEER AND WINE LICENSE

Petitioner: Airport Quality Inn. Location: 733 Horizon Drive. A request for a conditional use for a beer and wine license on approximately .07 acre in a highway-oriented zone.

Consideration of conditional use.

4. #21-83 VACATION OF ALLEY

Petitioner: First National Bank of Grand Junction. Location: The alley between 4th and 5th Streets and White and Grand Avenue. A request to vacate the alley.

Consideration of alley vacation.

5. #18-83 REZONE RMF-64 TO PB AND JERRY OTERO OFFICE BUILDING - FINAL PLAN

Petitioner: Jerry Otero. Location: 850 Grand Avenue. A request to change from a residential multi-family zone at 64 units per acre to a planned business zone and a final plan on approximately .17 acre.

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

6. #19-83 REZONE RMF-64 TO PB AND COMMUNITY HOSPITAL - FINAL PLAN

Petitioner: Lincoln Park Osteopathic Hospital Association-Grand Junction Osteopathic Hospital and Doctors Clinic Building/Roger C. Zumwalt. Location: Northeast corner of Orchard Avenue and College Place and the Southwest corner of Walnut Avenue and 12th Street. A request to change from residential multi-family uses at 64 units per acre to planned business uses and a final plan on approximately 4.9 acres.

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