

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: March 29, 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. #10-83 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: Grand Junction Planning Commission & Development Authority. A request to amend portions of section 4, 5, 7, and 9 of the Grand Junction Zoning and Development Code. (Copies available at the City/County Development Department 559 White Ave. Room #60 244-1628.) NOTE: Items discussed tonight will be portions of the DDA Text Amendment which were tabled at the GJPC Hearing 2/22/83.

2. #12-83 CONDITIONAL USE HOTEL RESTAURANT LIQUOR LICENSE - BUENO VIDA

Petitioner: Fred P. Walker. Location: 2454 Highway 6 & 50 (Valley Plaza). A request for a hotel-restaurant liquor license on approximately .7 acre in a proposed highway oriented zone (See file number #14-83)

3. #13-83 RIGHT- OF-WAY VACATION

Petitioner: ARIX/Gordon Bucher. Location: A 40 foot section of Horizon Drive adjacent to Lot 1, Block 1 of the Grand Junction Technological Center Subdivision. A request to vacate a section of Horizon Drive.

4. #13-83 DEVELOPMENT IN HO - PROFESSIONAL OFFICE AND TENANT SPACE

Petitioner: ARIX/Gordon Bucher. Location: Lot 1, Block 1 of Grand Junction Technological Center Subdivision. A request for professional offices and tenant space on approximately 2.9 acres in a highway-oriented zone.

5. #14-83 1983 ANNUAL ZONE OF ANNEXATION TO THE CITY OF GRAND JUNCTION

Petitioner: City of Grand Junction. Location: a.) BRACH- North of Colorado Hwy 340, West of Power Road. b.) VALLEY PLAZA- 24.5 Road and Highway 6 & 50 Lots 1,2,3 of the Sawtelle Subdivision. c.) GRAFF- West of 29 Road, .25 miles South of F Road. d.) VENEGAS- West of 25 Road, South of Highway 6 & 50. A request to zone the above annexations. (Copies available at the City/County Development Department 559 White Ave. Room #60 244-1628.)

6. #16-83 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: City Planning Department. Location: This is a proposal to adopt policies for annexation of areas to the City of Grand Junction. A request to amend the Grand Junction Zoning and Development Code to add section 3-19-11, Annexation Policies. (Copies available at the City/County Development Department 559 White Ave. Room # 60 244-1628.)

7. ADJOURNMENT.