

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: June 28, 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. #31-83 RIGHT-OF-WAY AND ALLEY VACATION

Petitioner: Lincoln Park Osteopathic Hospital Association - Grand Junction Osteopathic Hospital and Doctors Clinic Building, Inc./Roger C. Zumwalt.
Location: 11th Street right of way and alley between Orchard Avenue & Walnut and College Place & 12th Street. A request to vacate a portion of the alley and right of way.

2. #30-83 REZONE RSF-8 TO C1

Petitioner: Gene O. Taylor. Location: Lots 1 & 2 of Carpenter's Subdivision No. 2 (south of Gunnison Avenue and southwest of Highway 6 & 50). A request to change from residential single family uses at 8 units per acre to light commercial use on .63 acre.

3. #29-83 CONDITIONAL USE - KINDER HAUS CHILDREN'S CENTER

Petitioner: Patricia Knight Felin. Location: Northeast corner of 27-3/8 and C roads. A request for a conditional use for a child care center on .75 acre in a residential single-family zone at 8 units to the acre.

4. #33-83 CONDITIONAL USE - ADDITION OF SANCTUARY TO FIRST CHRISTIAN CHURCH

Petitioner: First Christian Church of Grand Junction/Tracey Miller. Location: 1326 N. First Street (northeast of First Street and West Sherwood Drive). A request for a conditional use for an addition of a sanctuary to the First Christian Church on 1.81 acres in a residential single-family zone at 5 units per acre.

5. #32-83 UTILITY EASEMENT VACATION

Petitioner: Benchmark Communities Ltd./Michael B. Cline. Location: within Briargate Subdivision (southwest corner of Elm Avenue and 28½ Road). A request to vacate one 22.5'x 35.21' portion and one 22.5'x 35.20' portion of utility easement within Briargate Subdivision.

6. #14-83 1983 ANNUAL ZONE OF ANNEXATION TO THE CITY OF GRAND JUNCTION

Petitioner: City of Grand Junction. A request to zone the following annexations (copies available at the City/County Development Department - 559 White Avenue, Room #60, 244-1628). Locations: e.) SIMPSON - West of 25½ Road, south of Patterson Road, RSF-4. f.) SOUTHGATE COMMONS SUBDIVISION - South of Highway 50, north of B½ Road, west of 27 Road. Lot 3: PR-15, Lot 4: PR-18. g.) BOISE CASCADE AND D&RGW R.R. - South of Highway 6 & 50, east of 24½ Road, approximate, C-1.