

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: July 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. #30-83 REZONE C-1 TO PC AND GENE TAYLORS - FINAL PLAN
(2 of 2)

Petitioner: Gene Taylor. Location: Southwest corner of West Gunnison Avenue and Peach Street. A request to change from light commercial uses to planned commercial uses and a final plan on approximately .63 acre.

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

2. #34-83 REZONE RSF-4 TO PB AND PATTERSON MEDICAL CENTER - OUTLINE DEVELOPMENT PLAN

Petitioner: Henry Faussonne, Dennis Grannum, Noel B. Norris. Location: Northwest corner of 26.75 and F Roads. A request to change from residential single-family uses at 4 units per acre to planned business uses and an outline development plan on approximately .37 acre.

- a. Consideration of rezone.
- b. Consideration of outline development plan.

3. #34-83 VACATION OF A UTILITY EASEMENT

Petitioner: Henry Faussonne, Dennis Grannum, Noel B. Norris. Location: the east 25 feet of lot 2, Bennett Subdivision. A request to vacate a utility easement.

Consideration of utility easement vacation.

4. #35-83 DEVELOPMENT IN H.O. - KAR MART

Petitioner: Mesa Mini Mall Properties/Robert Hiron. Location: Lot 5 Fisher Subdivision (north of F Road, west of 25.5 Road). A request for the development of a car wash, mini-market and self-service gas station in a highway-oriented zone on approximately .51 acre.

Consideration of development in H.O.

5. #37-83 DEVELOPMENT IN H.O. - OFFICE BUILDINGS

Petitioner: Planners and Developers Ltd./Jerome Fossenier. Location: Lots 9 and 10 Block 3, Crossroads Colorado West Subdivision (north of I-70 at the 27.25 Road line). A request for the development of office buildings on approximately 2.58 acres in a highway-oriented zone.

Consideration of development in H.O.

6. #36-83 DEVELOPMENT IN H.O. - TRI-COLOR PHOTO, INC.

Petitioner: Wellcraft Marine Corp./David Skidmore. Location: 501 Hwy 50 South. A request for the development of a photo finishing, sales and photo studio on approximately .54 acre in a highway-oriented zone.

Consideration of development in H.O.

7. #38-83 CITY OF GRAND JUNCTION COMPREHENSIVE PLAN

Petitioner: Grand Junction Planning Commission. Location: Within the established boundaries of the City of Grand Junction and the boundaries of the Intergovernmental Agreement dated March 24, 1983 by the City of Grand Junction and Mesa County.

Consideration of the City of Grand Junction Comprehensive Plan, Adoption/Administrative Procedures/Amendments, Table of Contents and the Introduction.