

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: August 30, 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. #42-83 REZONE RSF-8 TO PB AND HILLTOP REHABILITATION HOSPITAL - OUTLINE  
(1 of 2) DEVELOPMENT PLAN

Petitioner: Mesa County Society for Crippled Children and Adults dba Hilltop Rehabilitation Hospital/Dennis Stahl. Location: Northwest corner of 15th Street and F Road. A request to change from residential single family uses at 8 units per acre to planned business uses and an outline development plan on approximately 7.88 acres.

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

2. #42-83 HILLTOP REHABILITATION HOSPITAL - DAY CARE CENTER - FINAL PLAN  
(2 of 2)

Petitioner: Mesa County Society for Crippled Children and Adults/Dennis Stahl. Location: Northwest corner of 15th Street and F Road. A request for a final plan for a day care center on approximately 1.3 acre in a proposed planned business zone.

Consideration of final plan.

3. #40-83 REZONE RMF-32 TO P

Petitioner: Jack and Dallas Payne. Location: south of Belford, west of 7th Street. A request to change from residential multi-family uses to parking uses on approximately .11 acre.

Consideration of rezone.

## 4. #40-83 VACATION OF AN ALLEY

Petitioner: Jack and Dallas Payne and Charles Kane. Location: an alley between Belford Avenue and Teller Avenue and 6th and 7th streets. A request to vacate an alley.

Consideration of alley vacation.

## 5. #39-83 DEVELOPMENT IN H.O. - TRUE VALUE HARDWARE STORE

Petitioner: Safeway Stores, Inc./Thomas Moddy. Location: 2686 Highway 50 South. A request for the development of a hardware store on approximately 1.6 acre in a highway-oriented zone.

Consideration of development in H.O.

6. #63-81 TROLLEYGATE VILLAGE PHASE I - REVISED FINAL PLAT AND PLAN  
(4 of 4) (formerly Persigo Village)

Petitioner: Persigo Development Corp./John Cavness. Location: southeast corner of 25 and G Road. A request for a revised final plan and plat of 28 units on approximately 5.7 acres in a planned residential zone at 17 units per acre.

a. Consideration of final plat.

b. Consideration of final plan.

## 7. #14-83 1983 ANNUAL ZONE OF ANNEXATION TO THE CITY OF GRAND JUNCTION

Petitioner: City of Grand Junction. A request to zone the following annexation (copy available at the City/County Development Department - 559 White Avenue, Room #60, 244-1628). Location: h.) COMMERCE BLVD annexation to C-2 (Heavy Commercial). Previous county zone: C (Commercial) - East of 24½ Road, south of F Road.

## 8. #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, Chapter 5 - Environment.

## IV Election of Planning Commission Chairman.