

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: September 27, 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. #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. (Copies available at the City/County Planning Department, 559 White, Room 60, 244-1628.)

- a. Environment - Chapter 5
- b. Educational Institutions - Chapter 14
- c. Human Resources/Service - Chapter 16

2. #67-81 CONDITIONAL USE - EXPANSION OF HOTEL/RESTAURANT LIQUOR LICENSE - THE
(2 of 2) GRAND RIVER YACHT CLUB

Petitioner: Main Street Arcade/Donald Fleisher/Jerome H. Michael. Location: 336 Main Street. A request for an expansion of a hotel/restaurant liquor license on approximately .02 acre in a retail business zone.

3. #45-83 REZONE B-3 AND RMF-64 TO PB AND ORTHOPEDICS, SPORTS MEDICINE AND
FITNESS CENTER - FINAL PLAN

Petitioner: M. Larry Copeland, M.D. Location: southwest corner of 12th and Walnut streets. A request to change from residential multi-family uses and retail business uses to planned business uses. Final plan for an orthopedics, sports medicine and fitness center on approximately .53 acre.

4. #44-83 DEVELOPMENT IN H.O. - CROSSROADS FITNESS AND RACQUETBALL CENTER

Petitioner: Durfee Day. Location: 2770 Compass Drive (Lot 9, Block 1 of Replat of Crossroads Colorado West Subdivision). A request for the development of a handball/racquetball facility in a highway-oriented zone on approximately 1.04 acres.

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

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

Consideration of development in H.O.

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

Petitioner: City of Grand Junction. A request to zone the following annexation. (Copies available at the City/County Planning Department.) LOCATION: i.) LOCATION: i.) SHERIFF'S POSSE annexation to PI (Planned Industrial) - 25 Road and F $\frac{1}{2}$ Road.

7. #10-83 ADDENDUM TO THE DOWNTOWN DEVELOPMENT MASTER PLAN

Petitioner: Downtown Development Authority/Skip Grkovic. A request to adopt an addendum to the Downtown Development Master Plan. (Copies available at the City/County Planning Department, 559 White, Room 60, 244-1628.)