

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: November 1, 1983  
TIME: 7:30 PM  
PLACE: City/County Auditorium, 520 Rood Avenue

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 of approval, approval with conditions or denial which will be forwarded to the City Council. The week following this public hearing, the Planning 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 Planning 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 the item will NOT automatically be scheduled for a public hearing before the City Council. The petitioner must specifically request in writing that their petition be placed on the City Council agenda. Interested parties should call the Planning Department at 244-1628 to inquire of the status of an item prior to the second hearing.

- I Approval of minutes.
- II Announcements, presentations, and/or visitors.
- III Full Hearing:

1. #48-83 RIGHT-OF-WAY VACATION

Petitioner: Colorado West Warehouses. Location: a section of 15th Street south of Winters Avenue. A request to vacate a section of 15th Street.

Consideration of right-of-way vacation.

2. #51-83 REZONE RMF-16 TO PB AND COLUMBINE CORNERS - FINAL PLAT AND PLAN

Petitioner: C & F Food Stores, Inc. Location: northwest corner of Orchard Avenue and 28 $\frac{1}{2}$  Road (2822 Orchard Avenue). A request to change from residential multi-family uses at 16 units per acre to planned business uses and a final plat and plan on .55 acre.

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

3. #50-83 CONDITIONAL USE - DAY CARE CENTER

Petitioner: Donald & Marilyn Stevenson. Location: 1522 Orchard Avenue. A request for a conditional use for a day care center on approximately .25 acre in a residential single-family zone at 8 units per acre.

Consideration of conditional use.

4. #49-83 REZONE RMF-32 TO P

Petitioner: Ray Quan. Location: northwest corner of 16th Street and Glenwood Avenue. A request to change from residential multi-family uses at 32 units per acre to parking uses on approximately .3 acre.

Consideration of rezone.

5. #52-83 CONDITIONAL USE - DAY CARE CENTER

Petitioner: Randall Curtis/Richard Magor. Location: 130 & 132 Orchard Avenue. A request for a conditional use for a day care center on approximately .63 acre in a residential single-family zone at 5 units per acre.

Consideration of conditional use.

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 - 559 White Avenue, Room #60, 244-1628). LOCATION: j) HOUSTON ENCLAVE (northwest corner of 25½ Road and Independent Avenue) annexation to C-2 (Heavy Commercial).