

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING



DATE: MAR 25 1986  
TIME: 7:30 PM  
PLACE: City/ County Auditorium, 520 Road 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 244-1648 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. #7-86 Rezone RMF-64 to PB  
Petitioner: Louise Pool. Location: 1035 Grand Avenue. A request to change from a Residential Multi-family Zone of approximately 64 units per acre to a Planned Business Zone on approximately 0.2 acres.  
Consideration of Rezone and Final.
2. #9-86 Conditional Use - Hotel/Restaurant Liquor License  
Petitioner: Pancho's Villa, Rod & Michele Smith. Location: 801 North First Street. A request for a conditional use for a hotel/restaurant liquor license in a Heavy Commercial Zone.  
Consideration of Conditional Use.
3. #2-86 Zone of Annexation - Bella Vista #1  
Petitioner: City of Grand Junction. Location: Northwest corner of 12th Street and G Road. A request to zone Bella Vista #1 Annexation to RSF-4 containing approximately 16 acres.  
Consideration of Zone of Annexation.
4. #6-86 Text Amendment to Delete Chapter 3 and Readopt a new Chapter 3 to the Grand Junction Zoning & Development Code.  
Petitioner: Grand Junction Planning Department. A request to delete and readopt a new Chapter 3 to the Grand Junction Zoning & Development Code.  
Consideration of Text Amendment.
5. #108 North Avenue Corridor Guidelines  
Petitioner: Grand Junction Planning Commission. Location: North Avenue east from First Street to the I-70 Business Loop. A request to adopt the North Avenue Corridor Guidelines.  
Consideration of Adoption.
6. #10-86 25 Road Corridor Guidelines  
Petitioner: Grand Junction Planning Commission. Location: 25 Road south from I-70 to I-70 Business Loop. A request to adopt the 25 Road Corridor Guidelines.  
Consideration of Adoption.
7. #11-86 24 Road Corridor Guidelines  
Petitioner: Grand Junction Planning Commission. Location: 25 Road south from I-70 to I-70 Business Loop. A request to adopt the 24 Road Corridor Guidelines  
Consideration of Adoption.

8. #12-86 Highway 50 Corridor Guidelines  
Petitioner: Grand Junction Planning Commission. Location:  
Highway 50 east from South Avenue to 29 Road. A request to  
adopt the Highway 50 Corridor Guideline.  
Consideration of Adoption.
9. #13-86 Adoption of 29 Road Corridor Guidelines  
Petitioner: Grand Junction Planning Commission. Location:  
29 Road south from I-70 to I-70 Business Loop. A request to  
adopt the 29 Road Corridor Guidelines.  
Consideration of Adoption.

IV. Non-scheduled citizens and visitors.

V. ADJOURNMENT



GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: January 28, 1986  
TIME: 7:30 p.m.  
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. #1-86 Grand Junction Urbanized Area Transportation Plan  
Long Range Street Capacity Element  
Petitioner: Metropolitan Planning Organization, Charles Trainor. As an element of the urbanized transportation plan required for an urbanized area, this document analyzes the capacity of the existing transportation system and reviews potential future demand and capacity needs under various future conditions.  
Consideration of Transportation Plan.
2. #2-86 Zone of Annexation - Sunset Terrace Replat  
Petitioner: Grand Junction Planning Commission.  
Location: Northwest corner of 26½ Road and G Road. A request to zone Sunset Terrace Replat Annexation to RSF-4 (Residential Single Family, approximately four units per acre) containing approximately 40 acres.  
Consideration of Zone of Annexation.
3. #18-85 Rezone PREC to PRVR - Neighbors RV Park  
Petitioner: Grand Junction Planning Department. Location: Northwest corner of 24 Road and G Road. A request to change from Planned Recreation Zone to Planned Recreational Vehicle Resort Zone on approximately 77.8 acres.  
Consideration of Rezone.
4. #26-85 Patterson (F) Road Corridor Guidelines  
Petitioner: Grand Junction Planning Commission. Location: