

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: April 30, 1985
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. #8-85 CONDITIONAL USE-TAVERN LIQUOR LICENSE

Petitioner: Larry D. Cowell. Location: 865 North Avenue. A request for a conditional use for a tavern liquor license on approximately .4 acres in a light commercial zone.

Consideration of a conditional use.

2. EXTENSION/REVERSION HEARING

The following items will be presented at this public hearing of the Grand Junction Planning Commission for their consideration. The items under consideration have exceeded their development schedule. The Grand Junction Planning Commission will recommend granting an extension of the development schedule or reversion of the project and/or zone. The petitioner or representative must be present for the item to be heard.

ORDER OF HEARING:

1. Chair reads the agenda item and asks if the petitioner or representative is present. All "no shows" will receive a recommendation for reversion by the Grand Junction Planning Commission.
2. Staff presents section of violation and the original development schedule of the project.
3. Petitioner presents the proposal. A maximum of 5 minutes for this presentation to incorporate the major points of the impact statement.
4. Commission members may question the petitioner to clarify items. (This will not necessarily be a re-review of the technical issues of the project.)
5. Chair closes the public hearing, asks the Commission for discussion,

FILE #	REZONE TO	PROJECT/NAME OF PETITIONER	ODP	APPROVAL DATE		LOCATION
				Prelim.	Final	
16-79 ('2)	PR	Crown Heights Filing #2 Lloyd/Leland Unfred			3/17/82 Sec. 7- 5-4-C-5	NE Corner of 27 1/2 & Cortland
17-80	PR-20	Rezone RIC to PR-20 W.B. Swisher/Hyland	4/16/80 3(15)F2D			2304 N. 17th Street
30-80	PR-21	Country Glen Apts. Country Glen Assoc. Victorio Invest.			5/19/82 Sec. 7- 5-4-C-5	25 & F 1/2 Rd.
47-80	RSF-4	Singh Subdivision Lalmani Singh	10/20/82 3(15)F2D			G & 27 3/4 Rd. lines
72-80	RMF-64	Prof. Office Bldg. C.U. Larry Beckner			3/17/82 Sec. 4- 6-2-2-G	1499 N. 1st S.
3-81	PR-11	Tamerlane Tamerlane Ltd.			2/18/81 Sec. 3 (15) J	NW Corner of F 1/4 & 27 1/4 Rd. line (15th St.)
33-81	PR-10	Colony Park Ted Straughn			7/12/82 Sec. 7- 5-4-C-5	2575 Pattersor
31-81 (3/3)	PR-8 & PB	The Park at Horizon Drive. Horizon Partnership Ltd. Victorio Invest. John Shaw			5/5/82 Sec. 7- 5-4-C-5	N. of Horizon Drive 600' E. of 27 Road
40-81	PR-8	Horizon Planned Community/Horizon Development Group	6/17/81 Sec. 7- 5-3-B-4			NW Corner of 12th & Horizon Drive
49-81	HO	Crossroads Motor Inn/G.J. Motor Hotel Ltd.			5/20/81 4-2-18D	E. of 27 3/4 Rd. Sec. line NW of Horizon Drive
53-81	PB	French Quarter (Walden Office Bldg.) Walter Thoms			8/5/81 Sec. 7- 5-7	SW Corner of 1st & W. Mesa Avenue
61-81	PB	Atrisco-Office Bldg Levi Lucero	11/18/81 Sec. 7- 5-3-B-4			E. of 28 1/2 Rd. Appx. 500' N. of N. Ave.
63-81	PR-17	Persigo/Trolley Gate Colex Ltd.			11-17-82 6-9-2C 7-5-7	SE Corner 25 & G Roads
70-81	RSF-8 PB	Orchard Grove Robert Reese	11/18/81 Sec. 7- 5-3-B-4			SE Corner of 12th & Orchard Avenue
79-81 (2/2)	PR-17	Woodsmoke John Kilpatrick			11/17/82 7-5-7 6-9-2-C	W. of 29 Rd. 1/4 mi. S. of F Road

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				Prelim.	Final	
1 82	PAB	Hotel Conditional Use/Denner-Prantz			3/3/82 Sec. 7- 6-2-G	NW Corner H R & Horizon Dr
19-82	PR-28	Dominion Heights Fore Site Int'l		4/21/82 3(15)F2D 5-4-C-5		S. of N. Ave. along 28 1/4 Road
20-82	PR-17	Edgewood Townhomes John Combs			7/21/82 Sec. 7- 5-4-C-5	W. of 15th St S. of the G.V Canal
26-82	PB	Conditional Use-1st Security Drive-up Window/Western Development Corp.			6/16/82 7-5-7	2692 Hwy 50
27-82	PB	High Country Storage John Bray			7/21/82 7-5-7	SE of Cannon Grand Mesa Av
46-82	PB	*req. imp. extension to 9/84 PDC Sub. Filing #2 PDC Investments			Final Plat re- corded. 2/83 7-5-7	605 26 1/2 Rd
51 82	PR-8	The Falls: Filing #4			9/15/82 7-5-4- C-5	E of 28 1/4 S of Pat- terson Rd.
65-82	PR-13.1	Houston Heights Colex Ltd.			12/1/82 6-9-2-C 7-5-7	NE Corner of 15th & Wel- lington
13-83	HO	Dev. in HO-Office Bldg./Arix			2/10/81 4-2-18D	760 Horizon Drive
37-83	HO	CBW Office Condos Crossroads Energy			8/17/83 4-2-18D	N of I-70 @ 27 1/4 Rd line
44-83	HO	Crossroads Nautilus Durfee Day			10/5/83 4-2-18D	2770 Compass Drive
45-83	PB	Ortho. Sports Medicine Center Larry M. Copeland			10/19/83 7-5-7 6-9-2C	SW Corner 12th & Walnut
56-83	PR-7.2	Onion Hill Onion Hill Ltd.			5/16/84 7-5-7 6-9-2C	NW Corner of 27 1/2 & Cortland
4	PC	Gregg Rezone Michael Gregg			3/21/84 7-5-7	3rd & Belford
7-84	PR-17 & PB	Suncrest Villas F Rd. Dev. Co.		7/5/84 7-5-4- C-5		N of F Rd. appx. 650' W of 25 Rd.