

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: June 25, 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. #17-85 MOUNTAIN BELL HELIPORT

Petitioner: Mountain Bell--Ron Carey. Location: 2524 N. Foresight Ave. A request for a heliport located in the Mountain Bell facility at Foresight Park zoned Planned industrial.

Consideration of Heliport.

2. #13-85 CONDITIONAL USE--DRIVE UP WINDOW

Petitioner: Kentucky Fried Chicken--Ric Belden. Location: 1111 North Ave. A request for a conditional use for a drive up window on .3 acres in a light commercial zone.

Consideration of Conditional Use.

3. #16-85 CONDITIONAL USE--DRIVE UP WINDOW

Petitioner: Hardee's--Jim Cannon. Location: 505,515 North Ave. A request for a conditional use for a drive up window on .62 acres in a light commercial zone.

Consideration of Conditional Use.

4. #15-85 PARENTS WITHOUT PARTNERS BUILDING--FINAL PLAN

Petitioner: Parents Without Partners--Bob Brattis. Location: SE corner of Unawep & Bacon Sts. A request for a final plan for a Chapter House on .74 acres in a planned business zone.

Consideration of Final Plan.

5. #5-85 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE--AMENDMENT

Petitioner: Grand Junction Planning Commission. A request to amend section 3-1 Goals, Policies and Objectives regarding interpretations of the policies. (Copies available at the Grand Junction Planning Department--559 White Ave. Room #60 244-1648)

Consideration of Text Amendment.

6. #1-85 ZONE OF ANNEXATIONS IN 1985 TO THE CITY OF GRAND JUNCTION

Petitioner: City of Grand Junction. A request to zone the following annexation. (Copies available at the Grand Junction Planning Department, 559 White Ave. Room #60, 244-1648)

A. Fairway Park Annexation #4 (East of 12th Street, South of Club Drive)

RSF-4 (Residential Single Family at 4 units per acre)

Lots 5,6,7 Block 6; Lots 1 through 4 and 8 through 11 Block 5;  
Lots 1 through 4 and 9 through 12 Block 4; Lots 1 and 2 Block 3  
All in Fairway Park Subdivision. Also, that part of Lot 4 Block 7  
Fairway Park 1st Addition described as beginning at Southeast corner  
Lot 2 Block 3 Fairway Park Subdivision thence West 163.8 feet, thence  
North 65° East 85 feet, thence South 67°31' East 93.9 feet to beginning.

Consideration of Zone of Annexation.

IV. Non-scheduled citizens and visitors

V. ADJOURNMENT