

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING



DATE: September 24, 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 244-1648 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. #23-85 Conditional Use -- Drive Up Window
Petitioner: McDonald's Corporation, Peggy Kissler.
Location: 1212 North Avenue. A request for a conditional use for a drive up window on approximately 0.9 acres in a Light Commercial Zone.

Consideration of a Conditional Use.
2. #24-85 Final Plan for CMI Unit Housing
Petitioner: Wellington V (a Partnership), Sam Haupt.
Location: North of Wellington Avenue on the northeast corner of Little Bookcliff and the Grand Valley Irrigation Canal. A request for a final plan of 20 units on approximately 0.8 acres in a Planned Business Zone.

Consideration of a Final Plan.
3. #25-85 Rezone from Highway Oriented to Planned Commercial and Final Plat of CH Four Commercial Park, Phase #3.
Petitioner: Bruce C. & Wilma Currier. Location: Northwest corner of Horizon Drive and south of H Road. A request to change from a Highway Oriented Zone to a Planned Commercial Zone and final plat of 11 lots on approximately 24.8 acres.
 - a. Consideration of a rezone.
 - b. Consideration of a final plat.
4. #26-85 Kettle Restaurant. Inc., & Office, & Limited Retail Development in H.O.
Petitioner: The Kettle Restaurant, Inc., Harry Chambers.