

**GRAND JUNCTION PLANNING COMMISSION  
PUBLIC HEARING/MEETING AGENDA**

**Date:** November 6, 1990

**Time:** 7:30 p.m.

**Place:** City Auditorium, 520 Rood Avenue

**I. Call to Order**

**II. Consideration of Minutes**

**III. Announcements, Presentations, and/or Prescheduled Visitors**

**IV. Meeting on Items for Final Decision**

On the following items the Planning Commission decisions will be final unless appealed to City Council. Appeals must be filed, in writing, with the Community Development Department staff within three days of this meeting or may be entered into the record of this hearing following the vote on the item.

1. **#43-90** A request for a Revised Final Plan for the First Presbyterian Church on approximately 8.97 acres in a Residential Single (RSF-4) Zone.  
Petitioner: First Presbyterian Church, Tom Reck of Reck and Associates.  
Location: Northeast corner of 27 1/2 Road and Cortland Avenue.  
Consideration of a Revised Final Plan.
2. **#44-90** A request for a Conditional Use for a Liquor License on approximately 0.2 acres in a Heavy Commercial (C-2) Zone.  
Petitioner: Regis Restaurant & Lounge, Jack D. Elliott  
Location: 359 Colorado Avenue  
Consideration of a Conditional Use.
3. **#45-90** A request for a Replat and Amended Final Plan for Colony Park Filing One with 22 units on approximately 2.874 acres in a Planned Residential (PR-10) Zone  
Petitioner: Robert Turner, Colony Enterprises  
Location: South of Patterson Road, approximately 1,000 feet East of 25 1/2 Road.
  - a. Consideration of a Replat.
  - b. Consideration of an Amended Final Plan.

V.

**Hearing on Items for Recommendation to City Council**

On the following items the Planning Commission action will consist of a recommendation to City Council. Following this public hearing, the Community Development Department will schedule these items for a second public hearing before City Council. If you have an interest in an item in this section, please call the Community Development Department (244-1430) approximately 5 days after this hearing to inquire about City Council scheduling. AN ITEM RECOMMENDED FOR DENIAL WILL NOT BE SCHEDULED FOR CITY COUNCIL UNLESS THE PETITIONER REQUESTS, IN WRITING, OR AT THIS HEARING, THAT AN ITEM BE SCHEDULED.

1. #18-90 Text Amendments for 1990  
Petitioner: City of Grand Junction
  - a. A request to amend Section 2-2-2.G. of the Zoning and Development Code to include a \$50.00 fee for resubdivision applications.
  - b. A request to amend Chapter 2, Guide to the Use of the Code, of the Grand Junction Zoning and Development Code.
  - c. A request to amend sections of the Grand Junction Zoning and Development Code to revise and adopt various standards for road, utility, and other required improvements.

(Copies available at the Grand Junction Community Development Department, 250 North 5th Street, 244-1430.)

Consideration of Text Amendments.

VI. **General Discussion**

VII. **Nonscheduled Citizens and/or Visitors**

VIII. **Adjournment**