

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

Date: February 5, 1991

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 Item 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 3 days of this meeting or may be entered into the record of this hearing following the vote on the item.

1. #4-91 REVISED FINAL PARKING PLAN

A request for a Revised Final Parking Plan in a Planned Multi-family Residential Zone with a density of 21.4 units per acre (96 units) on approximately 4.54 acres to allow 144 parking spaces versus 164 which is required by the Zoning and Development Code and a request to release the elderly use restriction.

Petitioner: Jay L. Cooke

Location: 3032 North 15th Street

Consideration of a Revised Final Parking 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. #10-91 LANDSCAPING PLAN FOR THE FUOCO MOTOR COMPANY

A request to vary the landscaping requirements for the Fuoco Motor Company located in a Light Commercial (C-1) and a Heavy Commercial (C-2) Zone.

Petitioner: Jim Fuoco

Location: 2586 Highway 6 & 50

Consideration to vary the Landscaping Requirements.

2. **#1-91 PATTERSON PARKWEST ZONE OF ANNEXATION**
A request to zone Patterson Parkwest to Planned Commercial (PC) on approximately 8.9 acres.
Petitioner: City of Grand Junction
Location: Northwest corner of Patterson and 25 Roads.
Consideration of Zone of Annexation.
3. **#2-91 PAINTED BOWL ZONE OF ANNEXATION**
A request to zone Painted Bowl to Public Zone (PZ) on approximately 120 acres.
Petitioner: City of Grand Junction
Location: Monument Road, approximately 1.5 miles southwest of South Redlands Road.
Consideration of Zone of Annexation.
4. **#5-91 TEXT AMENDMENTS 1991**
A request to amend Section 5-4-1.D. of the Grand Junction Zoning and Development Code.
(Copies available at the Grand Junction Community Development Department, 250 North 5th Street.)
Petitioner: City of Grand Junction
Consideration of a Text Amendment.

VI. **General Discussion**

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

VIII. **Adjournment**