## GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING/MEETING AGENDA

Date: April 2, 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. #19-91 HEIGHT RESTRICTION VARIANCE FOR GUYTON'S FUN JUNCTION

A request to increase the height restriction up to 25 percent in a C-1 (Light Commercial) Zone to allow an amusement ride at Guyton's Fun Junction.

PETITIONER: Bob Guyton

LOCATION: 2878 North Avenue

Consideration of a Height Variance.

2. #21-91 CONDITIONAL USE PERMIT FOR THE ST. NICHOLAS CHURCH

A request for a Conditional Use Permit to allow a church in a RSF-4 Zone (Residential Single Family - not to exceed four units per acre).

PETITIONER: St. Nicholas Church, Chris P. Jouflas

LOCATION: 3585 North 12th Street Consideration of a Conditional Use.

3. #15-91 HORIZON GLEN OUTLINE DEVELOPMENT PLAN AND PRELIMINARY PLAN & PLAT

A request for an Outline Development Plan and a Preliminary Plan and Plat for 33 residential housing units on 14.4 acres.

PETITIONER: S L Ventures, Inc.

REPRESENTATIVE: Armstrong Consultants, Tom Logue LOCATION: Northwest of 12th Street and Horizon Drive Consideration of an Outline Development Plan.

Consideration of a Preliminary Plan. Consideration of a Preliminary Plat.

## 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. #20-91 REZONE & A FINAL PLAN FOR ST. MARY'S HOSPITAL
  A request to rezone from RSF-8 (Residential Single Family
   not to exceed eight units per acre) to PB (Planned
  Business) and a final plan on approximately eight acres.
  PETITIONER: Sisters of Charity
  LOCATION: Southeast corner of 7th Street and Patterson
  Road
  Consideration of a Rezone.
  Consideration of a Final Plan.
- Planning Commission recommendation to authorize a contract to (1) Annex, (2) Plan, (3) Zone, and (4) Subdivide a parcel of land for a fire station, roadway, road access and related uses on the Matchett Property in conformance with Sections 6-2 and 6-3 of the Grand Junction Zoning and Development Code. REPRESENTATIVE: City of Grand Junction
- VI. General Discussion
- VII. Nonscheduled Citizens and/or Visitors
- VIII. Adjournment