

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



**Date:** June 4, 1991  
**Place:** City Auditorium, 520 Rood Avenue

**Time:** 7:30 pm

- 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 item 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. 31-91 INDIAN WASH SUBDIVISION PRELIMINARY AND FINAL PLANS**

A request for a revised Final Plan and Plat for 14 units on 2.037 acres in an existing Planned Residential 8.4 zone.

Petitioner: Fennern Construction, Inc.

Location: Northwest Corner of 29 and Patterson  
Consideration of Final Plan  
Consideration of Final Plat

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

The Planning Commission will make a recommendation to City Council on the following items. 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 one of these items, please call the Community Development Department (244-1430) 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. 5-91 TEXT AMENDMENTS FOR 1991**

a. A request to revise section 5-7-7.B.8 of the Grand Junction Zoning and Development Code regarding off premise signs (tabled from May 7, 1991 hearing).

Petitioner: City of Grand Junction  
Consideration of a text amendment

b. A request to revise sections 4-3-4, 5-5-1 and 7-2-9 of the Grand Junction Zoning and Development Code regarding the use/zone matrix, parking and loading standards, and zoning designations for the northwest area that is being annexed.

Petitioner: City of Grand Junction  
Consideration of text amendments

2. **34-91 REZONE FROM HIGHWAY ORIENTED (HO) TO RESIDENTIAL SINGLE FAMILY 8 UNITS PER ACRE (RSF-8)**

A request to change zoning on eight properties from Highway Oriented (HO) to Residential Single Family 8 units per acre (RSF-8).

Petitioner: City of Grand Junction

Location: 2001, 2009/2011, 2015, 2031, 2012, 2020, 2026/2026-1/2 and 2030 Aspen Street.

Consideration of a Change of Zone from HO to RSF-8

3. **33-91 EASEMENT VACATION**

A request for an easement vacation in an RSF-8 zone.

Petitioner: Jeanie Vaughn

Location: 268 West Parkview Drive

Consideration of an Easement Vacation

4. **32-91 HORIZON GLEN SUBDIVISION**

A request for a Final Plat and Final Plan for Phase 1 for 17 single family lots on 9.7 acres; a request for a revised Outline Development Plan for Phase 2 for 20 residential units on 4.7 acres; a request for a change of zone from Residential Single Family 4 units per acre (RSF-4) to Planned Residential (PR); and a request for zone of annexation of Lot B, Replat Lot 2 Foster Subdivision to PR.

Petitioner: S.L. Ventures, Inc.

Location: Northwest Corner of 12th and Horizon Drive

Consideration of Final Plat Phase 1

Consideration of Final Plan Phase 1

Consideration of Outline Development Plan Phase 2

Consideration of a Zone Change from RSF-4 to PR

Consideration of a Zone of Annexation to PR

VI. **General Discussion**

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

VIII. **Adjournment**