

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



Date: July 9, 1991
Place: Two Rivers Convention Center, 159 Main Street

Time: 7:30 pm

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

- 1. 41-91 COLONY PARK PRELIMINARY PLAN AND PLAT**
A request for a Preliminary Plan and Plat for 22 residential lots on 3.43 acres in an existing Planned Residential ten units per acre (PR-10) zone.
Petitioner: Alco Building Company
Location: Southeast of Patterson and 25-1/2 Roads
Consideration of Preliminary Plan
Consideration of Preliminary Plat
- 2. 37-91 TACO BELL REVISED FINAL PLAN**
A request for a revised Final Plan in an existing Planned Business (PB) zone.
Petitioner: John L. and Judy Moss
Location: 850 North Avenue
Consideration of Final Plan
- 3. 42-91 EASTGATE VILLAGE TOWNHOMES FILING 2**
A request for a Preliminary Plan and Final Plan and Plat for 11 residences on 0.9 acres.
Petitioner: Robert L. Dorssey
Location: Elm Avenue and 28-1/4 Road
Consideration of a Preliminary Plan
Consideration of a Final Plan
Consideration of a 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 June 4, 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 (tabled from June 4, 1991 hearing).
Petitioner: City of Grand Junction
Consideration of text amendments
2. **12-91 ZONE OF ANNEXATION TO LIGHT COMMERCIAL (C1)**

A request to zone 6.73 acres also known as Diamond Shamrock No. 1 recently annexed to the City to a Light Commercial (C1) zone.
Petitioner: City of Grand Junction
Location: State Highway 340 and Monument Road
Consideration of a Zone of Annexation
3. **3-91 ZONE OF ANNEXATION TO RSF-8, PZ & I-1**

A request to zone 11.52 acres also known as Knoch Annexation to Residential Single Family eight units per acre (RSF-8), Public Zone (PZ), and Light Industrial (I-1) zones.
Petitioner: City of Grand Junction
Location: South of Hale and North and East of the Colorado River
Consideration of a Zone of Annexation

- VI. **General Discussion**
- VII. **Nonscheduled Citizens and/or Vistors**
- VIII. **Adjournment**