

# GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING/MEETING AGENDA

**Date:** November 19, 1991  
**Place:** City and County 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 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. #35-88 REVISED FINAL PLAN**

A request for a revised final plan for a professional office building located in a Planned Business Zone.

**PETITIONER:** Doug & Jackie Skelton

**LOCATION:** 704 Elm Avenue

Consideration of a Revised Final Plan

**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. #64-91 RIGHT-OF-WAY VACATION**

A request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley.

**PETITIONER:** City of Grand Junction

**LOCATION:** 550 Ouray Avenue

Consideration of a Right-of-Way Vacation

**2. #5-91 TEXT AMENDMENTS FOR 1991**

A request to revise section 7-2-9 of the Grand Junction Zoning and Development Code regarding zoning designations for the northwest area that was recently annexed by the City (tabled from August 6, 1991 hearing).

**PETITIONER:** City of Grand Junction

Consideration of a Text Amendment

3. **#13-91 ZONE OF ANNEXATION**  
A request to zone 41.39 acres also known as Interstate Annexation to a Planned Unit Development Northwest (PUD-NW) zone.  
**PETITIONER:** City of Grand Junction  
**LOCATION:** South of Interstate 70 and East of 23 Road  
Consideration of a Zone of Annexation
  
4. **#70-91 FINAL PLAT AND PLAN AND ZONE OF ANNEXATION**  
A request for a final plan on approximately 14 acres and a request to zone the same to C-1 (Light Commercial) and a request for a final plat on approximately 24 acres.  
**PETITIONER:** Drychester Retail II, Inc.  
**LOCATION:** Northwest corner of North Avenue and 29 1/2 Road  
Consideration of a Final Plat  
Consideration of a Final Plan  
Consideration of a Zone of Annexation

**VI. General Discussion**

1. Schedule the following for Public Hearing in December 1991 as part of the City Master Plan:  
  
Northwest Area Study - Adoption of Plan  
Strategic Cultural Plan - Adoption of Plan

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

**VIII. Adjournment**