

**GRAND JUNCTION PLANNING COMMISSION
MESA COUNTY PLANNING COMMISSION**

JOINT PUBLIC HEARING/MEETING AGENDA

DATE: December 3, 1991

Time: 7:30 pm

PLACE: City and County Auditorium, 520 Rood Avenue

I. Call to Order

II. Consideration of Minutes

III. Announcements, Presentations, and/or Prescheduled Visitors

IV. Grand Junction Planning Commission/Mesa County Planning Commission Joint Public Hearing Item

1. #71-91 COLORADO WEST INDUSTRIAL PARK

A request to adopt the Land Use and Transportation Study for the area northwest of the City known as Colorado West Industrial Parks as an element of the City of Grand Junction Master Plan.

PETITIONER: City of Grand Junction

Consideration of Adoption of the Colorado West Industrial Park Land Use and Transportation Study.

V. Meeting on Items for Final Decision by the Grand Junction Planning Commission

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. #73-91 CONDITIONAL USE

A request for a Restaurant and Drive-thru in a (HO) Highway Oriented Zone.

PETITIONER: Burger King Corp, Bill Culver

LOCATION: 739 Horizon Drive

Consideration of a Conditional Use

VI. Hearing on Items for Recommendation to City Council

The Planning Commission will make a recommendation to City Council on the following item. 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. **#74-91 ALLEY VACATION**
A request to vacate the east/west alley between Teller and Belford Avenues, West of 7th Street.
PETITIONER: Grand Valley National Bank
REPRESENTATIVE: Armstrong Consultants, Inc., Tom Logue
LOCATION: Southwest 7th Street & Belford Avenue
Consideration of an Alley Vacation

2. **#72-91 STRATEGIC CULTURAL PLAN**
A request to adopt the Strategic Cultural Plan prepared by Grand Junction Commission on Arts and Culture as an element of the City of Grand Junction Master Plan.
PETITIONER: City of Grand Junction
Consideration of Adoption of the Strategic Cultural Plan

3. **#5-91 TEXT AMENDMENTS**
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 and the November 19, 1991 Hearings.)
Consideration of a Text Amendment

4. **#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. (Tabled from the November 19, 1991 Hearing)
PETITIONER: City of Grand Junction
LOCATION: South of Interstate 70 and East of 23 Road
Consideration of a Zone of Annexation

VII. General Discussion

VIII. Nonscheduled Citizens and/or Visitors

IX. Adjournment