

# GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

December 7, 1993

7:00 p.m.

City Auditorium  
520 Rood Avenue

- I. **Call to Order**
  - II. **Consideration of Minutes**
  - III. **Announcements, Presentations, and/or Prescheduled Visitors**
  - IV. **Public Hearing Items for Final Decision.**  
On the following items the Grand Junction 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.
- #101-93 RESUBDIVISION - S & J SUBDIVISION**  
Request for approval of a resubdivision of Lot 3, Winters Industrial Park into 8 lots in an I-2 (Heavy Industrial) Zone District. This item was tabled at the September 7, October 5, and November 2, 1993 Planning Commission meetings.  
PETITIONER: Richard Sparkman  
REPRESENTATIVE: Keith Mumby  
LOCATION: 1003 Winters Avenue  
CITY STAFF: Dave Thornton
- #103-93 REPLAT - LOT 66, BLOCK 13, THE RIDGES, FILING #6**  
Request for approval of a replat of a multi-family parcel of approximately 2 acres in a Planned Residential zone into 4 single family parcels. This item was tabled at the September 7, October 5, and November 2, 1993 Planning Commission meetings. The petitioner has requested that this item be pulled from the agenda and from any further consideration by the Planning Commission.  
PETITIONER: Dynamic Investments, Inc.  
REPRESENTATIVE: Willis Stubbs  
LOCATION: Lot 66, Block 13, The Ridges Filing #6  
CITY STAFF: Dave Thornton
- #119-93 FINAL PLAT/PLAN - PTARMIGAN RIDGE NORTH**  
Request for approval of the Final Plat/Plan for Ptarmigan Ridge North for 34 residential lots on approximately 10 acres with Planned Residential zoning located at the Southwest corner of 27 1/2 Road & Cortland Avenue.  
PETITIONER: Sumrall Corporation  
REPRESENTATIVE: Tom Logue  
LOCATION: 27 1/2 Road & Cortland Avenue  
CITY STAFF: Dave Thornton

**V. Public 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.

**#82-93**

**VACATION OF EASEMENT - 487 28 1/4 ROAD**

Request to vacate utility and access easements on property located at 487 28 1/4 Road zoned C-1 (Light Commercial). This item was tabled at the August 3, September 7, October 5, and November 2, 1993 Planning Commission meetings.

PETITIONER: Hilltop Foundation  
REPRESENTATIVE: Cecil Caster  
LOCATION: 487 28 1/4 Road  
CITY STAFF: Kristen Ashbeck

**#134-93**

**VARIANCE - McDONALD'S HARLEY-DAVIDSON - 2571 HIGHWAY 6 & 50**

Request for a variance from Section 5-4-5.B of the Zoning and Development Code, requiring a public sanitary sewer collection system and treatment facility for all developments, to allow for an addition.

PETITIONER: David McDonald  
REPRESENTATIVE: Steve McCallum  
LOCATION: 2571 Highway 6 & 50  
CITY STAFF: Dave Thornton

**VI. General Discussion**

1. Select monthly liaison to City Council

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

**VIII. Adjournment**