

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

November 2, 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 and October 5, 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 and October 5, 1993 Planning Commission meetings.

PETITIONER: Dynamic Investments, Inc.
REPRESENTATIVE: Willis Stubbs
LOCATION: Lot 66, Block 13, The Ridges Filing #6
CITY STAFF: Dave Thornton

#115-93

CONDITIONAL USE PERMIT - 270/276 HOLLY LANE

Request for approval of a Conditional Use Permit to allow a mule to be kept on a parcel of land in excess of 1.5 acres in an RSF-8 (Residential Single Family, 8 units per acre) Zone District.

PETITIONER: Larry Hughes
LOCATION: 270/276 Holly Lane
CITY STAFF: Kristen Ashbeck

#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 and October 5, 1993 Planning Commission meetings. The petitioner has requested that this item be tabled.

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

#107-93

VARIANCE - SUNDANCE MARINE, 2490 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 2,000 square foot addition to be served by an on-site septic system.

PETITIONER: Michael & Linda McCallum
REPRESENTATIVE: Michael McCallum
LOCATION: 2490 Highway 6 & 50
CITY STAFF: Kathy Portner

#108-93

VARIANCE FROM 1/2 STREET IMPROVEMENTS REQUIREMENT

Request for a variance from Section 5-4-1.E of the Zoning and Development Code, requiring that all developments provide for one-half road improvements to the center line of all abutting rights-of-way, to allow for construction of 3 duplexes (6 units).

PETITIONER: Mariquita Allen
LOCATION: 1631 Dolores
CITY STAFF: Kristen Ashbeck

- #116-93 CONDITIONAL USE PERMIT AND REZONE - 1525 NORTH 1ST STREET**
Request for approval of a Conditional Use Permit to allow an office use in a B-2 (Neighborhood Convenience Business) Zone District and rezone of the property from B-2 to PB (Planned Business).
PETITIONER: Robert LeBaron
LOCATION: 1525 North 1st Street
CITY STAFF: Kristen Ashbeck
- #117-93 VACATION OF RIGHT-OF-WAY AND EASEMENT VACATION - PTARMIGAN COURT SOUTH**
Request for approval of vacation of a portion of Ptarmigan Court South located in Ptarmigan Ridge, Filing #2 and a portion of the Utility, Irrigation and Drainage Easement.
PETITIONER: John Siegfried
REPRESENTATIVE: Lewis Hoffman
LOCATION: Ptarmigan Court South, Ptarmigan Ridge
 Filing #2
CITY STAFF: Kristen Ashbeck
- #118-93 REZONE - 1060 GRAND AVENUE**
Request for approval of a rezone of a parcel of land located at 1060 Grand Avenue from RMF-64 (Residential Multi-family, 64 units per acre) to PB (Planned Business).
PETITIONER: Judy Smith
LOCATION: 1060 Grand Avenue
CITY STAFF: Kathy Portner
- #121-93 REZONE - LANDS IN ORCHARD MESA**
Request for approval of a rezone of various parcels of land located in Orchard Mesa from RSF-8 (Residential Single Family, 8 units per acre) to RSF-5 (Residential Single Family, 5 units per acre).
PETITIONER: Property Owners
REPRESENTATIVE: Pauline Heuscher
LOCATION: That area of the City of Grand Junction that is bounded by the Colorado River on the north, the west boundary of the Reservation Subdivision on the east, the east boundary of Bookcliff View Subdivision on the west, and the south boundary of Kelly Subdivision and Easter Subdivision on the south, and excluding the Habitat Subdivision

CITY STAFF: Dave Thornton

#1-93(F)

TEXT AMENDMENT - RSF-R

Request for approval of a text amendment to: add a new Section 4-2-1 of the Grand Junction Zoning & Development Code adding a new zone category of RSF-R (Residential Single Family with an allowed density of 1 unit per 5 acres); to renumber existing Sections 4-2-1 through 4-2-18 to Sections 4-2-2 through 4-2-19 and; to amend Section 4-3-4, Use/Zone Matrix, to add the new zone category of RSF-R with all use designations being the same as RSF-1.

PETITIONER: City of Grand Junction

REPRESENTATIVE: Kathy Portner

#50-93

ZONE OF ANNEXATION - PARADISE HILLS

Request for approval of the following zones for various lands currently being annexed to the City in the Paradise Hills area: RSF-R, RSF-1, RSF-4, PR, PAD, and PI.

PETITIONER: City of Grand Junction

REPRESENTATIVE: Kathy Portner

LOCATION: Generally from 26 1/4 Road to 27 1/4 Road both north and south of H Road

VI.

General Discussion

1. Select monthly liaison to City Council
2. Select monthly liaison to County Planning Commission/Board of County Commissioners

VII.

Nonscheduled Citizens and/or Visitors

VIII.

Adjournment