

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

DATE: October 5, 1993 **TIME:** 7:00 pm

PLACE: 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.

#97-93 PRELIMINARY PLAN - MOSES SUBDIVISION

A request for approval of a Major Subdivision Preliminary Plan for Moses Subdivision, eleven lots on 7 acres zoned Residential Single Family with a density of 4 units per acre (RSF-4), located on the east side of 26 1/2 Road and south of Catalina Drive in Paradise Hills. This item was tabled at the September 7, 1993 Planning Commission meeting.

PETITIONER: Wilford Moses
REPRESENTATIVE: Lance Moses
LOCATION: E of 26 1/2 Road & S of Catalina Drive
CITY STAFF: Dave Thornton

#101-93 S & J SUBDIVISION (RE-SUB OF LOT 3, WINTERS INDUSTRIAL PARK)

A request to resubdivide a portion of the Winters Industrial Park Subdivision into smaller industrial lots. This item was tabled at the September 7, 1993 Planning Commission meeting. The Petitioner has requested that this item be tabled.

PETITIONER: Richard L. Sparkman
REPRESENTATIVE: Keith Mumby
LOCATION: 1003 Winters Avenue
CITY STAFF: Dave Thornton

#103-93 RE-PLAT - LOT 66A, BLOCK 13, 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, 1993 Planning Commission meeting. The Petitioner has requested that this item be tabled.

PETITIONER: Dynamic Investments
REPRESENTATIVE: Willis Stubbs
LOCATION: Rana Road/Rana Court
CITY STAFF: Dave Thornton

#110-93 CONDITIONAL USE PERMIT - RESIDENCE IN B-3 (819 ROOD AVENUE)

A request for a Conditional Use Permit to have a single family residence in a Retail Business (B-3) Zone.

PETITIONER: Mark Schelhaas
LOCATION: 819 Rood Avenue
CITY STAFF: Kristen Ashbeck

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

A request to vacate a utility and access easements on a property at 487 28 1/4 Road, zoned Light Commercial (C-1). This item was tabled at the August 3 and September 7, 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

**#104-93 REZONE - FROM B-1 TO RMF-64
COLLEGE STATION APARTMENTS
1104 WELLINGTON AVENUE**

A request to rezone property east of 11th Street at Wellington Avenue from a Limited Business (B-1) Zone to a Residential Multi-family Zone with a density of 64 units per acre (RMF-64).

PETITIONER: Fred Schumann
REPRESENTATIVE: Tom Burke
LOCATION: 1104 Wellington Avenue
CITY STAFF: Karl Metzner

#105-93 VACATION OF R.O.W. - PEPPERTREE SUBDIVISION

A request to vacate a portion of West Indian Creek Drive in the Peppertree Subdivision.

PETITIONER: IBX, Inc.
REPRESENTATIVE: Rolland Engineering
LOCATION: F Road & 29 Road
CITY STAFF: Kristen Ashbeck

#106-93 REZONE FROM PB TO RMF-32 - 128 TELLER

A request to rezone a property at 128 Teller Avenue from Planned Business (PB) Zone to a Residential Multi-family Zone with a density of 32 units per acre (RMF-32).

PETITIONER: Mark Vogt
REPRESENTATIVE: Kenneth Archuleta
LOCATION: 128 Teller Avenue
CITY STAFF: Karl Metzner

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