

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

September 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.

#83-93

FINAL PLAT/PLAN - NORTH CREST VILLAGE SUBDIVISION

Request for approval of the Final Plat/Plan for North Crest Village Subdivision, zoned PR-2 (Planned Residential, 2 units per acre). This item was tabled at the August 3, 1993 Planning Commission meeting.

PETITIONER: North Crest Development Company, Gregg Cranston
REPRESENTATIVE: Thomas Logue
LOCATION: NE corner of Hemlock Drive & 7th Street
CITY STAFF: Karl Metzner

#91-93

PRELIMINARY PLAN - RIDGE HEIGHTS SUBDIVISION

Request for approval of a Preliminary Plan for Ridge Heights Subdivision, an 11 lot subdivision on 51.62 acres with a zoning of PR (Planned Residential).

PETITIONER: Barry Tharaud
REPRESENTATIVE: Rolland Engineering
LOCATION: The Ridges; north of Bella Pago
CITY STAFF: Karl Metzner

#93-93

FINAL PLAT MINOR SUBDIVISION & FINAL PLAN - LARCHWOOD INNS

Request for approval of the Final Plat of a 4 lot Minor Subdivision on 7.5 acres and approval of the Final Plan for Larchwood Inns, an 80 bed skilled nursing facility proposed for Lot 2 (3.24 acres). The property is located at the NW corner of 15th and Patterson with a zoning of PB (Planned Business).

PETITIONER: Fredric Schumann
REPRESENTATIVE: Pat Edwards
LOCATION: NW corner of 15th Street & Patterson Road
CITY STAFF: Kathy Portner

#97-93

PRELIMINARY PLAN - MOSES SUBDIVISION

Request for approval of a Preliminary Plan for the Moses Subdivision, a 7 lot subdivision on approximately 7 acres.

PETITIONER: Wilford Moses
REPRESENTATIVE: Lance Moses
LOCATION: Paradise Hills; E side of 26 1/2 Rd., S of Catalina Dr.
CITY STAFF: Dave Thornton

#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.

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. The Petitioner has requested this item be tabled until the October Planning Commission meeting.

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

#25-93

REZONE AND FINAL PLAN/PLAT - V.O.A. ELDERLY HOUSING

A request to change the zoning of a property from B-2 & P (Neighborhood Business and Parking) to PR-23.72 (Planned Residential with a density of 23.72 units per acre) and approval of a final plan/plat. This item was tabled at the April 6, May 4, June 1, July 6, and August 3, 1993 Planning Commission meetings.

PETITIONER: Volunteers of America, Inc.
REPRESENTATIVE: Lantz-Boggio Architects, Inc.
LOCATION: NW corner of 1st Street & Independent Avenue
CITY STAFF: Karl Metzner

#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, 1993 Planning Commission meeting. The petitioner has requested that this item be tabled until the October Planning Commission meeting.

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

#92-93

ALLEY RIGHT-OF-WAY VACATION - 2651 & 2659 HIGHWAY 50

Request for vacation of that portion of the alley that lies between Highway 50 and Dominguez Avenue at 2651 and 2659 Highway 50.

PETITIONER: William & Linda Weid
LOCATION: 2651 & 2659 Highway 50
CITY STAFF: Kristen Ashbeck

VI.

General Discussion

1. View Easements
2. Select monthly liaison to City Council

VII.

Nonscheduled Citizens and/or Visitors

VIII.

Adjournment