

GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

July 6, 1993

7:00 p.m.

City/County 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.

#72-93 AMENDMENT TO THE FINAL DEVELOPMENT PLAN - THE RIDGES METROPOLITAN DISTRICT

A request for approval of an amendment to the Final Development Plan to amend the side yard setback requirements for "A" lots.

PETITIONER: City of Grand Junction

REPRESENTATIVE: Karl Metzner

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.

#2-93(2) FINAL PLAT & RIGHT-OF-WAY VACATION - HORIZON PARK EAST

A request for approval of the Final Plan/Plat for Horizon Park East and approval of a right-of-way vacation for a portion of North 15th Street.

PETITIONER: Bob Bray & Wayne Beede

REPRESENTATIVE: Rolland Engineering

LOCATION: G Road & Horizon Drive

#25-93 REZONE & 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-43.8 (Planned Residential with a density of 43.8 units per acre) and approval of a final plan/plat. This item was tabled at the April 6, May 4, and June 1, 1993 Planning Commission meetings.

PETITIONER: Volunteers of America, Inc.

REPRESENTATIVE: Lantz-Boggio Architects, Inc.

LOCATION: NW corner of 1st Street & Independent Avenue

#43-93 REZONE, ALLEY VACATION AND OUTLINE DEVELOPMENT PLAN - TWO RIVERS TOWER

A request to change the zoning of a property from B-3 (Retail Business) to PB (Planned Business), vacation of an alley and, approval of an Outline Development Plan for Two Rivers Tower.

PETITIONER: ADL Development
REPRESENTATIVE: Lee H. Talbot
LOCATION: South side of the 200 Block of Main and the north side of the 200 Block of Colorado

#71-93 REZONE AND OUTLINE DEVELOPMENT PLAN - BELLA VISTA ESTATES

A request to rezone property from RSF-2 (Residential Single Family, 2 units per acre) to PR-5 (Planned Residential, 5 units per acre) and approval of an Outline Development Plan for 9 residential units.

PETITIONER: BSGP Development, Inc.
REPRESENTATIVE: Keith Mumby
LOCATION: NW corner of 27 road & Kimberly Drive

#75-93 DRAINAGE FEES

A request for establishing an option whereby developers of projects of a certain size can, with approval of Public Works, pay a drainage fee in lieu of providing a drainage report and on-site facilities.

PETITIONER: City of Grand Junction
REPRESENTATIVE: Gerald Williams

#77-93 MULTI-MODAL TRANSPORTATION STUDY AND PLAN

A request to adopt the Metropolitan Planning Organization Multi-modal Study and Plan as an appendage to the transportation element of the Comprehensive plan, to be used as an advisory document for the City in making future decisions regarding transportation and capital improvement projects.

PETITIONER: City of Grand Junction
Metropolitan Planning Organization
REPRESENTATIVES: Dave Thornton, City of Grand Junction
Bennett Boeschstein, Mesa County

VI. General Discussion

1. Select monthly liaison to City Council

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment