

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

June 1, 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.

#60-93

CONDITIONAL USE PERMIT - CHUPIRO'S

Request for approval of a nightclub with a liquor license in a C-2 Zone District for Chupiro's Nightclub.

PETITIONER: Martinez Family Corp.
REPRESENTATIVE: Bennett Boeschenstein
LOCATION: 124 South 5th Street

#62-93

MINOR SUBDIVISION - BERGUIN MINOR SUBDIVISION

A request for approval of a Minor Subdivision which creates two lots from three parcels for property located at the SE corner of Bunting and 28 Road.

PETITIONER: Brandon S. Berguin, DDS
REPRESENTATIVE: Thomas A. Logue
LOCATION: 512 28 Road

#63-93

FINAL PLAT/PLAN - THE PEPPER TREE, FILING #4, PHASE I

Request for approval of the Final Plat/Plan for The Pepper Tree, Filing #4, Phase I.

PETITIONER: IBX, Inc.
REPRESENTATIVE: Rolland Engineering
LOCATION: F Road and 29 Road

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.

#45-93 FINAL PLAT/PLAN - WILSON RANCH, FILING #3

Request for approval of: the Final Plan/Plat for Wilson Ranch, Filing #3 for PR (Planned Residential, 36 single family units) and, the waiver of Open Space Fees.

PETITIONER: GNT Development, Dan Garrison
REPRESENTATIVE: Terry Nichols, QED
LOCATION: 25 1/2 Road and G 1/2 Road

#69-92 REZONE - PORTION OF 1300 BLOCK OF COLORADO AVENUE

A request to rezone a portion of the south side of the 1300 block of Colorado Avenue from C-2 (Heavy Commercial) to B-1 (Light Business).

PETITIONER: Charles Lurvey
REPRESENTATIVE: Bill Pitts
LOCATION: SE Corner of 13th & Colorado

#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, and May 4, 1993 Planning Commission meetings.

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

#46-93 FINAL PLAT - ELWYN GRAND JUNCTION INDUSTRIAL PARK MINOR SUBDIVISION

A request for approval of a Final Plat of a 2 lot subdivision in I-1 Zone District and a request for waiver of half-street improvement requirements. This item was pulled from the May 4, 1993 Planning Commission agenda at the request of the petitioner.

PETITIONER: Wayne G. Elwyn
REPRESENTATIVE: Wayne Lizer
LOCATION: 727 23 Road

#18-93 ZONE OF ANNEXATION - BLUE HERON 2
A request to zone land recently annexed to the City, also known as the Blue Heron 2 Annexation, to I-1 (Light Industrial).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: South of River Road at 25 Road

#64-93 REZONE - 2765 CROSSROADS BOULEVARD
A request to rezone property located at 2765 Crossroads Boulevard from PZ (Public Zone) to HO (Highway Oriented).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: 2765 Crossroads Boulevard

#1-93(D) TEXT AMENDMENT - SETBACKS IN THE RSF-1 & RSF-2 ZONE DISTRICTS
A request to amend Sections 4-2-1 and 4-2-2 of the Grand Junction Zoning & Development Code to revise setback requirements in the RSF-1 (Residential Single Family, 1 unit per acre) and the RSF-2 (Residential Single Family, 2 units per acre) Zone Districts.

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner

VI. General Discussion

1. Select Chairperson and Vice-Chairperson of the Planning Commission
2. Select monthly liaison to City Council
3. Select monthly liaison to County Planning Commission/Board of County Commissioners
4. Planning Commissioner attendance at American Planning Association Planning Commission training to be held in Delta on Thursday, July 15th.
5. Land Use and Development Plan

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment