

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

May 4, 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.

#23-93 FINAL PLAN & PLAT - PTARMIGAN RIDGE NORTH, FILING #6

Consideration of a request for approval of the Final Plan & Plat for Ptarmigan Ridge North, Filing #6 zoned Planned Residential, 4 units per acre (PR-4); includes both single and multi-family residential. This item was tabled at the April 6, 1993 Planning Commission meeting.

PETITIONER: Ptarmigan Investments, Inc.
REPRESENTATIVE: Lewis Hoffman
LOCATION: West of 27 1/2 Road at Cortland Avenue

#38-93 PRELIMINARY PLAN - THE PEPPER TREE, FILING #4

A request for approval of a preliminary plan for The Pepper Tree, Filing #4.

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

#39-93 MINOR SUBDIVISION/CONDITIONAL USE PERMIT - BJ MINI STORAGE

Consideration of the following requests:

1. Approval of a Minor Subdivision of 135 and 141 Sherman Drive and 2708 Highway 50.
2. Approval of a Conditional Use Permit to allow mini-storage units in an HO Zone District at 135 Sherman Drive.
3. Approval of a request to waive half-street improvement requirements.

PETITIONER: James & Bonnie Karp
REPRESENTATIVE: KELCO
LOCATION: 135 & 141 Sherman Drive

#40-93 FINAL PLAT & PLAN - SEDONA SUBDIVISION, FILINGS #1 & #2

A request for approval of a Final Plan & Plat for Sedona Subdivision, Filings #1 & #2 for 22 single family units on 11.6 acres with a zoning of PR-4.2 (Planned Residential, 4.2 units per acre).

PETITIONER: T.L. Benson and Sedona Partnership
REPRESENTATIVE: Thomas A. Logue
LOCATION: SW corner of 12th Street & H Road; west of Alpine Meadows

#44-93 REZONE & PRELIMINARY PLAN - NORTHCREST VILLAGE SUBDIVISION

A request for approval of a rezone from RSF-2 (Residential Single Family, 2 units per acre) to PR-2 (Planned Residential, 2 units per acre); and approval of a Preliminary Plan.

PETITIONER: Kay Scott, c/o Gregg Cranston
REPRESENTATIVE: Thomas A. Logue
LOCATION: Northeast of Hemlock Drive & 7th Street

#52-93 AMENDMENT TO REAR YARD SETBACK - LOT 10, HORIZON GLEN SUBDIVISION

A request to amend the rear yard setback requirement from 20' to 10' for Lot 10, Horizon Glen Subdivision.

PETITIONER: Virginia Rice
LOCATION: Lot 10, Horizon Glen Subdivision, City of Grand Junction, Colorado

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 & 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, 1993 Planning Commission meeting. The petitioner has requested this item again be tabled for 1 month.

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

#4-93 WAIVER OF OPEN SPACE FEES - WILSON RANCH, FILING #2

A request for waiver of open space fee requirements for Wilson Ranch, Filing #2 - a 14 single family lot subdivision.

PETITIONER: G.N.T. Development/Dan Garrison
LOCATION: 25 1/2 Road & G Road

#41-93 REZONE AND OUTLINE DEVELOPMENT PLAN - GRAND JUNCTION FEDERAL CREDIT UNION

A request for approval of a rezone from B-3 and RSF-8 (Business and Residential Single Family, 8 units per acre) to PB (Planned Business) and approval of an Outline Development Plan.

PETITIONER: Grand Junction Federal Credit Union
REPRESENTATIVE: Elaine Carpenter
LOCATION: 1156 Hill Avenue

#42-93 REZONE, FINAL PLAT, PRELIMINARY PLAN, AND OUTLINE DEVELOPMENT PLAN - THE ATRIUM OF GRAND VALLEY RESIDENTIAL VILLAGE

Consideration of the following requests:

1. Approval of a rezone from RSF-4 (Residential Single Family, 4 units per acre) to PR (Planned Residential) with a density of 21 units per acre.
2. Approval of a Preliminary Plan for a retirement center.
3. Approval of an Outline Development Plan for additional Assisted Care units and cottages.
4. Approval of the final plat for a 2 lot Minor Subdivision.
5. Approval of a request to defer payment of half-street improvements along the proposed Lot 2.

PETITIONER: Hilltop Health Services Corp.
REPRESENTATIVE: Pat Edwards & Sally Schaefer
LOCATION: SE corner of 12th Street & F 1/2 Road

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

Request for approval of a Final Plat of a 2 lot subdivision in an I-1 Zone District and a request to defer half-street improvements.

PETITIONER: Wayne G. Elwyn
REPRESENTATIVE: Stephan D. McCallum
LOCATION: 727 23 Road

#53-93 "SUBMITTAL STANDARDS FOR IMPROVEMENT AND DEVELOPMENT"

A request for approval and adoption of the document titled "Submittal Standards for Improvement and Development"

PETITIONER: City of Grand Junction
REPRESENTATIVE: Gerald Williams

#54-93 REQUEST FOR WAIVER OF HALF-STREET IMPROVEMENTS

A request to waive payment of half-street improvements for a proposed resubdivision of Lot 1, Payton Subdivision.

PETITIONER: Payton Roberson
LOCATION: 717 24 3/4 Road

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 Grand Junction on Friday, July 16th.

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment

