

# GRAND JUNCTION PLANNING COMMISSION

## MEETING AGENDA

April 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.

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

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.

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

**#24-93 REVISED FINAL PLAN & REPLAT OF LOTS 1-5, BLOCK 2, THE FALLS, FILING #1**

A request for approval of a Revised Final Plan & Replat of Lots 1-5, Block 2, The Falls, Filing #1, zoned Planned Residential with a density of 9.5 units per acre (PR-9.5).

PETITIONER: Ptarmigan Profit Sharing Plan  
REPRESENTATIVE: Kathy Deppe  
LOCATION: SW of Patterson Road & Grand Cascade Way



**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.

**#22-93 REZONE - 1212 BOOKCLIFF AVENUE**

A request to change the zoning of a property from RMF-64 (Residential Multi-family, 64 units per acre) to B-1 (Limited Business) to accommodate an existing office building.

PETITIONER: Julie Gillis, Darrell Blehm, Richard Huffaker  
REPRESENTATIVE: Russ Gillis  
LOCATION: 1212 Bookcliff Avenue

**#25-93 REZONE & FINAL PLAN/PLAT - VOA 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).

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

**#27-93 RIGHT-OF-WAY VACATION & AMENDED SITE PLAN - ST. JOSEPH'S CHURCH**

A request to vacate 6 feet of White Avenue right-of-way and approval of a Revised Site Plan for St. Joseph's Church.

PETITIONER: Bishop Arthur Tafoya, St. Joseph's Church  
REPRESENTATIVE: David O. Tryba  
LOCATION: 330 White Avenue

**#31-93 REZONE - SOUTH SIDE OF 1200 BLOCK OF COLORADO AVENUE**

A request to rezone the property located on the south side of the 1200 block of Colorado Avenue from C-2 (Heavy Commercial) to B-1 (Limited Business).

PETITIONER: City of Grand Junction  
REPRESENTATIVE: Karl Metzner



**#35-93      REQUEST FOR WAIVER OF HALF STREET IMPROVEMENTS**

A request for waiver of payment for 1/2 street improvements along Grand Avenue as required by Section 5-4-1.E of the Grand Junction Zoning & Development Code.

PETITIONER:                    Evelyn L. & Phillip D. Irwin  
REPRESENTATIVE:            Williams, Turner & Holmes, P.C.  
LOCATION:                        2700 I-70 Business Loop

**#1-93B      AMENDMENTS TO THE ZONING & DEVELOPMENT CODE - SECTION 4-3-4 & CHAPTER 12**

Consideration of amendments to the Grand Junction Zoning & Development Code, Section 4-3-4 Uses with Liquor License as a Conditional Use and Chapter 12, Definitions and Limitations to include "bar" and "nightclub".

**VI.            General Discussion**

1.    Select monthly liaison to City Council
2.    Select monthly liaison to County Planning Commission/Board of County Commissioners
3.    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**

