

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

DATE: March 9, 1993 **TIME:** 7:00 pm

PLACE: City and 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.

✓ #12-92

CONDITIONAL USE PERMIT & MINOR SUBDIVISION - PROSPECTOR MOTEL STORAGE UNIT

A request for a Conditional Use Permit to build 100 new storage units on vacant land south of the Prospector Motel, in a Highway Oriented (HO) Zone. Also, a request to subdivide the property into two lots. Tabled at April 7th, May 5th & June 2nd Hearings.

PETITIONER: Michael Hert
LOCATION: 547 Hwy. 50

#13-93

FINAL PLAT - SEDONA SUBDIVISION

A request for approval of a Final Plat for Sedona Subdivision (13.2 acres), zoned Planned Residential with a density of 4.2 units per acre.

PETITIONER: Sedona Partnership & T.L. Benson
REPRESENTATIVE: Thomas A. Logue
LOCATION: Southwest of 12th Street & H Road, West of Alpine Meadows Subdivision

- 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.

#12-93 EASEMENT VACATION - 865 NORTH AVENUE

A request to vacate a utility easement for use by American Furniture Company.

PETITIONER: Sherwin-Williams Development Corporation
REPRESENTATIVE: Jeffrey K. Williams
LOCATION: 865 North Avenue

#14-93 REZONE & ODP - NORTHCREST VILLAGE SUBDIVISION

A request to change the zoning of a property from Residential Single Family, two units per acre (RSF-2) to Planned Residential with a density of 2.9 units per acre (PR-2.9) and an Outline Development Plan for Northcrest Village Subdivision consisting of 29 single family dwelling units on 10 acres.

PETITIONER: Kay Scott c/o Gregg Cranston
REPRESENTATIVE: Thomas Logue
LOCATION: Northeast of Hemlock Drive and Seventh Street

#15-93 REPLAT, ALLEY & EASEMENT VACATION AND CONDITIONAL USE PERMIT - ST. JOSEPH'S CHURCH

A request for a replat of eighteen (18) city lots into one parcel and for the vacation of alleys and utility easements throughout the site. Also requested is a Conditional Use Permit for a church in the Retail Business (B-3) Zone.

PETITIONER: Bishop Arthur Tafoya, St. Joseph's Church

REPRESENTATIVE: David O. Tryba
LOCATION: Third Street & White Avenue

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#19-93 REZONE - 640 BELFORD AVENUE

A request to rezone a property from Residential Multi-family with 32 units per acre (RMF-32) to Limited Business (B-1) to accommodate an existing office use.

PETITIONER: Bray & Company Realty
REPRESENTATIVE: Levi Lucero
LOCATION: 640 Belford Avenue

VI. General Discussion

- A. Luncheon Workshop
- B. Development Review Manual
- C. Orchard Mesa Plan Update
- D. SDT Plan Update
- E. Appointment of Chairperson, Vice Chairperson and Growth Committee Representative at May Meeting

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment