

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

DATE: February 10, 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. **Special Public Hearing Item**

#9-93 PARKS, RECREATION AND OPEN SPACE MASTER PLAN

A request to adopt the Grand Junction Parks, Recreation and Open Space Master Plan to be used as an advisory document for the City in making future decisions regarding Parks, Recreation and Open Space acquisition and development. This will be a joint hearing of the Grand Junction and Mesa County Planning Commission. The Grand Junction Planning Commission will take official action on the plan at this hearing. The Mesa County Planning Commission will take official action on the plan at a future date.

PETITIONER: Grand Junction Parks & Recreation Advisory Board
REPRESENTATIVE: Keith Mumby

- V. **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.

#2-93 PRELIMINARY PLAN - HORIZON PARK SUBDIVISION

A presentation of a Preliminary Development Plan for the Horizon Park Subdivision, zoned Planned Residential (PR) with a density of 6 units per acre. Twenty-five single level units are proposed for the 5.3 acre site.

PETITIONER: Bob Bray, Wayne Beede
LOCATION: South of G Road, West of Horizon Drive

#4-93 REVISED PRELIMINARY PLAN & TWO PHASE FINAL PLAT - WILSON RANCH

A request for approval of a revised preliminary plan for Wilson Ranch Subdivision Filing 2 (11 acres) zoned Planned Residential (PR) zone with a density not to exceed 4 units per acre.

Also a request for approval of a two phase final plat for Filing 2 (2.98 acres), also zoned Planned Residential (PR) with a density not to exceed 4 units per acre.

PETITIONER: Dan Garrison
REPRESENTATIVE: QED Surveying Systems, Inc.
LOCATION: 25 1/2 Road & G 1/2 Road

#5-93 PRELIMINARY PLAN - PTARMIGAN RIDGE NORTH SUBDIVISION

A request for approval of a preliminary plan for Ptarmigan Ridge North Subdivision (18.88), zoned Planned Residential (PR) with a density not to exceed 4 units per acre.

PETITIONER: John Siegfried
LOCATION: North of Ridge Drive and West of 27 1/2 Road

#6-93 FINAL PLAT - PTARMIGAN RIDGE, FILING 5

A request for approval of a final plat for Ptarmigan Ridge Subdivision, Filing 5 (1.53 acres), zoned Planned Residential (PR) with a density of 3.7 units per acre.

PETITIONER: John Siegfried
LOCATION: North of Ridge Drive and East of 15th Street

VI. 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.

#6-92 B. 4-3-4 Wholesale Business (Storage Units) as Conditional Use in HO Zone

Consideration of a revision to the Grand Junction Zoning and Development Code, Section 4-3-4, Use/Zone Matrix, to designate Wholesale Business (Storage Buildings) as a Conditional Use in the Highway Oriented (HO) Zone.

PETITIONER: City of Grand Junction
REPRESENTATIVE: David Thornton

L. 5-5-1.I. Off-street Parking - Minimum Parking Standards

Consideration of a revision to the Grand Junction Zoning and Development Code, Section 5-5-1.I. regarding off-street parking requirements. An addition to this section will include special provisions for Downtown Parking. Revision of Chapter 12, Definitions and Limitations, to include "Building Envelope" and "Downtown Area" will also be considered. Section 5-5-1.N. will be deleted.

PETITIONER: City of Grand Junction
REPRESENTATIVE: Kristen Ashbeck

#1-93 A. Chapter 12, Definitions & Limitations, "Public Notice"

Consideration of a revision to the Grand Junction Zoning and Development Code, Chapter 12, Definitions, to modify and clarify the requirement for public notice of a public hearing or meeting.

PETITIONER: City of Grand Junction
REPRESENTATIVE: Kathy Portner

VII. General Discussion

VIII. Nonscheduled Citizens and/or Visitors

IX. Adjournment