

GRAND JUNCTION PLANNING COMMISSION

MEETING AGENDA

DATE: January 5, 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.

#75-92 CONDITIONAL USE PERMIT - LIQUOR LICENSE - RED LOBSTER RESTAURANT

A request for a Conditional Use Permit for a liquor license for a 210 seat Red Lobster Restaurant in the Mesa Mall complex.

PETITIONER: General Mills Restaurants, Inc.
REPRESENTATIVE: Western Engineers, Inc.
LOCATION: 575 24 1/2 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.

#76-92 REZONE & ODP - FELLSTON MINI-STORAGE

A request to rezone a property in a Planned Residential Zone with 17 units per acre (PR-17) to a Planned Business (PB) Zone and a request for approval of an Outline Development Plan (ODP) for a 199 unit mini-storage facility.

PETITIONER: Jay Fellhauer & Gregg Cranston
REPRESENTATIVE: Thomas A. Logue
LOCATION: 2468 Patterson Road

#78-92 REZONE - FROM B-3 TO RMF-32 AT 634/636 TELLER AVENUE

A request to rezone property now zoned Retail Business (B-3) to Residential Multi-Family, 32 units per acre (RMF-32).

PETITIONER: Dorothy Brown
REPRESENTATIVE: Karl Metzner
LOCATION: 634/636 Teller Avenue

#58-92 ZONE OF ANNEXATION - WILSON RANCH #4

A request to zone the land recently annexed to the City also known as the Wilson Ranch #4 Annexation (28.63 acres) to Planned Residential with a density of 4.4 units per acre (PR-4.4).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: South of G 1/2 Road & East of 25 1/2 Road

#66-92 ZONE OF ANNEXATION - ROLLING ACRES

A request to zone the land recently annexed to the City also known as the Rolling Acres Annexation (33 acres) to Residential Single Family, two units per acre (RSF-2)

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: West of 7th Street & North of Hickory Drive

#67-92 ZONE OF ANNEXATION - CRESTRIDGE HEIGHTS

A request to zone the land recently annexed to the City also known as the Crestridge Heights Annexation (20 acres) to Residential Single Family, one unit per acre (RSF-1).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: South of G Road & East of 7th Street

#72-92 ZONE OF ANNEXATION - TERRA DEL VISTA

A request to zone the land recently annexed to the City also known as the Terra Del Vista Annexation (10 acres) to Residential Single Family, two units per acre (RSF-2).

PETITIONER: City of Grand Junction
REPRESENTATIVE: Karl Metzner
LOCATION: East of Seventh Street & South of I-70

VI. General Discussion

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment

