

**ADMINISTRATIVE PUBLIC HEARING
Tuesday, September 14, 2010**

ITEMS FOR CONSIDERATION

2010-16 **Jurassic Park Fruita Center**
Application: **Site Design Review**

CALL TO ORDER:

Dahna Raugh, Community Development Director, called to order the Administrative Public Hearing for September 14, 2010.

Meeting Attendees: Jim Cagel, Property Owner; Jim Langford with Souder Miller & Associates - Engineer; Staff: Dahna Raugh, Community Development Director and Ken Haley, City Engineer. Public: None.

HEARING ITEM:

2010-16 **Jurassic Park Fruita Center**
Application: Site Design Review
Property Owner: TBIF, Inc./James P. Cagle
Representative: Sonya Kearn
Location: 401 Jurassic Avenue
Zone: Tourist Commercial

A request for a Site Design Review to construct a commercial center on an existing vacant lot on Jurassic Avenue. The proposed commercial building will have two fast casual restaurants in two buildings totaling 4,962 square feet.

Dahna Raugh- The only item on the agenda is Project #2010-16, Jurassic Park Fruita Center. Staff has reviewed the project against the Land Use Code and finds that it meets or can meet all of the approval criteria that must be considered with the condition that all review comments and issues identified in the Staff Report must be adequately resolved before a planning clearance for a building permit is issued. That concludes staff's presentation. I would like to turn it over to the applicants.

Do you have any issues or any concerns with the Staff Report and the conditions of approval?

Jim Langford- No, I believe we have complied with everything that was on your Staff Report.

Dahna Raugh- Okay, now I would like to open it up to public comment. Anybody from the public have any comments. Noting that there is nobody from the public at the meeting, there are no public comments. Closing it to public comment and bringing it back to the applicants for rebuttal. No rebuttal, okay.

So, the decision is to approve the Jurassic Park Fruita Center, Project 2010-16 with the condition that all review comments and issues identified in the Staff Report are adequately resolved before a planning clearance is issued for a building permit.

J. ADJOURNMENT

Dahna Raugh- That concludes the Administrative Agenda for Tuesday, September 14, 2010, and it's now adjourned.