

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: November 29, 1983  
TIME: 7:30 PM  
PLACE: City/County Auditorium, 520 Rood Avenue

The following items will be presented at this public hearing of the Grand Junction Planning Commission for their consideration. Having satisfied the requirements of a public hearing, the Planning Commission will formulate a recommendation of approval, approval with conditions, or denial which will be forwarded to the City Council. The week following this public hearing, the Planning Department Staff will schedule these items for presentation at a second public hearing before the City Council. If you have an interest in an item on this agenda, please call the Planning Department approximately 5 days from this date to inquire as to the date and time of the City Council hearing. Your appearance at both hearings is necessary to assure a satisfactory process in the interest of all.

NOTE: The petitioner should understand that when the Grand Junction Planning Commission makes a recommendation of DENIAL the item will NOT automatically be scheduled for a public hearing before the City Council. The petitioner must specifically request in writing that their petition be placed on the City Council agenda. Interested parties should call the Planning Department at 244-1628 to inquire of the status of an item prior to the second hearing.

- I Approval of minutes.
- II Announcements, presentations and/or visitors.
- III Full Hearing:

1. #38-83 CITY OF GRAND JUNCTION COMPREHENSIVE PLAN

Petitioner: Grand Junction Planning Commission. Location: within the established boundaries of the City of Grand Junction and the boundaries of the Intergovernmental Agreement dated March 24, 1983 by the City of Grand Junction and Mesa County. (Copies are available at the City/County Planning Department, 559 White Avenue, Room 60, 244-1628.)

Consideration of the City of Grand Junction Comprehensive Plan:

- a. Human Resource Services - Chapter 16
- b. Population and Demographics - Chapter 6

2. #47-83 1983 ANNUAL UPDATE OF THE GRAND JUNCTION ZONING & DEVELOPMENT CODE

Amends various sections of the Code. Copies of specific changes may be obtained at the Grand Junction Planning Department, 559 White, Room 60, 244-1628.

3. #51-83 REZONE RMF-16 TO PB AND COLUMBINE CORNERS - FINAL PLAT AND PLAN - REQUEST TO RE-OPEN HEARING

Petitioner: C & F Food Stores, Inc. Location: northwest corner of Orchard Avenue and 28 $\frac{1}{2}$  Road (2822 Orchard Avenue). A request to change from residential multi-family uses at 16 units per acre to planned business uses and a final plat and plan on .55 acre.

- a. Consideration of rezone
- b. Consideration of final plat and plan