

GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING/MEETING AGENDA



Date: August 1, 1989

Time: 7:30 p.m.

Place: City Auditorium, 520 Rood Avenue

I. Call to Order

II. Consideration of Minutes

III. Announcements, Presentations, and/or Prescheduled Visitors

IV. Meeting on Items for Final Decision

On the following items the Planning Commission decisions will be final unless appealed to City Council. Appeals must be filed, in writing, with the Planning Department staff within 3 days of this meeting or may be entered into the record of this hearing following the vote on the item.

1. #37-89 Revised Final Plan for Veterinary Clinic
Petitioner: Harve Chappell & Suzanne Hoest. Location:
605 26 1/2 Road. A request for a Revised Final Plan for
a veterinary clinic in a Planned Business (PB) zone.
Consideration of Revised Final Plan.

2. #39-89 Ptarmigan Estates Preliminary Plat & Plan
Petitioner: Ptarmigan Estates, John Siefried.
Location: southeast corner of 27 1/2 and G Roads. A
request for a Preliminary Plat & Plan of 20 lots on
approximately 18.5 acres in a Residential Single Family
(RSF-4) zone.

- a. Consideration of Preliminary Plat.
- b. Consideration of Preliminary Plan.

V. Hearing on Items for Recommendation to City Council

On the following items the Planning Commission action will consist of a recommendation to City Council. Following this public hearing, the Planning Department will schedule these items for a second public hearing before City Council. If you have an interest in an item in this section, please call the Planning Department (244-1430) approximately 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.

1. #38-89 Rezone from RSF-4 to PR and Preliminary Plan and Final Plat & Plan for Phase I Horizon Hills Townhomes

Petitioner: Horizon Hills Townhomes, Ron Choate.

Location: south of Horizon Drive, and west of Horizon Towers. A request to change from Residential Single Family (RSF-4) to a Planned Residential (PR) zone and a Preliminary Plan for 42 units on approximately 4.7 acres and a Final Plat & Plan for Phase I of 6 units on approximately 0.75 acres.

- a. Consideration of Rezone.
- b. Consideration of Preliminary Plan.
- c. Consideration of Final Plat
- d. Consideration of Final Plan.

2. #40-89 Rezone from B-3 & RSF-8 to PB and Final Plan
Petitioner: Albertson's, Dennis Wyatt. Location: an area bounded on the west by 12th Street; on the north by Orchard Avenue; on the east by 13th Street; and on the south by Mesa Avenue. A request to change from Retail Business (B-3) and Residential Single Family (RSF-8) zones to Planned Business (PB) and a Final Plan.

- a. Consideration of Rezone.
- b. Consideration of Rezone.
- c. Consideration of Final Plan.

VI. General Discussion

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment