



GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING/MEETING AGENDA

Date: October 3, 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. #47-89 Revised Final Plan
Petitioner: Li'l Sprout Nursery, Keith Purser.
Location: 2464 F Road. A request for a Revised Final Plan for retail sales on approximately 0.4 acres in a Planned Business (PB) zone.
Consideration of Revised Final 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. #45-89 Rezone and Final Plan for Nellie Bechtel
Petitioner: Mesa County, Alan Hassler. Location: 3032
North 15th Street. A request to change from Planned
Residential (PR) 12.3 to Planned Residential (PR) 21.4
and a Final Plan for 96 units on approximately 4.5
acres.

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

2. #48-89 Rezone & Preliminary Plan & Plat for
Northridge Filing #4
Petitioner: Colson & Colson, Pat Edwards. Location:
Northeast corner of 1st Street & Patterson Road. A
request to change from Planned Residential, density of
approximately 4 units per acre (PR-4) to Planned
Residential, density of approximately 12.7 units per
acre (PR 12.7) on approximately 10 acres for Mesa View
Retirement Center. The request for the Preliminary
Plan & Plat is for the entire parcel on approximately 28
acres.

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

3. #49-89 Rezone PZ to C-2 for City Market
Petitioner: City Planning Department, Karl Metzner.
Location: 111 Road. A request to change from Public
Zone (PZ) to Heavy Commercial (C-2).
Consideration of Rezone.

VI. General Discussion

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment