

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: January 31, 1984

TIME: 7:30 p.m.

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 DENAIL 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 Grand Junction 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

I Full Hearing

1. #1-84 NORTHRIDGE ESTATES FILING #4 - OUTLINE DEVELOPMENT PLAN

Petitioner: Steve Foster, Don Foster, Clifton Mays. Location: East of 1st Street, North of F Road and Independent Ranchmans Ditch, South of F.5 Road, and West of 7th Street. A request for an outline development plan of 87 units on approximately 28.1 acres in a residential single family zone at 4 units per acre.

Consideration of outline development plan.

2. #57-83 AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: Colorado Home Builders Assoc./John Ballagh. A request to amend portions of the Grand Junction Zoning and Development Code regarding sign code regulations to allow certain off premise signs in residential zones. Copies available at the Grand Junction Planning Department 559 White Avenue Room #60 244-1628.

3. Ratification of an ordinance governing adult entertainment businesses.

IV Nonscheduled citizens and visitors

V ADJOURNMENT