

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: April 24, 1984
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 available at the Grand Junction Planning Department - 559 White Ave. Room #60 244-1628.)

a. Transportation - Chapter 11

Consideration of the City of Grand Junction Comprehensive Plan.

2. #8-84 RIGHT-OF-WAY VACATION

Petitioner: Jack Williams. Location: The North/South alley between White and Rood Avenues, East of 7th Street. A request to vacate a 20 foot alley.

Consideration of alley vacation.

3. #56-83 ONION HILL FILING #1 - FINAL PLAT AND PLAN
(2 of 2)

Petitioner: Dale Williams. Location: Southeast Corner of Cortland Avenue and 27.5 Road. A request for 28 units on approximately 12.18 acres in a planned residential zone at 7.2 units per acre and final plat and plan.

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

4. #7-84 ZONE OF ANNEXATION TO PB AND PR 17 AND SUNSET VALLEY VILLAGE - OUTLINE DEVELOPMENT PLAN

Petitioner: Professional Investors of Grand Junction/M. Ray Painter, President. Location: North of F Road, approximately 650 feet West of 25 Road. A request to zone annexed property to Planned Business on .94 acre and Planned Residential on approximately 27.94 acres and an outline development plan on a total of 28.88 acres.

- a. Consideration of zone to PB
- b. Consideration of outline development plan.
- c. Consideration of zone to PR 17
- d. Consideration of outline development plan.

5. ADJOURNMENT