

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: October 30, 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 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. #27-84 UTILITY EASEMENT VACATION

Petitioner: Enno F. Heuscher. Location: 330 Mountain View Court. A request to vacate a utility and irrigation easement lying in and along the north 10 feet of lot 5, Moore subdivision first addition.

Consideration of vacation.

2. #28-84 MOM'S BARBEQUE & BAKERY - REVISED FINAL PLAN

Petitioner: Margaret L. Graves. Location: 2122 North 12th Street. A request for a revised final plan on .39 acre in a planned business zone.

Consideration of revised final plan.

3. #29-84 TEXT AMENDMENTS - AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: Grand Junction Planning Department

- A. Amending explanation Number (2) following the Use Zone Matrix (figure 4-3-4) of Chapter 32 of The Code of Ordinances to read as follows:

That Explanation numbered (2) following the USE/ZONE MATRIX; which is Figure 4-3-4 in Chapter 32 of the Code of Ordinances is amended to read:

"(2) Factory built (F.B.) single family units meeting uniform building code, OR EQUIVALENT ENGINEERING PERFORMANCE STANDARDS, for Manufactured Housing are permitted wherever single family residential units are permitted by this code."

- B. Amending Chapter 13 (Definitions) of Chapter 32 of the Code of Ordinances to add the definition of Equivalent Engineering Performance Standards reading as follows:

Equivalent Engineering Performance Standards for Manufactured Housing

Standards in compliance with the requirements and limitations established for Manufactured Housing in 30-28-115, Colorado Revised Statutes, as amended.

4. #29-84 TEXT AMENDMENTS - AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: Grand Junction Planning Department

A proposal to add vocational/technical schools to Use Zone Matrix (Figure 4-3-4) as a conditional use in H.O. (Highway Oriented) zone.

IV. Non-scheduled citizens and visitors.

V. ADJOURNMENT