

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: January 25, 1983  
TIME: 7:30 P.M.  
PLACE: City Council Chambers

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 which will be forwarded to the City Council. The week following this public hearing, the Development 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 Development 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, it will automatically be scheduled for a public hearing before the City Council. This will occur unless the petitioner asks that their petition be removed from the City Council agenda.

I Approval of minutes.

II Announcements, presentations, and/or visitors.

III FULL HEARING:

1. #2-83 DEVELOPMENT IN HO-COLOR TILE STORE AND OIL EXPRESS

Petitioner: Mesa Mini-Mall Properties/Robert Hirons. Location: North of F Road, West of 24.5 Road - Lot 5, Fisher Subdivision. A request for retail/service uses on approximately 1.44 acres in a highway oriented zone.

Consideration of Development in HO.

2. #3-83 REZONE RSF-8 TO PR-10 AND VILLA PARK TOWNHOMES-PRELIMINARY PLAN

Petitioner: Fred and Tommie Peaslee. Location: South of B.75 Road, approximately 240 feet East of 27 Road. A request to change from residential single family uses at 8 units per acre to planned residential uses at 10 units per acre on approximately 2.5 acres and a preliminary plan of 24 units on approximately 2.99 acres.

- a. Consideration of rezone.
- b. Consideration of preliminary plan.

3. #4-83 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: City/County Development Department. A request to amend portions of Chapter 3: Goals, Objectives and Policies. Copies available at the City/County Development Department 559 White Avenue Room #60. 244-1628.

4. ADJOURNMENT