

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: February 22, 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. #6-83 RIGHT-OF-WAY VACATION

Petitioner: Cedar Terrace Towne Assoc./Mary Anne Hutchins. Location: A section of 28.5 Road, North of Picardy Drive, South of Grand Valley Canal. A request to vacate a portion of 28.5 Road.

Consideration of right-of-way vacation.

2. #8-83 RIGHT-OF-WAY VACATION

Petitioner: Valley Ventures/Richard Schubert/Gary Ulibarri/Larry Mattison. Location: Sections East and West of 28 Road from the Grand Valley Canal to approximately 400 feet South of Bookcliff Ave. A request to vacate a portion of 28 Road.

Consideration of right-of-way vacation.

3. #9-83 NORTHSTAR SUBDIVISION- PRELIMINARY PLAT

Petitioner: Valley Ventures/Richard Schubert/Gary Ulibarri/Larry Mattison. Location: Northeast corner of 28 Road and Walnut Ave. A request for a preliminary plat of 20 units on 2.7 acres in a residential-single family zone at 8 units per acre.

Consideration of preliminary plat.

4. #10-83 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: Grand Junction Planning Commission & Development Authority. A request to amend portions of section 4, 5, 7, and 9 of the Grand Junction Zoning and Development Code. (Copies available at the City/County Development Department 559 White Ave. Room #60 244-1628. )

5. ADJOURNMENT.