

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: February 26, 1985  
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. #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 Avenue, #60, 244-1628)

Public Facilities and Services Chapter.

Consideration of the City of Grand Junction Comprehensive Plan.

2. #5-85 1985 TEXT AMENDMENTS

Petitioner: Grand Junction Planning Commission. Proposed Text Amendments concerning home occupations, residential uses in business and commercial areas, counseling services, R-O-W dedication requirements, variances, sign regulations, small animal regulations and retail sales in residential areas. (Copies available at the Grand Junction Planning Department, 559 White Avenue, #60, 244-1628)

Consideration of Text Amendments.

3. #1-85 ZONE OF ANNEXATIONS IN 1985 TO THE CITY OF GRAND JUNCTION

Petitioner: City of Grand Junction. A request to zone a part of Fairway Park Subdivision to PR8 (planned residential at 8 units per acre). Location: East of 12th Street, North of Chipper Drive. (Viking Condominiums)