

GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING AGENDA

Date: March 3, 1987 Time: 7:30 p.m.
Place: City/County Auditorium, 520 Rood Avenue

- I. Call to Order
- II. Consideration of Minutes
- III. Announcements, Presentations, and/or Prescheduled Visitors
- IV. Hearing on Items for Recommendation to City Council

On the following items the Planning Commission action will consist of a recommendation to City Council. Following this public hearing, the Planning Department staff will schedule these items for a second public hearing before City Council. If you have an interest in an item in this section, please call the Planning Department (244-1648) approximately 5 days after this hearing to inquire about City Council scheduling. AN ITEM RECOMMENDED FOR DENIAL WILL NOT BE SCHEDULED FOR CITY COUNCIL UNLESS THE PETITIONER REQUESTS, IN WRITING, OR AT THIS HEARING, THAT AN ITEM BE SCHEDULED.

1. #4-87 Sign Code Amendment to the Grand Junction Zoning & Development Code
Petitioner: Dwayne Dodd. A request to amend Section 5-7-2F of the Grand Junction Zoning & Development Code regarding wind-driven signs. Reconsideration of Sign Code Amendment.
2. #11-87 Rezone RMF-64 to Planned Business and Final Plan
Petitioner: Mesa County Teachers Credit Union. Locations: 536 Ouray, 525, 527, 529 Chipeta Avenue. A request to change from Residential Multi-family (RMF-64) to Planned Business (PB) and a final plan on approximately 1.0 acres.
 - a. Consideration of Rezone.
 - b. Consideration of Final Plan.
3. #12-87 Rezone PR-8 to PR-16.2 and Final Plan & Plat
Petitioner: The Peterson Group, Inc., Mark Fuller. Location: southeast corner of 15th Street and Patterson Road. A request to change from Planned Residential, 8 units per acre to Planned Residential 16.2 units per acre and a Final Plat & Plan on approximately 2.85 acres.
 - a. Consideration of Rezone.
 - b. Consideration of Final Plat & Plan.
4. #14-87 Revision to the DDA Master Plan 1987
Petitioner: Downtown Development Authority, Gary Ferguson. A request to revise the DDA Master Plan for 1987. Consideration of Revision.

5. #7-87 1987 Zones of Annexation
Petitioner: City of Grand Junction. A request to zone the following: Krey Annexation to Residential Single Family, Rural (RSF-R); Patterson Road Annexation to Residential Single Family (RSF-4); South Fifteenth Street Annexation to Public Zone (PZ); Paradise Hill Annexation #1 to Residential Single Family (RSF-4).
Consideration of Zones of Annexation.
6. #8-87 Rezone C-2 to PZ
Petitioner: Grand Junction Planning Commission. Location: northwest corner of Pitkin Avenue and 6th Street. A request to change from Heavy Commercial (C-2) to Public Zone (PZ).
Consideration of Rezone.
7. #9-87 Rezone from RSF-5 & RSF-8 to PZ
Petitioner: Grand Junction Planning Commission. Location: West Orchard Avenue west of North 1st Street. A request to change from Residential Single Family (RSF-5 & RSF-8) to Public Zone (PZ).
Consideration of Rezone.
8. #10-87 Rezone from PZ to PR-28
Petitioner: Grand Junction Planning Commission. Location: 26½ Road and Horizon Place. A request to change from Public Zone (PZ) to Planned Residential (PR-28).
Consideration of Rezone.
9. #13-87 Road Right of Way & Alley Vacation
Petitioner: Grand Junction Planning Department. Location: Glenwood Avenue between Palisade and Palmer Streets and the north/south alley between Palisade & Palmer Streets north of Hwy 50 and south of Unawep Avenue. A request to vacate Glenwood Avenue and the north/south alley described above.
 - a. Consideration of road right of way vacation.
 - b. Consideration of alley vacation.
10. #15-87 Revised Floodplain Regulations
Petitioner: Grand Junction Planning Department. A request to revise the Floodplain Regulations of the Grand Junction Zoning & Development Code as per the Federal Emergency and Management Agency and the National Flood Insurance Program.
Consideration of Revised Floodplain Regulations.
11. #17-85 Road Right of Way Vacation.
Petitioner: City of Grand Junction, Public Works Department.
Location: 28 Road north of Unawep Avenue. A request to vacate road right of way.
Consideration of Vacation.

VI. Non-scheduled Citizens and/or Visitors

VII. ADJOURNMENT