



GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING AGENDA

DATE: November 1, 1988
PLACE: City/County Auditorium, 520 Rood Avenue
TIME: 7:30 p.m.

- I. Call to Order
- II. Consideration of Minutes
- III. Announcements, Presentations and/or Visitors
- IV. Meeting on Items for Final Decision

On the following item the Planning Commission decision will be final unless appealed to City Council. Appeals must be filed, in writing, with the Planning Department staff within 3 days of this meeting or may be entered into the record of this meeting following the vote on the item.

1. #41-88 ELY MINOR SUBDIVISION - MINOR SUBDIVISION
Petitioner: Dale Ely Location: 1639 F 1/16 Road
(Lowell Lane). A request for a minor subdivision of four lots on 1.94 acres in an Residential Single Family (RSF-8) zone.
Consideration of Minor Subdivision.

- V. 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 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 (244-1430) 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. #43-88 REZONE PZ TO PR43-88 (NELLIE BECHTEL)
Petitioner: Mesa County Location: 3032 North 15th Street. A request to change from Public Zone (PZ) to Planned Residential (PR) zone on 4.54 acres.
Consideration of Rezone.

2. #42-88 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE - MANUFACTURED HOUSING.
Petitioner: Ross Transmeier. A request to amend Section 4-5-4 to allow manufactured housing in Residential Multi-Family (RMF-64), (RMF-32), and Industrial (I) zones. (Copies available at the Grand Junction Planning Department, 250 North 5th Street, Ph: 244-1430.)
Consideration of Text Amendment.

3. #38-88 Rezone Filing Four Northridge Estates PR-4 to PR-14 and Preliminary Plan and Plat on Filings Four and Five.
Petitioner: Colson and Colson Construction.
Location: East of North 1st Street, west of Horizon Court, north of the Independent Ranchman's Ditch. A request to change from PR-4 to PR-14 on Filing Four of Northridge Estates and a Preliminary Plan and Plat for Filings Four and Five on 28 acres.
 - a. Consideration of Rezone for Filing 4, with recommendation to City Council.
 - b. Consideration of Preliminary Plat and Plan for Filings 4 and 5.

VI. General Discussion

VII. Non-Scheduled Citizens and/or Visitors

VIII. Adjournment