

**GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING/MEETING AGENDA**

Date: December 4, 1990

Time: 7:30 p.m.

Place: City 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 Community Development 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 Community Development 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. #47-90 MICAELA'S VILLAGE

A request for a Rezone from Residential Single Family (RSF-8) to Planned Mobile Home (PMH-8) and a Preliminary Plat and Plan on approximately 9 acres.

Petitioner: Wilson and Betty Dills

Location: North side of Unawep and West of 27 Road, at 2694 Unawep Avenue

Consideration of a Rezone.

Consideration of a Preliminary Plat and Plan.

2. #48-90 HORIZON PARK SUBDIVISION

A request for a Rezone from Planned Residential (PR-8) and Planned Business (PB) to Residential Single Family (RSF-8) and Highway Oriented (HO) Zones for the Horizon Park Subdivision, and a request for a Minor Subdivision with three lots on approximately 27 acres.

Petitioner: Jeff Williams

Location: 27 Road / Between G Road and Horizon Drive

Consideration of a Rezone.

Consideration of a Minor Subdivision.

3. #18-90 TEXT AMENDMENT 1990

A request to amend Section 5-11-3.A.4. the Use/Compatibility Matrix under "Land Use" by removing churches from the line that includes "Schools, Churches, Hospitals, Libraries" and adding "Churches" as a separate category with the following designations:

Area of Influence Critical Zone Clear Zone

Churches C S I

(Copies available at the Grand Junction Community Development Department, 250 North 5th Street.)

Petitioner: City of Grand Junction
Consideration of a Text Amendment.

V. General Discussion

VI. Nonscheduled Citizens and/or Visitors

VII. Adjournment