

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



**Date:** August 6, 1991  
**Place:** City and County Auditorium, 520 Rood Avenue

**Time:** 7:30 pm

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

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

- 1. 47-91 PTARMIGAN RIDGE FILING 2 FINAL PLAT**  
A request for a Final Plat for 16 units on 5.5 acres in an existing Residential Single Family 4 units per acre (RSF-4) zone.  
Petitioner: Ptarmigan Investments, Inc.  
Location: West of 27-1/2 Road/South of Horizon Drive/North of 15th Street  
Consideration of Final Plat

**V. Hearing on Items for Recommendation to City Council**

The Planning Commission will make a recommendation to City Council on the following items. 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 one of these items, please call the Community Development Department (244-1430) 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. 48-91 COLONY PARK FILING 1 FINAL PLAN AND PLAT AND VACATION OF RIGHT-OF-WAY**  
A request for a Final Plan and Plat for 22 residential lots on 3.43 acres in an existing Planned Residential 10 units per acre (PR-10) zone and vacation of a portion of the Cider Mill Road right-of-way.  
Petitioner: Alco Building Company  
Location: Southeast of Patterson and 25-1/2 Road  
Consideration of Final Plan and Plat  
Consideration of Vacation of Right-of-Way

2. **5-91 TEXT AMENDMENTS FOR 1991**  
A request to revise sections 5-5-1 and 7-2-9 of the Grand Junction Zoning and Development Code regarding parking and loading standards, downtown parking standards, and zoning designations for the northwest area that is being annexed (tabled from July 9, 1991 hearing).  
Petitioner: City of Grand Junction  
Consideration of text amendments
3. **46-91 VACATION OF GUNNISON AVENUE**  
A request to Vacate a portion of the Gunnison Avenue right-of-way between Harris Road and Melody Lane.  
Petitioner: Wagner Equipment Company  
Location: Gunnison Avenue Between Harris Road and Melody Lane  
Consideration of a Vacation of Right-of-Way
4. **49-91 EASEMENT VACATION**  
A request for an easement vacation in an RSF-8 zone.  
Petitioner: Donald and Patricia Turley  
Location: 2850-1/2 Mesa Avenue  
Consideration of an Easement Vacation

**VI. General Discussion**

1. **Ratification of Administrative Decision - Use interpretation in use/zone matrix Section 4-3-4.**
2. **Watson Island Section of Colorado River Trail - Review of Plans & Specifications**
3. **Master Plan of Parks - Planning Commission representative**
4. **South Downtown Riverfront Plans - Status Report**
5. **Annexation - Status Report**
6. **Neighborhood Meetings**
7. **Joint Meeting with County Planning**

**VII. Nonscheduled Citizens and/or Vistors**

**VIII. Adjournment**