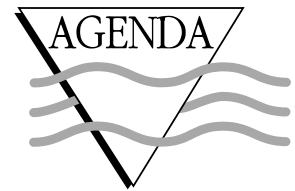




Mesa County Planning Commission Public Hearing



Chip Page, Chair
Dean Harris, Vice Chair
Steve Damm
Larry Anna
Bob Witham

Sean Norris
Ed Krey
Dennis Clark (1st Alternate)
Vacant (2nd Alternate)
Vacant (3rd Alternate)

Date: Thursday, March 18, 2021

Time: 6:00 p.m.

Place: Mesa County Public Hearing Room, 544 Rood Avenue, 2nd Floor, Grand Junction, Colorado. Please use the 6th Street entrance.

The following items will be presented at this public hearing of the Mesa County Planning Commission for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Mesa County Board of County Commissioners. If you have an interest in an item on the Agenda, the date and time of the County Commissioners' hearing is listed after each agenda item. Your appearance at both hearings is important and encouraged.

The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers, not a popularity contest. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

An "11:00 Rule" will be enforced. This rule does not allow new agenda items to be heard after 11:00 p.m.

NOTE: Copies of Staff Reports for Hearing Items are available on the back table within the hearing room.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF MINUTES:** February 18, 2021
- D. AMENDMENTS TO THE AGENDA**
- E. ANNOUNCEMENTS AND/OR PRESENTATIONS:** Presentation presented by Chair
- F. CONTINUED ITEMS:** None

END OF CONTINUED ITEMS

- G. WITHDRAWN ITEMS:** None

END OF WITHDRAWN ITEMS

- H. CONSENT AGENDA ITEMS:** None

END OF CONSENT ITEMS

I. HEARING ITEMS: Three (3)

PRESENTATION RULES: Due to the volume of items to be heard the following restrictions may be applied to help expedite the hearing process:

- a) Where practical, presentations by staff and petitioners will be limited to 15 minutes or less. Petitioners are asked to not repeat presentation information that the staff has correctly presented. Please address the clarification to the staff's presentation, new information or new developments to the project, and the staff and agency review comments and recommendations.
- b) Responses in favor or in opposition to the proposal will be limited to approximately 3 minutes each. We prefer only new information to be presented. A single speaker may be selected on behalf of organized groups.

1. 2021-0026 MP VISTA MESA MASER PLAN AMENDMENT

Property Owner: George Crawford
Representative: Kim Kerk
Location: 498 33 Road, Clifton, CO 81520 (33 & E Roads)
Zoning: RMF-8 (West Side) & AFT (East Side)
Planner: Jeff Hofman, 970.254.4152, jeff.hofman@mesacounty.us
Request: The applicant is requesting a change to the Mesa County Master Plan for a property currently classified as Residential Medium Low (RML) or 2-4 units per acre on the Future Land Use Map. The proposal would change the Future Land Use Map property's classification to Residential Medium (RM) or 4-8 units per acre. The Future Land Use Map classification is one of a number of criteria used in determining the appropriate zoning for a property. The applicant has also made a separate and concurrent rezone application to change the property from a combination of RMF-8 & AFT zoning to RMF-5 zoning.

Staff Recommendation: Approval and Adoption of the Resolution

2. 2021-0029 RZ VISTA MESA REZONE

Property Owner: George Crawford
Representative: Kim Kerk
Location: 498 33 Road, Clifton, CO 81520 (33 & E Roads)
Zoning: RMF-8 (West Side) & AFT (East Side)
Planner: Jeff Hofman, 970.254.4152, jeff.hofman@mesacounty.us
Request: The applicant is requesting the rezoning of approximately 9.17 acres of property from the RMF-8 & AFT zone districts to entirely the RMF-5 zone district. The property is currently evenly split between the RMF-8 zone which allows up to 8 units per acre and AFT zone that allows up to one unit per 5 acres. The proposed RMF-5 zone allows a residential density up to 5 units per acre.

Staff Recommendation: Approval

Board of County Commissioners Hearing Date: March 30, 2021

3. 2020-0208 RZ CHAPARRAL WEST HOLDINGS REZONE

Property Owner: Chaparral West Holdings, LLC
Representative: Colorado Land Advisor, Ltd.
Location: 633 and 641 33 Road, Clifton, CO 81520, approximately one-third mile north of F Road
Zoning: Residential Multi-Family 5 (RMF-5) Future Land Use: Residential Medium (RM)
Planner: Britt Dveris, 970-255-7191, britt.dveris@mesacounty.us
Request: To rezone approximately 15.5 acres of property from Residential Multi-Family 5 (RMF-5) to Residential Multi-Family 8 (RMF-8) for the purpose of developing a medium density residential subdivision.

Staff Recommendation: Approval

Board of County Commissioners Hearing Date: April 06, 2021

END OF HEARING ITEMS

J. ELECTION OF OFFICERS

K. ADJOURNMENT

**Mesa County Planning Division
P.O. Box 20,000, 200 S. Spruce St.
Grand Junction, CO**