



GRAND JUNCTION PLANNING COMMISSION  
PUBLIC HEARING/MEETING AGENDA

Date: January 10, 1989

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. Meeting on Items for Final Decision

On the following items the Planning Commission decisions 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 hearing following the vote on the item.

1. #55-88 Joufflas Minor Subdivision Final Plat  
Petitioner: Constance Joufflas. Location: 1700 I-70 Business Loop. A request for a Final Plat of a two lot subdivision on approximately 0.77 acres in a Heavy Commercial (C-2) zone.  
Consideration of Final Plat.

2. #54-88 D&RGW Railroad Subdivision Filing #5 Final Plat  
Petitioner: Anschutz Corporation, Steve Hebert.  
Location: approximately 2nd Street and South Avenue. A request for a Final Plat of the D&RGW Railroad Subdivision Filing #5 of two lots on approximately 5.5 acres in the Light Industrial (I-1) zone.  
Consideration of Final Plat.

3. #56-88 Conditional Use for Day Care  
Petitioner: Hilltop Special Services Corporation, Erle Reid. Location: 2015 North 9th Street. A request for a Conditional Use for a day care center in a Residential Single Family (RSF-8) zone.  
Consideration of Conditional Use.

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. #52-88 Easement Vacation and Amended Final Plan  
Petitioner: Tom Logue. Location: 1516 Crestview Way.  
A request to vacate a 10 foot utility easement lying along the north side of Lot 16-5 of Crestview Townhomes and to amend the Final Plan of Crestview Townhomes to allow a 10 foot setback along Lots 16-1, 16-2, 16-3 & 16-4 in a Planned Residential (PR-8) zone.  
a. Consideration of Easement Vacation.  
b. Consideration of Amended Final Plan.

2. #53-88 Text Amendment to the Grand Junction Zoning & Development Code - Manufactured Housing  
Petitioner: Ross Transmeier. A request to amend the Grand Junction Zoning & Development Code to allow as a Conditional Use the residential use of manufactured housing in the Heavy Commercial (C-2) and Light Industrial (I-1) zones.  
Consideration of Text Amendment.

3. #3-88 Text Amendments to the Grand Junction Zoning & Development Code for 1988  
Petitioner: City Attorney, Dan Wilson. A request to amend the Grand Junction Zoning & Development Code to repeal Section 12-4-2, Civil Penalty, and reenact it including a maximum penalty of \$5000.00 can be imposed; action can only be brought to Municipal Court; and Municipal Court has the ability to decide upon the monetary settlement.  
Consideration of Text Amendment.

VI. General Discussion

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment