



GRAND JUNCTION PLANNING COMMISSION  
PUBLIC HEARING AGENDA

DATE: May 2, 1989  
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 Prescheduled 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. #19-89 TROLLEY PARK, MINOR SUBDIVISION  
Petitioner: Stephen & Bobette McCallum  
Location: 552 25 Road. A request for a minor subdivision of 5 lots on approximately 3.03 acres in a Heavy Commercial (C-2) 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. 20-89 TEXT AMENDMENT TO THE ZONING & DEVELOPMENT CODE  
Petitioner: Frank Preuss  
A request to amend the Grand Junction Zoning & Development Code, Figure 4-3-4, Use/Zone Matrix, under the heading of Amusement Business-Inside, to add a sub-heading of Entertainment Centers as an allowed use in the Heavy Industrial (I-2) zone.  
Consideration of Text Amendment.
2. #17-89 GRAND AVENUE CORRIDOR GUIDELINES  
Petitioner: Grand Junction Planning Department  
Location: Grand Avenue from 1st Street to 28 Road. A request to adopt the Grand Avenue Corridor Guidelines. Copies available at the Grand Junction Planning Department, 250 North 5th Street, Ph: 244-1430.  
Consideration of Corridor Guidelines.
3. #10-89 1989 ZONING AND DEVELOPMENT CODE UPDATE  
Petitioner: Grand Junction Planning Department  
This update of the Grand Junction Zoning and Development Code includes proposed standards for outdoor storage, landscaping, flea markets and new salvage yards; the Board of Appeals is reduced in size from 7 to 5 members; and the Planned Downtown Development zone has been deleted in its entirety. Copies available at the Grand Junction Planning Department, 250 North 5th Street, Ph: 244-1430.  
Consideration of Code Update.

VI. General Discussion

VII. Non-Scheduled Citizens and/or Visitors

VIII. Adjournment