

GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING/MEETING AGENDA



Date: September 5, 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. Hearing on Item #49-88 Revocation of Conditional Use
Petitioner: City Planning Department. Location: 1025 South 5th Street. A request to revoke a conditional use permit for auto sales in a Heavy Industrial (I-2) zone for noncompliance of the conditions of the approved permit.

Consideration of Revocation of Conditional Use.

2. #42-89 Conditional Use for Champion Raceway
Petitioner: Frank Preuss. Location: 750 South 9th Street. A request for a conditional use for a slot car track in the Heavy Industrial (I-2) 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. #45-89 Rezone and Final Plan for Nellie Bechtel
Petitioner: Mesa County, Alan Hassler. Location: 3032
North 15th Street. A request to change from Planned
Residential (PR) 12.3 to Planned Residential (PR) 21.4
and a Final Plan for 96 units on approximately 4.5
acres.

- a. Consideration of Rezone.
- b. Consideration of Final Plan.

2. #43-89 Zone of Ball/Ward Annexation
Petitioner: City Planning Department, Karl Metzner.
Location: 2470 & 2472 F (Patterson) Road. A request to
zone the Ball/Ward Annexation of 2 lots to Planned
Business (PB) on approximately 5.2 acres.
Consideration of Zone of Annexation.

3. #44-89 Zone of Vintage 70 Annexation
Petitioner: City Planning Department, Karl Metzner.
Location: 2700 G Road. A request to zone the Vintage
70 Annexation of 54 units to Planned Residential (PR)
5.2 on approximately 10.5 acres.
Consideration of Zone of Annexation.

4. #1-89 Text Amendments for 1989
Petitioner: City Planning Department, Karl Metzner. A
request to amend the Grand Junction Zoning & Development
Code to add the following sentence to Section
5-10-3B.2.:

The keeping of pigs, goats, burros or mules shall
require processing and approval of a conditional use
permit in accordance with the provisions of Sections
4-6 and 4-8 of this Code.

and to amend Section 5-12-1 by deleting paragraph D in
its entirety and renumbering paragraph E to paragraph D.
Consideration of Text Amendment.

VI. General Discussion

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment