



GRAND JUNCTION PLANNING COMMISSION  
PUBLIC HEARING/MEETING AGENDA

Date: July 11, 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. #30-89 Conditional Use for Car Wash  
Petitioner: W. Lance Moses. Location: 2442 F (Patterson) Road. A request for a conditional use for a car wash in a Highway Oriented (HO) zone.  
Consideration of Conditional Use.

3. #31-89 Conditional Use for Liquor License  
Petitioner: Peach Tree Inn, Jann Ertl. Location: 1600 North Avenue. A request for a liquor license in a Light Commercial (C-1) zone.  
Consideration of Conditional Use.

4. #32-89 Conditional Use for Auction Gallery  
Petitioner: Auction Gallery, Ron & Wanda Hubbard.  
Location: 701 Main Street. A request for a conditional use for an auction house in a Retail Business (B-3) 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. #28-89 Rezone & Final Plan for Rio Grande Federal Credit Union

Petitioner: Rio Grande Federal Credit Union, Levi Lucero. Location: 536 Ouray Avenue. A request to change from a Residential Multi-family (RMF-64) and Public Zone (PZ) to a Planned Business (PB) zone and final plan.

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

2. #29-89 Rezone from RMF-64 to PZ

Petitioner: Bray & Company, Levi Lucero. Location: 537 Chipeta Avenue. A request to change from Residential Multi-family (RMF-64) to Public Zone (PZ). Consideration of Rezone.

3. #34-89 Rezone from RSF-8 to PZ

Petitioner: City Planning Department. Location: 1041 Mesa Avenue. A request to change from Residential Single Family (RSF-8) to a Public Zone (PZ). Consideration of Rezone.

VI. General Discussion

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment