



GRAND JUNCTION PLANNING COMMISSION  
PUBLIC HEARING/MEETING AGENDA

Date: December 5, 1989

Time: 7:30 p.m.

Place: City Auditorium, 520 Road Avenue

- I. Call to Order
- II. Consideration of Minutes
- III. Announcements, Presentations, and/or Prescheduled Visitors
- IV. Meeting on Item 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. #54-89 Conditional Use for a Liquor License.  
Petitioner: Joan's Restaurant, O.R. and Alice Catt.  
Location: 2456 Industrial Blvd  
A request for a liquor license on approximately 0.68 acres in a Heavy Commercial (C-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. #55-89 Rezone from RSF-4 to PR-4, Final Plan & Plat and a Vacation of Right-of-Way for Ptarmigan Estates Subdivision.

Petitioner: John Siegfried

Location: Southeast corner of 27 1/2 and G Roads.

A request to change from Residential Single Family with a density of approximately 4 units per acre (RSF-4) to Planned Residential with a density of approximately 4 units per acre (PR-4) and a Final Plan & Plat of 24 lots on approximately 18.53 acres and a request to vacate a portion of Right-of-Way along East Piazza Place.

- a. Consideration of a Rezone.
- b. Consideration of Final Plan.
- c. Consideration of Final Plat.
- d. Consideration of Vacation.

2. #1-89 Text Amendments for 1989.

Petitioner: City of Grand Junction

A request to amend Section 5-7-7B.5 of the Grand Junction Zoning and Development Code as follows:

Delete the last sentence of paragraph B.5.b.

Add the following to paragraph B.5.a; Up to 25% of the sign allowance of one frontage may be transferred to a building facade that has no frontage on a dedicated public street. If the building facade which faces the public street has no commercial signage, 100% of that allowance may be transferred to a building facade with no frontage.

A request to amend Section 4-2-17 of the Grand Junction Zoning and Development Code as follows:

Amending the second sentence of section 4-2-17

Public Zone) by changing the word "shall" to "may".

Consideration of Text Amendments.

3. #57-89 Amendments to the 1st Street and Patterson Road Corridor Guidelines.

Petitioner: City of Grand Junction

A request to amend the 1st Street and Patterson Road Corridor Guidelines.

Consideration of Corridor Guideline Amendments.

- VI. General Discussion
- VII. Nonscheduled Citizens and/or Visitors
- VIII. Adjournment