

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: January 4, 1983  
TIME: 7:30 P.M.  
PLACE: City Council Chambers

The following items will be presented at this public hearing of the Grand Junction Planning Commission for their consideration. Having satisfied the requirements of a public hearing, the Planning Commission will formulate a recommendation which will be forwarded to the City Council. The week following this public hearing, the Development Department Staff will schedule these items for presentation at a second public hearing before the City Council. If you have an interest in an item on this agenda, please call the Development Department approximately 5 days from this date to inquire as to the date and time of the City Council hearing. Your appearance at both hearings is necessary to assure a satisfactory process in the interest of all.

NOTE: The petitioner should understand that when the Grand Junction Planning Commission makes a recommendation of denial, it will automatically be scheduled for a public hearing before the City Council. This will occur unless the petitioner asks that their petition be removed from the City Council agenda.

I Approval of minutes.

II Announcements, presentations, and/or visitors. - DDA Presentation of Policies

III FULL HEARING:

1. #75-82 CONDITIONAL USE-HOTEL-RESTAURANT LIQUOR LICENSE - CASE di ITALIA

Petitioner: Gerald M. Greenberg. Location: 1048 Independent Avenue. A request for a conditional use for a hotel-restaurant liquor license on approximately .054 acre in a heavy commercial zone.

Consideration of conditional use.

2. #77-82 CONDITIONAL USE-DRIVE-UP WINDOW-TACO BELL

Petitioner: H.G. Moss/Moss, Inc. Location: 850 North Avenue. A request for a conditional use for a drive-up window on approximately .38 acre in a light commercial zone.

Consideration of conditional use.

3. #78-82 REZONE RSF-8 TO PB AND FINAL PLAN

Petitioner: Vickie Holt. Location: Southeast corner of 27 Road and Unawep Avenue. A request to change from residential single family uses at 8 units per acre to planned business uses and a final plan on approximately .456 acre.

- a. Consideration of rezone.
- b. Consideration of final plan.

4. #40-82 TEXT AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE, 1981  
1982 ANNUAL UPDATE

#19. Amending various paragraphs in section 5-8 (Flood Plain Regulation) to meet requirements of the FIA (Federal Insurance Administration) for eligibility in the Flood Insurance program. Copies available at the City Planning Department 559 White