

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING



DATE: January 7, 1986
TIME: 7:30 p.m.
PLACE: City/ County Auditorium, 520 Rood Avenue

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 of approval, approval with conditions or denial which will be forwarded to the City Council. The week following this public hearing, the Planning 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 Planning 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 the item will NOT automatically be scheduled for a public hearing before the City Council. The petitioner must specifically request in writing that their petition be placed on the City Council agenda. Interested parties should call the Planning Department at 244-1628 to inquire of the status of an item prior to the second hearing.

- I Approval of minutes.
- II Announcements, presentations, and/or visitors.
- III Full Hearing:

#36-85 Conditional Use - Membership Club
Petitioner: Alano of Grand Junction, Wayne Meineke. Location: 838 North 7th Street. A request for a conditional use for a membership club on approximately 0.54 acres in a RMF-32 Zone.
Consideration of Conditional Use.

#40-85 Conditional Use 3.2 Beer License for On-Premise Consumption
Petitioner: Manhattan Delicatessen, Inc., Walt Thoms. Location: 1059 North Avenue. A request for a conditional use for a 3.2 beer license for on-premise consumption.
Consideration of Conditional Use.

#37-85 Conditional Use Drive-up Window
Petitioner: Taco John's, John Temmer. Location: 1122 North 12th Street. A request for a conditional use for a drive-up window in a Light Commercial Zone.
Consideration of Conditional Use.

#39-85 Text Amendment to the Grand Junction Zoning & Development Code Recreational Vehicles
Petitioner: Grand Junction Planning Department. A request to amend Chapter 7, Section 7-2-6, Planned Recreational Vehicle Resort, and to add definitions to Chapter 13 of the Grand Junction Zoning & Development Code. Copies are available at the Grand Junction Planning Department, 559 White Avenue, Room #60, 244-1648.)
Consideration of Text Amendment.

#35-85 Text Amendment to the Grand Junction Zoning & Development Code
Petitioner: City Attorney. A request for an amendment of provisions requiring a heavier vote by City Council on rezoning issues, deleting the requirement for a 5-2 vote to overturn a Planning Commission recommendation for approval, and reducing the 5-2 vote requirement for property owner protests from 50% of the property owners to 20%. Copies available at the Grand Junction Planning Department, 559 White Ave., Room #60, 244-1648.
Consideration of Text Amendment.

- #38-85 Rezone PZ to RSF-8
Petitioner: Grand Junction Planning Department. Location: Northeast corner of 22nd Street and Ouray Avenue. A request to change from Public Zone to Residential Single Family, approximately 8 units per acre, Zone.

Consideration of Rezone.

- #54-79 Text Amedment to the Grand Junction Zoning & Development Code -
Seventh Street Corridor Guidelines

Petitioner: Grand Junction Planning Department. Location: 7th Street from Horizon Drive to the Colorado River. A request to amend Chapter 3, Section 3-19-7, Seventh Street Corridor Policies of the Grand Junction Zoning & Development Code. (Copies are available at the Planning Dept., 559 White Ave., Room #60, 244-1648.)

Consideration of Text Amendment.

- #55-79 Text Amendment to the Grand Junction Zoning & Development Code
Twelfth Street Corridor Guidelines

Petitioner: Grand Junction Planning Department. Location: 12th Street from Horizon Drive to the Colorado River. A request to amend Chapter 3, Section 3-19-6, Twelfth Street Corridor Policies of the Grand Junction Zoning & Development Code. (Copies are available at the Grand Junction Planning Department, 559 White Ave., Room #60, 244-1648.)

Consideration of Text Amendment.

IV. Non-scheduled citizens and visitors

V. ADJOURNMENT