



GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING AGENDA

Date: July 7, 1987

Time: 7:30 p.m.

Place: City/County Auditorium, 520 Rood Avenue

- I. Call to Order
- II. Consideration of Minutes
- III. Announcements, Presentations, and/or Prescheduled Visitors
- IV. 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 staff 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. #1-87 Text Amendments to the Grand Junction Zoning & Development Code for 1987
Petitioner: City Attorney, Gerald Ashby. A request to amend Section 4-3-4 Use/Zone Matrix under the heading Amusement Business - Inside providing the use category Healthy/Athletic Clubs & Services be permitted in the Light Industrial (I-1) Zone as a Special Use.
ALSO
Petitioner: Grand Junction Planning Department. A request to amend Section 4-3-4 Use/Zone Matrix under the heading of Retail Business Unlimited providing the category Automobiles, Pickup Trucks, Vans be permitted in the Light Industrial (I-1) Zone as an allowed use.
Consideration of Text Amendments.
2. #7-87 Zones of Annexation for 1987
Petitioner: City of Grand Junction. A request to zone the Krey Annexation Residential Multi-Family (RMF-16) on approximately 18.8 acres.
Consideration of Zone of Annexation.
3. #27-87 Road Right of Way Vacation
Petitioner: City of Grand Junction, Tim Woodmansee.
Location: Southwest corner of Fairview and Lawrence Avenues. A request to vacate approximately 12 feet of

right of way.
Consideration of Vacation.

4. #26-87 Final Plat & Plan & Easement Vacation
Petitioner: SSM Investments and Duncan & Campbell Investments, Jim Patty. Location: Northeast corner of Wellington & Little Bookcliff Avenues. A request for a final plat and plan & easement for Little Bookcliff Subdivision on approximately 2.7 acres in a Planned Business Zone.
Consideration of Final Plat.
Consideration of Final Plan.
Consideration of Vacation.
5. #28-87 Minor Change to Final Plan
Petitioner: Bethesda Foundation of Nebraska, Dennis Enniga. Location: 2825 Patterson Road. A request for a minor change to the final development plan.
Consideration of Minor Change.

VI. Non-scheduled Citizens and/or Visitors

VII. Adjournment