



GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING AGENDA

Date: February 2, 1988
Place: City/County Auditorium, 520 Rood Avenue

Time: 7:30 p.m.

- I. Call to Order
- II. Consideration of Minutes
- III. Announcements, Presentations, and/or Prescheduled Visitors
- IV. Hearing on Items for Final Decision

On the following items the Planning Commission decision will be final unless appealed to City Council. Appeals must be filed, in writing, with the Planning Department staff within 3 days of this hearing or may be entered into the record of this hearing following the vote on the item.

1. #2-88 Conditional Use for an On Premise Beer/Wine License.
Petitioner: Golden City Restaurant, John E. Williams.
Location: 2430 North Avenue. A request for an On Premise Beer/Wine License in a Light Commercial (C-1) 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 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.

2. #1-88 Text Amendments to the Grand Junction Zoning & Development Code - Vested Rights.
Petitioner: City of Grand Junction. A request to amend Chapter 1 of the Grand Junction Zoning & Development Code to add Section 1-8 establishing vested property rights in accordance with Article 68 of Title 24, C.R.S.
Consideration of Text Amendment.
3. #3-88 Text Amendments to the Grand Junction Zoning & Development Code for 1988.
Petitioner: Grand Junction Planning Commission. A request to amend Sections 5-7-1, 10-1-1A & 10-1-1B regarding exceptions to the setback requirements in multi-family zones; to amend Chapter 13 to include the definition of Block Frontage; to amend Section 4-2-13, landscape requirements for the Light Industrial (I-1) zone; and to amend Section 4-2-14, landscape requirements for the Heavy Industrial (I-2) zone.
Consideration of Text Amendments.

- VI. Non-scheduled Citizens and/or Visitors
- VII. Adjournment