



GRAND JUNCTION PLANNING COMMISSION  
PUBLIC HEARING AGENDA

DATE: October 4, 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 Visitors
- IV. Meeting on Items for Final Decision

On the following item 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 meeting or may be entered into the record of this meeting following the vote on the item.

1. #36-88 Conditional Use - Beer and Wine License  
Petitioner: Sizzler Restaurant  
Location: 2440 Highway 6 & 50. A request for a Conditional Use for a 3.2 beer license on 1.05 acres in an H.O. Zone.  
Consideration of Conditional Use.
2. #40-88 Denver and Rio Grande Western Railroad (D&RGW), Filing 3, Final Plat  
Petitioner: D&RGW Railroad, Tom Logue  
Location: North of D Road and west of the extension of 12th Street. A request for a final plat of one lot, Filing #3, on 4 acres in a Heavy Industrial (I-2) zone.  
Consideration of Final Plat.

- 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. #33-88 Alley Vacation

3. #35-88 Rezone RMF-32 to PB and Hometown Realty Final Plan.  
Petitioner: Virginia Edwards  
Location: 704 Elm Street. A request to change from RMF-32 to PB and final plan of one lot on .20 acres.
  - a. Consideration of Rezone.
  - b. Consideration of Final Plan.
4. #37-88 Rezone C-2 to RMF-64  
Petitioner: James L. and Kraig S. Keltner  
Location: 125 Ouray, a.k.a. 127 Ouray Avenue. A request to change from Heavy Commercial (C-2) zone to Residential Multi-Family, 64 units per acre (RMF-64) zone on .11 acres.  
Consideration of Rezone.
5. #38-88 Rezone Filing Four Northridge Estates RSF-4 to PR-14 and Preliminary Plan and Plat on Filings Four and Five.  
Petitioner: Colson and Colson Construction.  
Location: East of North 1st Street, west of Horizon Court, north of the Independent Ranchman's Ditch. A request to change from RSF-4 to PR-14 on Filing Four of Northridge Estates and a Preliminary Plan and Plat for Filings Four and Five on 28 acres.
  - a. Consideration of Rezone for Filing 4, with recommendation to City Council.
  - b. Consideration of Preliminary Plat and Plan for Filings 4 and 5.
6. #3-88 Text Amendments to the Grand Junction Zoning and Development Code  
Petitioner: Grand Junction Planning Department  
Location: 250 North 5th Street, 244-1430.
  - a. A request to amend Chapter 7 of the Grand Junction Zoning and Development Code regarding Planned Development (P.D.) designation on the Official Zoning Map, and that all uses being considered for a P.D. be listed and submitted along with the P.D. request.
  - b. A request to amend Section 4-2-11D of the Grand Junction Zoning and Development Code regarding landscaping requirements for frontyard setbacks less than 5 feet.
  - c. A request to add paragraph 6-8-2A.1.t which requires the names and addresses of all surface owners, mineral owners and lessees of mineral owners.

VI. General Discussion

VII. Non-Scheduled Citizens and/or Visitors

VIII. Adjournment