



GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING AGENDA

DATE: December 6, 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. #46-88 CONDITIONAL USE-LIQUOR LICENSE
Petitioner: Mr. Steak, Bob and Janet Lovelace
Location: 2500 North Avenue. A request for a conditional use for a liquor license on approximately .3 acres in a Commercial (C-1) zone.
Consideration of Conditional Use.
2. #49-88 CONDITIONAL USE-AUTOMOBILE SALES/SERVICE LOT
Petitioner: Pat Belcastro Location: 1025 S. 5th St.
A request for a conditional use for an automobile sales and service lot on approximately .85 acre in an Industrial (I-2) zone.
Consideration of Conditional Use.
3. #43-88 NELLIE BECHTEL - FINAL PLAT
Petitioner: Mesa County Location: 3032 N. 15th St.
A request for a final plat of one lot on 4.54 acres in a Public (PZ) zone.
Consideration of Final Plat.
4. #47-88 DENVER AND RIO GRAND WESTERN (D&RGW). RAILROAD, FILING #4, FINAL PLAT
Petitioner: D&RGW Railroad, Tom Logue
Location: Between 4th and 5th Street, 125 feet south of South Avenue. A request for a final plat of two lots on 5.5 acres in an Industrial (I-1) 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. #50-88 WILLOWBROOK ROAD RIGHT-OF-WAY VACATION
Petitioner: City Public Works, Tim Woodmausee
Location: North of Patterson and east of 1st Street.
A request to vacate a portion of Willowbrook Road.
Consideration of Vacation.
2. #45-88 REZONE RSF-4 TO PB45-88 AND OUTLINE DEVELOPMENT PLAN.
Petitioner: James and Lois Waller
Location: 621 26 1/2 Road. A request to change from Residential Single Family (RSF-4) to Planned Business (PB45-88) and an outline development plan on approximately 3.88 acres.
 - a. Consideration of Rezone.
 - b. Consideration of Outline Development Plan.
3. #3-88 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE FOR 1988
Petitioner: Grand Junction Planning Department
A request to amend Section 4-9-3, amend introductory sentence of Chapter 5, and amend Section 10-1-1A. thus granting the Board of Adjustments additional responsibilities in hearing and deciding appeals for variance. (Copies available at the Grand Junction Planning Department, 250 North 5th Street, ph: 244-1430)
Consideration of Text Amendments.

VI. General Discussion

VII. Non-Scheduled Citizens and/or Visitors

VIII. Adjournment