

**GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING/MEETING AGENDA**

Date: May 1, 1990 Time: 7:30 p.m.

Place: City Auditorium, 520 Rood Avenue

I. Call to Order

II. Consideration of Minutes

III. Announcements, Presentations, and/or Prescheduled Visitors

IV. Meeting on Item for Final Decision

On the following items the Planning Commission decisions 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 hearing following the vote on the item.

1. #28-88 Conditional Use for a Day Care Home -
Revised Development Schedule

Petitioner: Lyman & Wanda R. Whitney

Location: 2012 North 7th Street

A request for extension of development schedule for an approved Conditional Use for a Day Care Home on .28 acres in a RSF-8 zone.

Consideration of Conditional Use Revised Development Schedule.

2. #32-89 Revocation of Conditional Use for Auction Gallery

Petitioner: City Planning Department

Location: 701 Main Street

A request to revoke a Conditional Use Permit for an auction house in a Retail Business (B-3) zone for noncompliance of the conditions of the approved permit.

Consideration of Revocation of Conditional Use.

3. #45-89 Minor Change for Nellie Bechtel Garden Apartments

Petitioner: Jay L. Cooke

Location: 3032 North 15th Street

A request for a revised site plan with the addition of parking spaces for the Nellie Bechtel Garden Apartments.

Consideration of Minor Change

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. #18-90 Text Amendments for 1990.
Petitioner: City of Grand Junction

- a) A request to amend Section 4-3-4 of the Grand Junction Zoning and Development Code to permit animal clinics (indoor only) as a Special Use in the Limited Business Zone (B-1).
- b) A request to amend Chapter 12 of the Grand Junction Zoning and Development Code to revise the definition of Home Occupation.
- c) A request to amend Section 4-3-4 of the Grand Junction Zoning and Development Code to change the category "Outside Sale of Retail Goods" from special use to allowed use in B-2, B-3, C-1, C-2, I-1, and PZ zones.
- d) A request to amend Section 5-1-9 of the Grand Junction Zoning and Development Code to add a new Section (F).
- e) A request to amend Section 4-6-2 of the Grand Junction Zoning and Development Code to revise Paragraph (G).

Considerations of Text Amendments.

VI.

General Discussion

VII.

Nonscheduled Citizens and/or Visitors

VIII.

Adjournment