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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, MAY 27, 2025 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-5-27-25***

Call to Order - 5:30 PM

1. Election of Chair & Vice-Chair

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request to vacate a 15-foot drainage, landscape, and utility easement on a 17.54-acre parcel located at 2980 Highway 50 - **RESCHEDULED TO JUNE 10**

Regular Agenda

1. Consider a request for a Conditional Use Permit (CUP) for a proposed 6,000 sf Retail and 60,820 sf Mini-Warehouse on a 4.20-acre portion of the property located at 492 30 Road in a MU-1 (Mixed-Use Neighborhood) zone district.
2. Consider a request by Wendi Gechter IRA to zone 5.58 acres from County I-2 (General Industrial District) to City I-1 (Industrial Light) located at 377 28 Road.
3. Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Transitional Provisions, Administration And Procedures, Use-Specific Standards For Community Assembly, Short-Term Rentals, And Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Residential Attached And Multifamily Design Standards, Bicycle Parking And Storage, Public Right-Of-Way Landscaping, And Lighting Height Standards

Other Business

Adjournment