



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, APRIL 22, 2008, 6:00 P.M.**

Call to Order

Announcements, Presentations, and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and /or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Action: Approve the minutes of the March 25, 2008 Regular Meeting.

2. Ridges Mesa Subdivision – Preliminary Development Plan

Request approval of the Phase I Preliminary Development Plan to develop 17 single-family lots on 14.77 acres in a PD (Planned Development) zone district.

FILE #: PP-2006-358
PETITIONER: Ted Munkres - Freestyle Design & Building
LOCATION: East of Hidden Valley Drive & High Ridge Drive
STAFF: Lori Bowers

MOTION: Putnam SECOND: Pitts ACTION: Approved 7-0

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision, or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

3. Thorson Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone .59 acres from a County RSF-R (Residential Single Family Rural) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: ANX-2008-071
PETITIONER: Ben Hill - 2972 D Road, LLC
LOCATION: 2972 D Road
STAFF: Brian Rusche

MOTION: Sublett **SECOND:** Pitts **ACTION:** Approved 7-0

4. Cobble Creek – Preliminary Development Plan

Request a recommendation of approval to City Council to rezone from R-R (Residential Rural) to PD (Planned Development) with a default zone of R-8 and a request for a recommendation of approval to City Council of a Preliminary Development Plan (PDP) to develop 12 single-family lots on 3.002 acres in a PD (Planned Development) zone district.

FILE #: PP-2007-169
PETITIONER: Jana Gerow - Divine Guidance, LLC
LOCATION: 2524 F 1/2 Road
STAFF: Lori Bowers

MOTION: Wall **SECOND:** Sublett **ACTION:** Approved 6-1

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment