



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, APRIL 8, 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 Attach 1

Action: Approve the minutes of the March 11, 2008 Regular Meeting.

2. Second Avenue Vacation – Vacation of Right-of-Way Attach 2

Request a recommendation of approval to City Council to vacate the southern 6' of Second Avenue between 8th Street and 9th Street.

FILE #: VR-2007-316
PETITIONER: Allen Munro – Munro Supply
LOCATION: 701 S 9th Street
STAFF: Senta Costello

3. Prather Annexation – Zone of Annexation Attach 3

Request a recommendation of approval to City Council to zone .556 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac).

FILE #: ANX-2008-048
PETITIONER: Larry S. Prather
LOCATION: 243 29 Road
STAFF: Senta Costello

4. Willow Wood Village Annexation – Zone of Annexation Attach 4

Request a recommendation of approval to City Council to zone 7.8 acres total: 1.7 acres from County RMF-8 (Residential Multi-family 8 du/ac) and 6.1 acres from County RSF-R (Residential Single Family Rural) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: ANX-2008-033
PETITIONER: Gary Rinderle – Rinderle Construction
LOCATION: 3147 E Road
STAFF: Senta Costello

5. Apple Glen Annexation – Zone of Annexation Attach 5

Request a recommendation of approval to City Council to zone 14.95 acres from County RSF-E (Residential Single Family Estate) to a City R-4 (Residential 4du/ac) zone district.

FILE #: ANX-2007-306
PETITIONER: Steve Hejl – Northwest Plateau Development, Inc
LOCATION: 2366 H Road
STAFF: Justin Kopfman

6. Lambert Annexation – Zone of Annexation Attach 6

Request a recommendation of approval to City Council to zone 9.7 acres from County RSF-R (Residential Single Family Rural) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2008-045
PETITIONER: Steve Lambert
LOCATION: 2813 C 3/4 Road
STAFF: Justin Kopfman

MOTION: Pitts **SECOND:** Lowrey **ACTION:** Approved 6-0

***** 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.

7. Carter Page Annexation – Zone of Annexation

Attach 7

Request a recommendation of approval to City Council to zone 3.8 acres from County I-2 (General Industrial) to a City I-2 zone district.

FILE #: ANX-2008-046
PETITIONER: Corey Carter – Carter/LW Page Holdings
LOCATION: 2793 D Road
STAFF: Senta Costello

With a recommendation for Zoning of I-1 (Light Industrial)

MOTION: Lowrey SECOND: Pitts ACTION: Approved 6-0

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment