

GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

December 13, 2005

7:00 p.m.

Dr. Paul A. Dibble, Chairman
William E. Putnam
John Redifer
Thomas Lowrey
Lynn Pavelka-Zarkesh

City Hall Auditorium
250 North 5th St.

Roland Cole, Vice-Chairman
Bill Pitts
Reginald Wall (1st Alternate)
Patrick Carlow (2nd Alternate)

- A. Call to Order
- B. Consideration of Minutes; *November 8, 2005*
- C. Announcements, Presentations, and/or Prescheduled Visitors
- D. Agenda corrections
- E. 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. ANX-2005-107 **ZONE OF ANNEXATION – HAMMER-WHITT ANNEXATION**
Request approval to zone 5.89 acres from a County RSF-4 to a City RSF-4 (Residential Single Family-4 units/acre) zone district or an appropriate district.
PETITIONER: Terrance Hammer
LOCATION: 29½ Road and Ronda Lee Road
STAFF: Senta Costello

- 2. ANX-2005-256 **ZONE OF ANNEXATION - WARD / MUDGE ANNEXATION**
Request approval to zone 2.959 acres from County RSF-4 (Residential Single Family-4 units/acre) to City C-1 (Light Commercial) zone district or an appropriate district.
PETITIONER: Louis & Brenda Ward and Donald & Betty Mudge
LOCATION: 3113, 3117 E½ Road
STAFF: Senta Costello

- 3. PP-2005-129 **PRELIMINARY PLAT – CARRIAGE HILL SUBDIVISION**
Request approval of the Preliminary Plat to develop 28 single family lots on 4.77 acres in a RMF-8 (Residential Multi-Family-8 units/acre) zone district.

PETITIONER: Lawrence Balerio - 2786 UnawEEP, LLC
LOCATION: 2786 UnawEEP Avenue
STAFF: Lisa Cox

4. VR-2005-243 REZONE / VACATION OF RIGHT-OF-WAY - MIDWEST COMMERCIAL PARK

Request approval to: 1) vacate 22¾ Road Right-of-Way while retaining a 15' utility easement along the south edge of the right-of-way line for G Road; 2) vacating the 10' utility easements lying on either side of the 22¾ Road as the easements were dedicated on the Midwest Commercial Subdivision Plat as it was recorded in Book 13 and Page 48 of the Mesa County Clerk and Recorder's records; and 3) rezone the resulting parcels to C-2 (General Commercial) and I-1 (Light Industrial).

PETITIONER: Prime Investments LTD
LOCATION: 675 23 Road
STAFF: Lisa Cox

5. CUP-2005-197 CONDITIONAL USE PERMIT – DOLLAR RENT-A-CAR

Request approval for; 1) a CUP for outdoor display and 2) a Variance of the landscaping requirement to utilize a vacant building and .282 acre site in a C-1 (Light Commercial) for an vehicle rental business.

PETITIONER: Michael Williams – Dollar Rent-A-Car
LOCATION: 1210 North Avenue
STAFF: Kristen Ashbeck

6. PP-2005-262EX REQUEST FOR EXTENSION – SUMMER HILL SUBDIVISION

Request approval of an extension of time in the approved development schedule for Phase #6 and #7 of the Summer Hill Subdivision.

PETITIONER: Paradise Hills Partnership
LOCATION: North end of Summer Hill Way
STAFF: Dave Thornton

7. PFP-2005-032 AMENDED ZONING ORDINANCE AND PRELIMINARY / FINAL PLAN – REDLANDS MESA, FILING #6

Request approval to amend the Redlands Mesa PD zoning ordinance and approval of a Preliminary/Final Plat and Plan to develop 6 residential lots on 9.96 acres in a PD (Planned Development) zone district.

PETITIONER: Ron Austin - Redlands Mesa LLC
LOCATION: West Ridges Blvd
STAFF: Kathy Portner

END OF CONSENT AGENDA

F. 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

Community Development Department (244-1430) after this hearing to inquire about City Council scheduling

8. CUP-2003-024 CONDITIONAL USE PERMIT – CANYON VIEW CARWASH
Request approval for a Conditional Use Permit to develop a 6-bay self serve car wash in a B-1 (Neighborhood Business) zone district.
PETITIONER: Mikel & Roxanne Lewis
LOCATION: 2258 South Broadway
STAFF: Lisa Cox

9. PFP-2005-242 EASEMENT VACATION / CONDITIONAL USE PERMIT / VARIANCES – MESA VILLAGE MARKETPLACE
Request approval for 1) Conditional Use Permit for a 136,269 sq ft retail center in a C-1 (Light Commercial) zone district and 2) Vacation of Easements; 3) Variances to provisions of 24 Road Corridor Design Standards and guidelines dealing with signage requirements and a Variance to Section 4.2.G.8., to permit an off site sign in a C-1 zone district.
PETITIONER: Jeff Ungerer - WTN COEX I LLC
LOCATION: 2414 F Road
STAFF: Pat Cecil

10. TAC-2004-231 - TEXT AMENDMENT - CODE – AMENDMENTS TO THE ZONING AND DEVELOPMENT CODE.
Request approval of the proposed changes to the Zoning and Development Code.
PETITIONER: City of Grand Junction
STAFF: Bob Blanchard

G. General Discussion

H. Nonscheduled Citizens and/or Visitors

I. Adjournment