

GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

February 12, 2008 - 6:00 P.M.

City Hall Auditorium
250 North 5th Street

Roland Cole, Chairman
Dr. Paul A. Dibble
William E. Putnam
Reginald Wall
Ken Sublett (2nd Alternate)

Thomas Lowrey, Vice Chairman
Bill Pitts
Lynn Pavelka-Zarkesh
Patrick Carlow (1st Alternate)

- A. Call to Order
- B. Consideration of Minutes: December 11, 2007 and January 8, 2008
- 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. PP-2007-285 **PRELIMINARY SUBDIVISION PLAN – Wexford Estates II Subdivision**
Request approval of the Preliminary Subdivision Plan to develop 7 single family lots on 1.59 acres in an R-8 (Residential 8 du/ac) zone district.
PETITIONER: Tom Laduke – TML Enterprises, Inc.
LOCATION: 2949 D 1/2 Road
STAFF: Dave Thornton

- 2. PP-2007-145 **PRELIMINARY SUBDIVISION PLAN – Promontory Subdivision**
Request approval of the Preliminary Subdivision Plan to develop 18 lots on 5.12 acres in an R-4 (Residential 4 du/ac) zone district.
PETITIONER: Joe Payne – Junction Construction, LLC
LOCATION: East end of Sierra Vista Road
STAFF: Adam Olsen

3. CUP-2007-287 CONDITIONAL USE PERMIT – Poma Office/Warehouse

Request approval for a Conditional Use Permit for a 92,241 square foot office/manufacturing and shop facility along with fenced storage and shipping yard on 17.94 acres in an I-O (Industrial Office) zone district.

PETITIONER: Diane Schwenke – Colorado West Improvements

LOCATION: 2746 Saccomanno Drive

STAFF: Ronnie Edwards

4. CUP-2007-335 CONDITIONAL USE PERMIT – Schlumberger Lab

Request approval for a Conditional Use Permit for an existing 26,260 square foot office/vehicle maintenance/warehouse and hazardous material storage facility on 10.12 acres in an I-1 (Light Industrial) zone district.

PETITIONER: Darren Caldwell – West Valley Developments, LLC

LOCATION: 783 22 Road

STAFF: Ronnie Edwards

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 Public Works and Planning Department (244-1430) after this hearing to inquire about City Council Scheduling.

NO HEARING ITEMS

G. General Discussion/Other Business

H. Nonscheduled Citizens and/or Visitors

I. Adjournment