

# GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

February 26, 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: January 22, 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. CUP-2007-286 **CONDITIONAL USE PERMIT – KKCO Television Station**  
Request approval for a Conditional Use Permit to allow the installation of satellite antennas for KKCO on 3.6 acres in an I-O (Industrial Office) zone district.  
**PETITIONER:** Dana McDonald – Gray Television, Inc.  
**LOCATION:** 2531 Blichmann Avenue  
**STAFF:** Ronnie Edwards
- 2. ANX-2007-373 **ZONE OF ANNEXATION – Below-Senatore-Stone Annexation**  
Request a recommendation to City Council for approval to zone 2.85 acres from County RSF-4 (Residential Single Family 4 du/ac) to City R-2 (Residential 2 du/ac) zone district.  
**PETITIONER:** Sherrill Stone, Adrienne Senatore, Steve Below  
**LOCATION:** 209 1/2 & 221 Red Mesa Heights Road  
**STAFF:** Senta Costello
- 3. VR-2007-222 **VACATION OF RIGHT-OF-WAY – Main & 7th Alley Vacation**  
Request a recommendation to City Council for approval to vacate the north/south alley between 702 Main and 734 Main Street.

**PETITIONER:** Douglas Simmon, Bruce Milyard – Constructors West Inc  
**LOCATION:** 702 & 734 Main Street  
**STAFF:** Senta Costello

- 4. PP-2007-043 PRELIMINARY SUBDIVISION PLAN – Cattail Creek Subdivision**  
Request approval of the Preliminary Subdivision Plan to develop 106 lots on 26.35 acres in an R-5 (Residential Multi-Family 5 du/ac) zone district.  
**PETITIONER:** JayKee Jacobson – Blue Heron Development, Inc.  
**LOCATION:** 666, 670 & 682 29 1/2 Road  
**STAFF:** Greg Moberg
- 5. ANX-2007-363 ZONE OF ANNEXATION – Sage Hills Subdivision**  
Request a recommendation to City Council for approval to zone 14.22 acres from a County RSF-R (Residential Single Family Rural) to a City R-5 (Residential 5 du/ac) zone district.  
**PETITIONER:** Mark Fenn – Sage Hills of Grand Junction, LLC  
**LOCATION:** 3115 1/2 & 3117 D 1/2 Road  
**STAFF:** Justin Kopfman
- 6. PP-2007-303 PRELIMINARY SUBDIVISION PLAN – Pepper Ridge Townhomes**  
Request approval of the Preliminary Subdivision Plan to develop 25 single-family attached units on 3.32 acres in an R-8 (Residential 8 du/ac) zone district.  
**PETITIONER:** Steve Kesler – The Kesler Group  
**LOCATION:** End of Indian Creek Drive  
**STAFF:** Adam Olsen

**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.*

- 7. GPA-2008-011 GROWTH PLAN AMENDMENT – Power Motive Land Addition**  
Request a recommendation to City Council for approval for a Growth Plan Amendment to change the Future Land Use designation from Estate to Industrial and the zoning from an R-E (Residential Estate) to an I-1 (Light Industrial) zone district.  
**PETITIONER:** Matt Binder  
**LOCATION:** 763 23 1/2 Road  
**STAFF:** Lori Bowers
- 8. GPA-2007-283 GROWTH PLAN AMENDMENT – Apple Glen Growth Plan Amendment**  
Request a recommendation to City Council for approval of the Growth Plan Amendment to change the Future Land Use Designation from Estate to Residential Medium Low (2 to 4 du/ac) on approx. 15 acres.  
**PETITIONER:** Steven R. Hejl  
**LOCATION:** 2366 H Road  
**STAFF:** Adam Olsen

**G. General Discussion/Other Business**

**H. Nonscheduled Citizens and/or Visitors**

**I. Adjournment**