

# GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

January 22, 2008 - 6:00 p.m.

City Hall Auditorium  
250 North 5th Street

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

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

- A. Call to Order
- B. Consideration of Minutes: November 27, 2007

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ ACTION: Approved 7-0

- 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-2007-279 **ZONE OF ANNEXATION – Reigan/Patterson/TEK/Morario Annexation**  
Request approval to zone the properties located at 2202, 2202 1/2, 2204 H Road & 824 22 Road from a County AFT (Agricultural Forestry Transitional) and E (Estate) to a City M-U (Mixed Use) zone district.  
**PETITIONER:** Glen Larson, Robert & Marie Reigan, Leah Morario, Jerry Patterson  
**LOCATION:** 2202, 2202 1/2, 2204 H Road & 824 22 Road  
**STAFF:** David Thornton
2. ANX-2007-276 **ZONE OF ANNEXATION – Sura Annexation**  
Request approval to zone the property located at 405 25 Road from a County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential Single Family 4 du/ac) zone district.

**PETITIONER:** Matthew Sura  
**LOCATION:** 405 25 Road  
**STAFF:** David Thornton

- 3. PP-2007-075 PRELIMINARY SUBDIVISION PLAN – Jones Gait Subdivision**  
Request approval of the Preliminary Subdivision Plan to develop 20 lots on 13.6 acres in an R-2 (Residential 2 du/ac) zone district.  
**PETITIONER:** Phoenix Properties, LLC  
**LOCATION:** 2591 G Road  
**STAFF:** Scott Peterson

**Pulled from Consent Agenda for Full Hearing**

**MOTION:** Lowrey **SECOND:** Pavelka-Zarkesh **ACTION:** Approved 7 - 0

- 4. ANX-2007-352 ZONE OF ANNEXATION – Pinson-Herigstad Annexation**  
Request approval to zone 3.02 acres from a County RSF-4 (Residential Single Family-4 du/ac) to an R-4 (Residential 4 du/ac) zone district.  
**PETITIONER:** Danny Pinson, Tina Pinson and Perry & Carolyn Herigstad  
**LOCATION:** 644 1/2 29 1/2 Road  
**STAFF:** Senta Costello

- 5. ANX-2007-338 ZONE OF ANNEXATION – Garden Grove-Turley Annexation**  
Request approval to zone 19.63 acres from a County RSF-R (Residential Single Family Rural) to a City R-4 (Residential 4 du/ac) zone district.  
**PETITIONER:** Richard Turley – Garden Grove LLC  
**LOCATION:** 2962 A 1/2 Road  
**STAFF:** Justin Kopfman

**Pulled from Consent Agenda for Full Hearing**

**MOTION:** Dibble **SECOND:** Wall **ACTION:** Approved 7 0

**END OF CONSENT AGENDA**

**Items 1, 2, 4 of the Consent Agenda**

**MOTION:** Dibble **SECOND:** Wall **ACTION:** Approved 7 0

**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.*

- 6. PP-2006-251 REZONE – Ashbury Heights**  
Request approval to rezone 10.3 acres from a PD (Planned Development) to an R-8 (Residential 8 du/ac) zone district.  
**PETITIONER:** Sidney Squirrell – Cache Properties, LLC  
**LOCATION:** SE Corner 28 1/4 Road & Grand Falls Drive  
**STAFF:** Scott Peterson

**MOTION:** Lowrey **SECOND:** Wall **ACTION:** Approved 7 0

**7. SPR-2007-273 SITE PLAN REVIEW – Fellowship Church Expansion**

Request a variance from the required pedestrian lighting from the 24 Road Corridor standards.

**PETITIONER:** Daniel Hooper – Fellowship of Excitement Church

**LOCATION:** 765 24 Road

**STAFF:** Lori Bowers

**Withdrawn by applicant after Staff presentation**

**G. General Discussion/Other Business**

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

**I. Adjournment**