

GRAND JUNCTION PLANNING COMMISSION MEETING AGENDA

January 8, 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 13, 2007
- 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-2007-267 **REZONE – Hoffman Subdivision**
Request approval to rezone 8.02 acres located at 3043 D Road from a City R-5 (Residential 5 du/ac) to a City R-8 (Residential 8 du/ac) zone district.
PETITIONER: Dennis Johnson – Habitat for Humanity
LOCATION: 3043 D Road
STAFF: Adam Olsen

- 2. CUP-2007-175 **CONDITIONAL USE PERMIT – Loco Car Wash**
Request approval of a Conditional Use Permit to construct a one-bay car wash facility in a B-1 (Neighborhood Business) zone district.
PETITIONER: Rob Lipson – Lipson III Properties
LOCATION: 2247 1/2 Broadway
STAFF: Scott Peterson

- 3. PP-2007-080 **PRELIMINARY SUBDIVISION PLAN – Apple Acres Subdivision**
Request approval of a Preliminary Subdivision Plan for a 26 lot subdivision on 6.82 acres in an R-5 (Residential 5 du/ac) zone district.

PETITIONER: Jay Kee Jacobson – Apple Acres, LLC
LOCATION: 3025 E Road
STAFF: Greg Moberg

4. ANX-2007-329 ZONE OF ANNEXATION – Lochmiller Subdivision

Request approval to zone .73 acres from a County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

PETITIONER: Phillip Lochmiller, Jr. – Valley Mortgage
LOCATION: 193 Shelley Drive
STAFF: Faye Hall

5. ANX-2007-330 ZONE OF ANNEXATION – Foster Annexation

Request approval to zone .41 acres from a County RSF-R (Residential Single Family Rural) to a City I-1 (Light Industrial) zone district.

PETITIONER: Stanley Foster
LOCATION: 381 27 1/2 Road
STAFF: Justin Kopfman

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.

6. VR-2007-050 VACATION OF RIGHT-OF-WAY – Winters Avenue Alley Vacation

Request approval to vacate the north/south alley between 814 and 830 Winters Avenue.

PETITIONER: Kirk Knowles – Knowmoore, LLC
LOCATION: East of 814 Winters Avenue
STAFF: Senta Costello

7. GPA-2007-262 GROWTH PLAN AMENDMENT & OUTLINE DEVELOPMENT PLAN – Three Sisters

Request approval: 1) Growth Plan Amendment to change the Future Land Use Designation on 111 acres from Conservation to RL (Residential Low 1/2 -2 ac/du) for property located at 2431 Monument Road; and 2) Recommendation of approval for an Outline Development Plan with a PD (Planned Development) zone district for a residential subdivision on approximately 148 acres located at 2431 and 2475 Monument Road.

PETITIONER: Darren Caldwell – Conquest Development
LOCATION: 2431 & 2475 Monument Rd
STAFF: Scott Peterson

8. GPA-2007-081 GROWTH PLAN AMENDMENT – Mesa State D 1/2 Road Property

Request approval of a Growth Plan Amendment to change the Future Land Use Designation from Public to Mixed Use.

PETITIONER: Tim Foster – Mesa State College Real Estate Foundation
LOCATION: 2899 D 1/2 Road
STAFF: Greg Moberg

G. General Discussion/Other Business

1. Election of Officers

H. Nonscheduled Citizens and/or Visitors

I. Adjournment