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**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, MARCH 25, 2008, 6:00 P.M.

Call to Order

Announcements, Presentations, and/or Prescheduled Visitors

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. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes of the February 26, 2008 Regular Meeting.

2. Schuckman Annexation – Zone of Annexation

[Attach 2](#)

Request a recommendation of approval to City Council to zone .483 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: ANX-2008-018
PETITIONER: Russell Schuckman
LOCATION: 231 28 1/2 Road
STAFF: Senta Costello
Pulled for Public Hearing

MOTION: Dibble SECOND: Lowrey ACTION: Approved 7-0 with R4 Zoning

3. ThreeP Development Annexation – Zone of Annexation

[Attach 3](#)

Request a recommendation of approval to City Council to zone 1.279 Acres from County B-2 (Concentrated Business District) to a City B-1 (Neighborhood Business) zone district.

FILE #: ANX-2008-019
PETITIONER: Pamela Pine – 3P Development, LLC
LOCATION: 519 30 Road
STAFF: Senta Costello

4. Summers Annexation – Zone of Annexation

[Attach 4](#)

Request a recommendation of approval to City Council to zone .90 acres from County C-1 (Light Commercial) to a City B-1 (Neighborhood Business) zone district.

FILE #: ANX-2008-028
PETITIONER: Clint Summers
LOCATION: 2144 Broadway
STAFF: Senta Costello

5. Desert Breeze Subdivision – Preliminary Subdivision Plan

[Attach 5](#)

Request approval for a Preliminary Subdivision Plan to develop 47 single family lots on 12.07 acres in an R-5 (Residential Single Family 5 du/ac) zone district.

FILE #: PP-2007-288
PETITIONER: Mark Calvin – Markat Properties, LLC
LOCATION: 579 29 Road
STAFF: Adam Olsen

6. Trail Side Subdivision – Rezone

[Attach 6](#)

Request a recommendation of approval to City Council to rezone 9.15 acres from an R-4 (Residential 4 du/ac) to an R-5 (Residential 5 du/ac) zone district.

FILE #: PP-2007-321
PETITIONER: Ben Hill – Ankarlo Hills, LLC
LOCATION: 381 31 5/8 Road
STAFF: Adam Olsen

7. **Links Subdivision – Preliminary Subdivision Plan** [Attach 7](#)

Request approval of a Preliminary Subdivision Plan to develop three single family lots on 1.73 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PFP-2007-345
PETITIONER: Terry Broom
LOCATION: 750 27 Road
STAFF: Adam Olsen

8. **Sundance Village Subdivision – Final Subdivision Plan** [Attach 8](#)

Request a recommendation of approval to City Council to vacate two sanitary sewer easements; three multi-purpose easements; and one drainage easement that were dedicated as part of The Glens at Canyon View Subdivision.

FILE #: FP-2007-078
PETITIONER: Bill Grebe – Western Eagle Developers, LLC
LOCATION: 2459 F 1/4 Road
STAFF: Lori Bowers

***** END OF CONSENT CALENDAR *****

Consent Agenda

MOTION: Dibble **SECOND:** Pitts **ACTION:** Approved 7-0

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

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.

9. **Ashbury Heights Subdivision – Preliminary Subdivision Plan** [Attach 9](#)

Request approval for a Preliminary Subdivision Plan to develop 107 single-family attached and detached dwelling units on 14.8 acres in an R-8 (Residential 8 du/ac) zone district; and a recommendation of approval to City Council of Vacation of Public Rights-of-Way on South Grand Falls Court and a portion of 28 1/2 Road; and Vacation of various easements.

FILE #: PP-2006-251
PETITIONER: Sidney Squirrel – Cache Properties, LLC
LOCATION: SE Corner 28 1/4 Road & Grand Falls Drive
STAFF: Scott Peterson

Vacation of ROW & Easements

MOTION: Pavelka-Zarkesh **SECOND:** Pitts **ACTION:** Approved 7-0
Preliminary Subdivision Plan

MOTION: Pitts **SECOND:** Dibble **ACTION:** Approved 7-0

10. Cobble Creek Subdivision – Preliminary Development Plan

[Attach 10](#)

Request a recommendation of approval to City Council to rezone from R-R (Residential Rural) to PD (Planned Development) with a default zone of R-8 and a request for a recommendation of approval to City Council of a Preliminary Development Plan (PDP) to develop 12 single family lots on 3.002 acres in a PD (Planned Development) zone district.

FILE #: PP-2007-169
PETITIONER: Jana Gerow – Divine Guidance, LLC
LOCATION: 2524 F 1/2 Road
STAFF: Lori Bowers

Moved to remand back to Staff reconsideration

MOTION: Lowrey **SECOND:** Pitts **ACTION:** Approved 7-0

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournmen

TO VIEW ATTACHMENT WITHIN THE AGENDA,, PLEASE OPEN THE AGENDA