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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, FEBRUARY 10, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-2-10-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a Request by Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver to Rezone Approximately 12.89 Acres From RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road
2. Consider a request by Enlightened Real Estate Fund, LLC to rezone approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction. The parcels are addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; along with parcels numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.
3. Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape
4. Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road
5. Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees

6. Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer. **This item to be moved to the February 24, 2026 Planning Commission Hearing.**

Other Business

Adjournment