

**GRAND JUNCTION PLANNING COMMISSION  
JANUARY 11, 2011 MINUTES  
6:00 p.m. to 6:07 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Pat Carlow, Ebe Eslami, Mark Abbott, Rob Burnett and Greg Williams (Alternate). Commissioner Benoit was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Senta Costello (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 16 interested citizens present during the course of the hearing.

**Announcements, Presentations, and/or Prescheduled Visitors**

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the July 13 and December 14, 2010 Regular Meetings.

**2. Grand Valley Power Solar Farm – Conditional Use Permit**

Request approval of a Conditional Use Permit to construct and operate an electrical solar generation facility on 6.97 acres in an R-R (Residential Rural) zone district located within the Airport's Area of Influence.

**FILE #:** CUP-2010-282  
**PETITIONER:** Jarrett Broughton – Grand Valley Power  
**LOCATION:** 714 29 Road  
**STAFF:** Lori Bowers

**3. Jacobson's Pond Subdivision – Extension of Preliminary Plan - PULLED**

A request for a three year extension of the approved Preliminary Subdivision Plan.

**FILE #:** PP-2006-262  
**PETITIONER:** Peter Benson, NVH, INV, LLC  
**LOCATION:** 738 26 Road

**STAFF:** Lori Bowers

**4. Osprey Subdivision – Extension of Preliminary Plan (continued from November 9, 2010)**

A request for a one year extension of the approved Preliminary Subdivision Plan.

**FILE #:** PP-2007-124  
**PETITIONER:** Sam D. Starritt, Esq. – Property Services of GJ, Inc.  
**LOCATION:** 2981, 2991, 2993, 2995 B Road  
**STAFF:** Brian Rusche

**5. Police and Fire Facilities ROW Vacation – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate alley rights-of-way within Block 138 and Block 139 of the City of Grand Junction, along with S. 6th Street, located between Ute and Pitkin Avenues. These rights-of-way are no longer needed for access and are requested to be vacated to permit construction of a new police station and associated public safety facilities.

**FILE #:** VAC-2010-332  
**PETITIONER:** Rick Dorris – City of Grand Junction  
**LOCATION:** Rights-of-way within Block 138 and Block 139 of the City of Grand Junction, along with South 6<sup>th</sup> Street, located between Ute and Pitkin Avenues  
**STAFF:** Brian Rusche

**6. Housing Authority Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to amend the Comprehensive Plan - Future Land Use designation to Village Center - Mixed Use and to zone 1.52 acres, less right-of-way, from County RMF-8 (Residential Multi-Family 8 du/ac) to a City R-24 (Residential 24 du/ac) zone district.

**FILE #:** ANX-2010-364  
**PETITIONER:** Don Hartman – Grand Junction Housing Authority  
**LOCATION:** 2910 Bunting Avenue  
**STAFF:** Brian Rusche

**7. Yoda’s Auto – Conditional Use Permit**

Request approval to operate a used car sales lot and moving vehicle rental facility on 0.43 acres in a C-1 zone district.

**FILE #:** CUP-2010-288  
**PETITIONER:** Ron Wells  
**LOCATION:** 1162 Ute Avenue  
**STAFF:** Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Lisa Cox, Planning Manager, confirmed that item number 3 – Jacobson’s Pond Subdivision - had been withdrawn. Mr. William Pitts asked if the Jacobson’s Pond Subdivision item had been rescheduled for a future hearing. Lisa Cox stated that the request was still pending but it had been pulled from this specific agenda. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

**MOTION: (Commissioner Pavelka) “I move we approve the Consent Agenda as read with the exception of 3, withdrawn.”**

Commissioner Carlow seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

**Public Hearing Items**

None.

**General Discussion/Other Business**

1. Election of Officers

Commissioner Eslami asked if it was proper to make a motion for the re-election of officers at this time. Ms. Cox stated that nominations should be made first. Jamie Beard, Assistant City Attorney, pointed out that if it was the Commission’s position at this time that the nomination would be for Reginald Wall as Chairman and Lynn Pavelka as the Vice Chairman, then the Commission could move forward with a motion in that regards; however, there should be an opportunity for other nominations, if any.

The motion made by Commissioner Eslami for Reginald Wall to remain as Chairman and for Lynn Pavelka to remain as Vice Chairman was seconded by Commissioner Abbott and passed unanimously.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:07 p.m.