

**GRAND JUNCTION PLANNING COMMISSION  
FEBRUARY 8, 2011 MINUTES  
6:00 p.m. to 6:05 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 Lyn Benoit.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Brian Rusche (Senior Planner) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There was 1 interested citizen 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 January 11, 2011 Regular Meeting.

**2. Columbine Caregivers – Rezone (CONTINUED to 2/22/2011)**

Request a recommendation of approval to City Council to rezone 0.42 acres from R-4 (Residential 4 du/ac) to R-O (Residential Office) zone district.

**FILE #:** RZN-2011-483

**PETITIONER:** Michael McCormick – Mesa Management, LLC

**LOCATION:** 602 26-½ Road

**STAFF:** Scott Peterson

**3. Spendrup Right-of-Way Vacation – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary “gap” oriented east-west between the south boundary of Block 160 and the north boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6<sup>th</sup> Court adjacent to Lot 1, Block 160 and an irregular portion of South Avenue adjacent to Block 160, all public right-of-way that is no longer needed.

**FILE #:** VAC-2010-388  
**PETITIONER:** Sam Ordonez – John O Spendrup LLC  
**LOCATION:** 515 South 7<sup>th</sup> Street  
**STAFF:** Brian Rusche

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 clarified that item number 2 regarding the Columbine Caregivers Rezone had been continued to the February 22<sup>nd</sup> regular meeting. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on either of the remaining Consent Agenda items.

**MOTION: (Commissioner Pavelka) “I move we approve the Consent Agenda as read.”**

Commissioner Eslami 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**

Lisa Cox, Planning Manager, reminded the Commission and audience that there would be a meeting February 22<sup>nd</sup>.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:05 p.m.