

**GRAND JUNCTION PLANNING COMMISSION  
FEBRUARY 22, 2011 MINUTES  
6:00 p.m. to 6:04 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, Rob Burnett and Greg Williams. Commissioners Mark Abbott and Lyn Benoit were absent.

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

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 4 interested citizens present during the course of the hearing.

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

**Consent Agenda**

**1. Minutes of Previous Meetings**

There were no minutes available for review at this time.

**2. Text Amendment to 21.02.110, CUP – Zoning Code Amendment**

Text amendment to Section 21.02.110, Conditional Use Permit, to allow an amendment to a CUP and to correct a scrivener's error that deleted specific terms related to Compatibility with Adjoining Properties.

**FILE#:** ZCA-2011-630  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox

**3. Text Amendment to Section 21.04.030(i)(2)(iv) – Zoning Code Amendment**

Text Amendment to Section 21.04.030(i)(2)(iv), Business Residence, to clarify the number of required parking spaces for a Business Residence.

**FILE#:** ZCA-2011-631  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox

**4. Columbine Caregivers – Rezone (continued from 2/8/11)**

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 1/2 Road  
**STAFF:** Scott Peterson

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. 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 6 - 0.

**Public Hearing Items**

None.

**General Discussion/Other Business**

None.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:04 p.m.