

**GRAND JUNCTION PLANNING COMMISSION  
MARCH 8, 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, 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), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Scott Peterson (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Pat Dunlap was present to record the minutes.

There were 6 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 February 8, 2011 Regular Meeting.

**2. Text Amendment to Section 21.06.010 – Zoning Code Amendment**

Text amendment to Section 21.06.010 to allow the Director authority to determine the minimum acceptable standards for nonresidential streets and to defer construction of nonresidential street improvements if certain criteria are met.

**FILE #:** ZCA-2011-633  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox

**3. Gay Johnson's Alley Vacation – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate the entire north/south alley-way between Grand Avenue and White Avenue, west of North 1st Street and east of North Spruce Street.

**FILE #:** VAC-2010-314  
**PETITIONER:** Doug Colaric – Gay Johnson’s Inc.  
**LOCATION:** 333 North 1<sup>st</sup> Street  
**STAFF:** Lori Bowers

**4. Western Trends Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to annex and zone 1.137 acres from County PUD (Planned Unit Development) to a City C-1 (Light Commercial) zone district.

**FILE #:** ANX-2011-467  
**PETITIONER:** John Elkins – Western Trends LLC  
**LOCATION:** 512 Fruitvale Court  
**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. 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.”**

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**

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.