

**GRAND JUNCTION PLANNING COMMISSION  
DECEMBER 14, 2010 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, Rob Burnett, Lyn Benoit and Greg Williams.

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

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 2 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 September 14, October 12, and November 9, 2010 Regular Meetings.

**2. Allen Unique Auto Auction House – Conditional Use Permit**

Request approval to operate an auction house on 4.121 acres in an I-2 (General Industrial) zone district.

**FILE #:** CUP-2010-204  
**PETITIONER:** Catherine Breman – 2285 River Road LLC  
**LOCATION:** 2285 River Road  
**STAFF:** Senta Costello

**3. GJ Regional Airport Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to annex and zone 614.3 acres from County R-R (Residential-Rural) to a City PAD (Planned Airport Development) zone district.

**FILE #:** ANX-2010-290  
**PETITIONER:** Rex Tippetts – Grand Junction Regional Airport Authority  
**LOCATION:** 2828 Walker Field Drive  
**STAFF:** Lori Bowers

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) “Mr. Chairman, I move that we approve the agenda as read.”**

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

**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 6:05 p.m.