

**GRAND JUNCTION PLANNING COMMISSION  
JANUARY 27, 2009 MINUTES  
6:00 p.m. to 6:18 p.m.**

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

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), William Putnam (Vice-Chairman), Lynn Pavelka-Zarkesh, Patrick Carlow, Ebe Eslami and Mark Abbott. Commissioner Reggie Wall was absent.

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

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 8 interested citizens present during the course of the hearing.

**ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**1. Minutes of Previous Meetings**

There were no minutes available at this time.

**2. Hall's Estates Subdivision – Preliminary Subdivision Plan**

Request approval of the Preliminary Subdivision Plan to develop 49 dwelling units on 6.87 acres in an R-8 (Residential 8 du/ac) zone district.

**FILE #:** PP-2007-296

**PETITIONERS:** Hall's Estates, LLC

**LOCATION:** 652 24½ Road

**STAFF:** Lori Bowers

**3. St. Mary's Rose Hill Hospitality House – Vacation of Easements and Vacation of Right-of-Way**

Vacation of Ingress, Egress and Utility Easement and Vacation of Right-of-Way.

**FILE #:** RZ-2008-227

**PETITIONER:** Keith Estridge – St. Mary's Hospital & Medical Center

**LOCATION:** 605 26½ Road

**STAFF:** Scott Peterson

**4. Fast Eddy's Relocation – Conditional Use Permit**

Request approval of the Conditional Use Permit to allow a bar/nightclub on 1.04 acres in a C-1 (Light Commercial) zone district.

**FILE #:** CUP-2008-361  
**PETITIONER:** William Lloyd – L & B, Inc.  
**LOCATION:** 1224 N 25<sup>th</sup> Street  
**STAFF:** Michelle Hoshide

**5. Two Rivers Condominiums – Preliminary Subdivision Plan**

Request approval of a Preliminary Subdivision Plan to condominiumize a 10,069 sq ft commercial/residential building into 4 units on .145 acres in a B-2 (Downtown Business) zone district.

**FILE #:** CDP-2008-330  
**PETITIONER:** Shane Burton – Two Rivers Condo LLC  
**LOCATION:** 201 Colorado Avenue  
**STAFF:** Greg Moberg

Chairman Cole 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 the Consent Agenda items.

**MOTION: (Commissioner Eslami): “Mr. Chairman, I make a motion to approve the Consent Agenda and I would be excused from item 2 because of a conflict of interest.”**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

**Public Hearing Items**

**6. Nellie Bechtel Right-of-Way Vacation – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate .209 acres of unimproved F<sup>1</sup>/<sub>4</sub> Road right-of-way located north of 3032 North 15<sup>th</sup> Street.

**FILE #:** VR-2008-202  
**PETITIONER:** Mike Grizenko – City of Grand Junction  
**LOCATION:** 3032 North 15<sup>th</sup> Street  
**STAFF:** Judith Rice

**STAFF'S PRESENTATION**

Judith Rice, Associate Planner, Public Works and Planning Department, made a PowerPoint presentation regarding a request for vacation of right-of-way. She said that the proposed right-of-way vacation was located north of Patterson Road and Hermosa Avenue and east of North 15<sup>th</sup> Street. Ms. Rice said that the right-of-way to be vacated ran adjacent and north of the Nellie Bechtel Apartments. The Future Land Use Map

indicated this area as Residential High, Medium High and Medium with existing zoning immediately around the right-of-way area of R-8 and Planned Development. She went on to state that the Nellie Bechtel Gardens would be the beneficiary of this vacation and planned to incorporate the 14 foot strip of land into its open space area which would allow landscaping and accessibility for maintenance. According to Ms. Rice, a nearby citizen raised the question of establishing a pedestrian easement on the vacated area. However, upon further discussions with the neighbor, it was determined that the right-of-way area was not the area that he was concerned about. She concluded that the requested right-of-way vacation was consistent with the Growth Plan and the Grand Valley Circulation Plan and met the applicable review criteria of the Zoning and Development Code had been met and recommended that the Commission forward a recommendation of approval to City Council.

### **QUESTIONS**

Chairman Cole asked if the land to the east presently being used as an extension of what the neighbor spoke of as a trail was private property. Judith Rice said that it was private property and was not a formal trail.

### **PUBLIC COMMENT**

#### **For:**

George Wheeler, 3820 Applewood Street, said that he was one of the owners of Nellie Bechtel Apartments. He said that when the county built the property it gave 14½ feet of right-of-way to the north of the property with the intention of building a street from 15<sup>th</sup> Street over to 27½ Road which had never been built. He concurred that the easement should be abandoned and was presently basically a no man's land and there was no maintenance with weeds and elm trees. They hoped to be able to continue to make it into a much better piece of property not only for their tenants but for the neighbors as well. He felt that unless all property owners could get together and give an easement through there that there should not be an easement through there for walking purposes.

#### **Against:**

No one spoke in opposition to this request.

### **QUESTIONS**

Commissioner Carlow asked how this tied into the trail system. Ms. Rice said that it is not currently on the Urban Trails map but could possibly in the future if the City wanted to pursue that. She said that there were also other areas to the north that might also be an alternative for connectivity for pedestrians as well. She further stated that there are trail easements in the area.

**MOTION: (Commissioner Putnam): “Mr. Chairman, on the vacation of the 14.5 foot wide, 627 foot long undeveloped F¼ Road right-of-way, VR-2008-202, I move that the Planning Commission forward a recommendation of approval to City Council with the facts and conclusions listed in the staff report.”**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 – 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 6:18 p.m.