

**GRAND JUNCTION PLANNING COMMISSION  
APRIL 28, 2009 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 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, Reggie Wall, Patrick Carlow, Ebe Eslami and Mark Abbott.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Brian Rusche (Senior Planner), Judith Rice (Associate Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 5 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. Summer Hill, Filing 7 & 8 – Preliminary Development Plan**

Request approval of a revision of a Preliminary Development Plan and Final Subdivision Plan approval for Filing 7 to develop 28 lots on 9.189 acres in a PD (Planned Development) zone district and Final Subdivision Plan approval for Filing 8 to develop 43 lots on 20.017 acres in a PD (Planned Development) zone district.

**FILE #:** FP-2008-183  
**PETITIONER:** Kevin Bray – Paradise Hills Partnership  
**LOCATION:** East End of Spring Crossing  
**STAFF:** Dave Thornton

**3. Indian Road Drainage Easement Vacation – Vacation of Easement**

Request approval to vacate a portion of a drainage easement within Indian Road Industrial Park.

**FILE #:** VE-2008-313  
**PETITIONER:** Trent Spendrup – 372 Indian Road, LLC and Darren

**LOCATION:** Davidson – Indian Road Industrial Park LLC  
**STAFF:** No address (Indian Road Industrial Park)  
Michelle Hoshide

4. **Siena View, Filing No. 2 – Preliminary Subdivision Plan**

Request approval of the Preliminary Subdivision Plan to develop 10 single family lots on 1.803 acres in an R-8 (Residential 8 du/ac) zone district.

**FILE #:** PFP-2008-206  
**PETITIONER:** Gerry Dalton – Siena View LLC  
**LOCATION:** D½ Road & San Juan Street  
**STAFF:** Brian Rusche

5. **7<sup>th</sup> Street Right-of-Way Vacations – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate two surplus right-of-way areas totaling 0.22 acres: (1) that portion of South 7<sup>th</sup> Street south of the Riverside Parkway and north of Struthers and (2) that portion of Kimball Avenue west of the Riverside Parkway

**FILE #:** VR-2009-053  
**PETITIONER:** Mike Grizenko – City of Grand Junction  
**LOCATION:** Vicinity of 7<sup>th</sup> Street, Struthers Avenue and Kimball Avenue  
**STAFF:** Judith Rice

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. Commissioner Putnam stated that he noticed that the maps included with Item 3, the Indian Road drainage easement, showed a road south of the Riverside Parkway that he believed should be C Road rather than G Road. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

**MOTION: (Commissioner Eslami) “Mr. Chairman, I move to approve the Consent Agenda.”**

Commissioner Pavelka-Zarkesh 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.