

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 11, 2009 MINUTES
6:00 p.m. to 6:53 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), Reginald Wall, Patrick Carlow, Ebe Eslami, Mark Abbott and Rob Burnett (Alternate). Commissioner Pavelka-Zarkesh was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lori Bowers (Senior Planner), Judith Rice (Associate Planner), Kathy Portner (Neighborhood Services Manager), Rick Dorris (Development Engineer) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 13 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

Approve the minutes of the July 14, 2009 Regular Meeting.

2. Capstone Subdivision – Preliminary Subdivision

Request approval of the Preliminary Subdivision Plan to develop 100 units on 17.55 acres in an R-8 (Residential 8 du/ac) zone district.

FILE #: PP-2008-286
PETITIONER: Alan Koos – Koos Construction
LOCATION: 685 25 Road and 2479 G Road
STAFF: Lori Bowers

3. Peppermill Lofts – Vacation of Easements

Request a recommendation of approval to City Council to vacate a utility and access easement on Lot 1 and part of Lot 2 of Woodland Subdivision (Easement Vacation No. 1) and request a recommendation of approval to City Council to vacate a 25 foot wide utility easement on the north, west and south sides of Lot 2 of Woodland Subdivision (Easement Vacation No. 2).

FILE #: SPR-2009-068
PETITIONER: Bruce Milyard – Northvin, LLC
LOCATION: 2823 North Avenue
STAFF: Kathy Portner

4. Kerbein Easement Vacation – Vacation of Easement

Request a recommendation of approval to City Council to vacate a utility easement on the south and east sides of a .470 acre parcel in a PD (Planned Development) zone district.

FILE #: VE-2009-134
PETITIONER: Michael Kerbein
LOCATION: 2421 Hidden Valley Drive
STAFF: Judith Rice

5. Moir Growth Plan Amendment – Growth Plan Amendment

Request a recommendation of approval to City Council to approve an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to allow a right-in/right-out access onto the south side of Riverside Parkway about 300’ west of 29 Road.

FILE #: GPA-2009-169
PETITIONER: Rick Dorris – City of Grand Junction
LOCATION: 399 29 Road and 2895 Riverside Parkway
STAFF: Rick Dorris

MOTION to continue item #5: Pat Carlow
2d: Mark Abbott
Vote: 7 – 0

MOTION (Consent): Reggie Wall
2d: William Putnam
Vote: 7 - 0

Public Hearing Items

6. City Market-24 Road – Conditional Use Permit

Dillon Real Estate Company, doing business as City Market, is requesting approval of a drive-through pharmacy to be located at 630 24 Road. As part of the Conditional Use Permit application the following deviations are requested to the 24 Road Corridor Design Standards and Guidelines as well as the Super Store/Big Box

Standards of Chapter Four, of the Zoning and Development Code: 1) Sign letter height; 2) Screening of external mechanical appurtenances and loading and service areas; 3) 60% glazing requirement.

FILE #: CUP-2007-331
PETITIONER: John Atwood – Dillon Real Estate Co., Inc.
LOCATION: 630 24 Road
STAFF: Lori Bowers

NO PUBLIC COMMENT

MOTION re: drive-through: Mark Abbott
2d: Ebe Eslami
Vote: 6 -1 (Pat Carlow opposed)

General Discussion/Other Business

None

Nonscheduled Citizens and/or Visitors

None

Adjournment

6:53