

**GRAND JUNCTION PLANNING COMMISSION  
OCTOBER 28, 2008 MINUTES  
6:00 p.m. to 6:06 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), Tom Lowrey (Vice-Chairman), Dr. Paul A. Dibble, William Putnam, Reggie Wall, Lynn Pavelka-Zarkesh and Patrick Carlow (1<sup>st</sup> alternate). Commissioner Bill Pitts was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, Greg Moberg (Planning Services Supervisor), David Thornton, Principal Planner, Brian Rusche (Senior Planner), Senta Costello (Senior Planner), Judith Rice (Associate Planner) and Eric Hahn (Development Engineer).

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 Prescheduled Visitors**

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the September 23, 2008 Regular Meeting.

**2. Larchwood Inn – Conditional Use Permit**

Request approval of a Conditional Use Permit to allow an Unlimited Group Living Facility and to allow the maximum building size to exceed 10,000 square feet in an RO (Residential Office) zone district.

**FILE #:** CUP-2007-344

**PETITIONER:** Jon Jiles – JHS, LLC

**LOCATION:** 2841 North 15<sup>th</sup> Street

**STAFF:** David Thornton, Principal Planner

**3. Proposed Text Amendment – Submittal Standards for Improvements and Development (SSID)**

Request a recommendation of approval to City Council on a proposed ordinance amending the Submittal Standards for Improvements and Development (SSID)

Manual to reflect the statutory requirement for landscape plans to be stamped by a licensed Landscape Architect.

**FILE #:** TAC-2008-295  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox, Planning Manager

**4. Loy’s Development – Rezone**

Request a recommendation of approval to City Council to rezone 1.425 acres from an R-5 (Residential 5 du/ac) to an RO (Residential Office) zone district.

**FILE #:** RZ-2008-273  
**PETITIONER:** Damien Loy  
**LOCATION:** 2872 F Road  
**STAFF:** Ronnie Edwards, Associate Planner

**5. Tall Pines Investments – Rezone**

Request a recommendation of approval to City Council to rezone 10.44 acres from an R-8 (Residential 8 du/ac) to an R-16 (Residential 16 du/ac) zone district.

**FILE #:** GPA-2008-199  
**PETITIONER:** Dave McDonald – Tall Pines Investments, LLC  
**LOCATION:** 2101 Patterson Road  
**STAFF:** Senta Costello, Senior Planner

**6. Home Loan Drive-Through – Conditional Use Permit**

Request approval of a Conditional Use Permit to allow a bank drive-through facility in a B-2 (Downtown Business) zone district.

**FILE #:** CUP-2008-234  
**PETITIONER:** Craig Springer – Home Loan Bank Building Corp.  
**LOCATION:** 205 North 4<sup>th</sup> Street  
**STAFF:** Judith Rice, Associate Planner

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 any of the Consent Agenda items.

**MOTION: (Commissioner Wall) “Mr. Chairman, I move that we approve the Consent Agenda.”**

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

**Public Hearing Items**  
**NO HEARING ITEMS**

**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 6:06 p.m.