

**GRAND JUNCTION PLANNING COMMISSION**  
**November 25, 2008 MINUTES**  
**6:00 p.m. to 7:28 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), Lynn Pavelka-Zarkesh, Reggie Wall, Patrick Carlow, Ebe Eslami and Mark Abbott. Commissioners Tom Lowrey (Vice-Chairman) and William Putnam were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lisa Cox (Planning Manager), Senta Costello (Senior Planner), Judith Rice (Associate Planner), Michelle Hoshide, Ronnie Edwards (Associate Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Pat Dunlap was present to record the minutes.

There were 32 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 October 28, 2008 Regular Meeting.

**2. Quincy Bar and Patio – Conditional Use Permit – Continued from November 10, 2008 Planning Commission Hearing**

Request approval of a Conditional Use Permit for an existing bar/nightclub in a B-2 (Downtown Business) zone district.

**FILE #:** CUP-2008-263

**PETITIONER:** Adelle B. Lloyd

**LOCATION:** 609 Main Street

**STAFF:** Judith Rice, Associate Planner

**3. Sterling Crane Rezone & Storage Yard - Rezone**

Request a recommendation of approval to City Council to rezone 4.30 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

**FILE #:** RZ-2008-315  
**PETITIONER:** Bill Kendall – Sterling Crane  
**LOCATION:** 2220 Sanford Drive  
**STAFF:** Judith Rice, Associate Planner

**4. Freedom Meadows - Zone of Annexation**

Request a recommendation of approval to City Council to zone two parcels, 7.06 acres total, from County RSF-R (Residential Single Family Rural) to a City R-8 (Residential 8 du/ac) zone district.

**FILE #:** ANX-2008-290  
**PETITIONER:** Freedom Meadows LLC  
**LOCATION:** 3118 E Road  
**STAFF:** Michelle Hoshide, Associate Planner

**5. Merkel Property Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to zone 27.49 acres from county AFT (Agricultural) to a City C-1 (Light Commercial); and request a recommendation of approval to City Council to rezone 14.79 acres from a City R-R (Residential Rural) to a City C-1 (Light Commercial) zone district.

**FILE #:** ANX-2006-126  
**PETITIONER:** William Merkel – WDM Corporation and Leland & Roberta Thrailkill  
**LOCATION:** NW Corner I-70 & 24 1/3 Road  
**STAFF:** Lori Bowers, Senior Planner

**6. Proposed Tex Amendments – Zoning and Development Code**

Request a recommendation of approval to City Council on a proposed ordinance amending Chapters 2 and 3 of the Zoning and Development Code to revise and update the standards for nonconforming uses, sites and structures, and the B-2 (Downtown Business) zone district.

**FILE #:** TAC-2008-314  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox, Planning Manager

**7. Hammond-Todd Accessory Structure – Conditional Use Permit**

Request approval of a Conditional Use Permit to construct an accessory structure in the front yard setback on .144 acres in an R-8 (Residential 8 du/ac) zone district.

**FILE #:** CUP-2008-304  
**PETITIONER:** Michael Hammond-Todd  
**LOCATION:** 1304 White Avenue  
**STAFF:** Ronnie Edwards, Associate Planner

**8. Hyatt Place Hotel & Restaurant – Conditional Use Permit**

Request approval of a Conditional Use Permit to construct a hotel and a separate restaurant on 3.28 acres in an I-O (Industrial Office) zone district.

**FILE #:** CUP-2008-260  
**PETITIONER:** Larry Castonguay – Oxford Select Investors, GJ LLC  
**LOCATION:** SW Corner Horizon Drive & H Road  
**STAFF:** Ronnie Edwards, 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. Chairman Cole stated that item 6 was continued to the December 9, 2008 hearing date. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the remaining Consent Agenda items.

**MOTION: (Commissioner Wall) “Mr. Chairman, I move we approve the Consent Agenda excluding number 6.”**

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

**Public Hearing Items**

**9. Bar/Nightclub & Office/Warehouse – Conditional Use Permit**

Request approval of a Conditional Use Permit for a bar/nightclub on 2.01 acres in an I-1 (Light Industrial) zone district. Request remanded back to Planning Commission on November 5, 2008 by City Council.

**FILE #:** CUP-2008-158  
**PETITIONER:** Kevin Eardley  
**LOCATION:** 2256, 2258 Colex Drive  
**STAFF:** Senta Costello

See verbatim minutes.

**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 7:28 p.m.