

**GRAND JUNCTION PLANNING COMMISSION  
JULY 10, 2007 MINUTES  
7:00 p.m. to 7:18 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Lynn Pavelka-Zarkesh, Bill Pitts, William Putnam, Reggie Wall, Patrick Carlow (1<sup>st</sup> alternate) and Ken Sublett (2<sup>nd</sup> alternate). Commissioners Roland Cole (Vice-Chairman) and Tom Lowrey were absent.

In attendance, representing the Public Works & Planning Department, were Lisa Cox (Planning Manager), Senta Costello (Associate Planner) and Ken Kovalchik (Senior 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.

**I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**II. APPROVAL OF MINUTES**

Available for consideration were the minutes of May 22, 2007 and May 29, 2007.

**MOTION: (Commissioner Pitts) "Mr. Chairman, I move for approval of the minutes of May 22, 2007 as presented."**

Commissioner Cole seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Pavelka-Zarkesh and Carlow abstaining.

**MOTION: (Commissioner Pitts) "Mr. Chairman, I move for approval of the minutes of May 29, 2007 as presented."**

Commissioner Sublett seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Pavelka-Zarkesh and Carlow abstaining.

**III. CONSENT AGENDA**

Available for consideration were items:

- 1. **FFP-2006-160**                    **PRELIMINARY SUBDIVISION PLAN – Big Tree Subdivision**
- 2. **SS-2005-290**                    **VACATION OF RIGHT-OF-WAY – Indian Road Subdivision (Continued from June 26, 2007)**
- 3. **FP-2007-033**                    **REVISED PRELIMINARY SUBDIVISION PLAN – Pear Park Place Subdivision Plan**

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted any of the items pulled for additional discussion. Chairman Dibble asked for clarification from staff regarding items 2 and 3. Staff provided a brief overview of each item.

- 2. **SS-2005-290**                    **VACATION OF RIGHT-OF-WAY – Indian Road Subdivision (Continued from June 26, 2007)**  
Request approval to vacate portions of various rights-of-way within the Indian Road Industrial Park Subdivision.  
**PETITIONER:** Darren Davidson  
**LOCATION:** Between C½ Road and D Road at Indian Road  
**STAFF:** Senta Costello, Associate Planner

**STAFF’S PRESENTATION**

Senta Costello, Public Works and Planning Department, stated that the Indian Road Subdivision vacation request was originally scheduled for the June 26, 2007 hearing. However, there were some minor changes that needed to be made to the legal descriptions and exhibits for clarification of what the request was for as far as what was being vacated. The exhibits and the revised report that had been provided clarified what those vacation requests were for. She stated that the request is for vacation of 12-foot of right-of-way, 6 feet on either side, 7 feet of the drainage and utility easements on the interior portion of the lots and 6 feet of the multi-purpose easements that were dedicated on the northern portion when the original site plan reviews were approved.

- 3. **FP-2007-033**                    **REVISED PRELIMINARY SUBDIVISION PLAN – Pear Park Place Subdivision Plan**  
Request approval of a revised Preliminary Subdivision Plan to develop 23 single family lots on 3.67 acres and 1 lot on 2.84 acres reserved for future development in a R-8 (Residential – 8 u/ac) zone district.  
**PETITIONER:** Cliff Anson – South Camp, LLC  
**LOCATION:** 3077 D½ Road  
**STAFF:** Ken Kovalchik, Senior Planner

**STAFF’S PRESENTATION**

Ken Kovalchik of the Public Works and Planning Department addressed the Commission regarding the Revised Preliminary Subdivision Plan for Pear Park Place

Subdivision Plan. Mr. Kovalchik clarified that the staff report had been revised with a slight variation to the staff report and to the plan that was mistakenly put in as Exhibit A. Prior to submittal of the final plan, staff had made recommendations to applicant to revise the plan. He went on to state that now Lot 11 access is being accessed off of Tract B and Lot 10 will be accessed off of the knuckle off of Pear Lane. During the review, planning staff and engineering staff made the interpretation that this did not require a TEDS exception. However, legal staff met with engineering staff and planning staff and it was determined that this did require a TEDS exception. Accordingly, the TEDS exception was processed and has been approved.

No objections or revisions were received from the audience or planning commissioners on any of the Consent Agenda items.

**MOTION: (Commissioner Pitts) “Mr. Chairman, I move for the approval of the Consent Agenda with the explanation for items SS-2005-290 and FP-2007-033 as presented by staff with clarification.”**

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

With no objection, the public hearing was adjourned at 7:18 p.m.