

**GRAND JUNCTION PLANNING COMMISSION**  
**December 8, 2020 MINUTES**  
**6:00 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Ken Scissors, and Kim Kerk.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Jace Hochwalt (Senior Planner), and Senta Costello (Associate Planner).

There were 0 members of the public in virtual attendance.

**CONSENT AGENDA**

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Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Scissors seconded the motion. The motion carried 5-0.

1. **Colorado Department of Transportation Right-of-Way Vacation File # VAC-2020-627**  
Consider a request by the Colorado Department of Transportation (CDOT) to vacate 127 square feet of right-of-way located at 200 W Grand Avenue.
  
2. **Amir Drive Right-of-Way and Public Easement Vacations File # VAC-2020-479 and VAC-2020-481**  
Consider a request by Hooshang David Gowhari Revocable Trust to vacate the undeveloped 30 feet wide public right-of-way of Amir Drive and to vacate a public multi-purpose easement located adjacent to the undeveloped Amir Drive and South Broadway rights-of-way.
  
3. **Riverfront at Dos Rios Right-of-Way Vacations File # VAC-2020-581 and VAC-2020-658**  
Consider a request by the City of Grand Junction to vacate two portions of public right of-way and a public utility easement within the Riverfront at Dos Rios development.

## **REGULAR AGENDA**

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### **1. Rivertown Center Phase 2 – Rezone **File # RZN-2020-216****

Consider a request by DRK Associates LLC to rezone 3.63 acres from R-8 (Residential 8 du/ac) zone district to C-1 (Light Commercial) zone district.

[View presentation here at 10:17](#)

#### **Staff Presentation**

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

#### **Questions for Staff**

None.

#### **Applicant's Presentation**

The Applicant, Dale Beede, was present and available for questions.

#### **Questions for Applicant**

Commissioner Scissors asked a question about access to the park to the north.

#### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Marjorie L Fox left on comment on GJSpeaks regarding the request.

The public hearing was closed at 6:24 p.m. on December 8, 2020.

#### **Questions for Applicant or Staff**

None.

#### **Discussion**

Commissioner Gatseos made a comment regarding the MXOC zone district and in support of the request.

Commissioner Reece made a comment in support of the request.

#### **Motion and Vote**

Commissioner Scissors made the following motion, "Madam Chair, on the rezone request for the property located at 2572, 2574, 2576 and 2580 Patterson Road, City file number

RZN-2020-216, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Gatseos seconded the motion. The motion carried 5-0.

**2. Concord Plaza – Rezone File # RZN-2020-559**

Consider a request by Senergy Builders LLC to rezone 1.48 acres from a B-1 (Neighborhood Business) zone district to a MU (Mixed Use) zone district located at 518 28 Road.

[View presentation here at 25:30](#)

**Staff Presentation**

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Mr. Hochwalt made the note that the applicant is no longer Senergy Builders LLC and is now Concord Plaza LLC.

**Questions for Staff**

Commissioner Reece asked a question regarding any neighbor’s comments.

**Applicant’s Presentation**

Jeffery Fleming, project representative, was present and gave a statement regarding the request.

**Questions for Applicant**

Commissioner Gatseos made a statement regarding the Applicant’s project report.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

No public comment was submitted or heard.

The public hearing was closed at 6:46 p.m. on December 8, 2020.

**Questions for Applicant or Staff**

None.

**Discussion**

Commissioner Gatseos made a comment in support of the request.

Commissioner Kerk made a comment in support of the request.

**Motion and Vote**

Commissioner Gatseos made the following motion, “Madam Chair, on the Concord Plaza Rezone request from a B-1 (Neighborhood Business) zone district to a M-U (Mixed Use) zone district for a 1.48-acre property located at 518 28 Road, City file number RZN-2020-559, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. The motion carried 5-0.

**3. Dual Immersion Academy ROW and Public Easement Vacation  
File # VAC-2020-245, VAC-2020-246**

Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent to five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement located at 552 West Main Street.

**Motion and Vote**

Commissioner Gatseos made the following motion, “Madam Chair, on the alley and sanitary sewer easement vacation requests, VAC-2020-245 and VAC-2020-246, for the alley located adjacent five properties at 520, 522, 538, 542 and 552 West Main Street and the sanitary sewer easement on 552 W Main Street, I move that the Planning Commission continue this item to the January 12, 2021 meeting.”

Commissioner Scissors seconded the motion. The motion carried 5-0.

**4. Other Business**

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Community Development Director Tamra Allen noted the December 17, 2020 workshop.

**5. Adjournment**

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The meeting adjourned at 6:54 p.m.