



# Mesa County Planning Commission Public Meeting



Christi Flynn, Chair  
John Justman, Vice Chair **Present**  
Phillip Jones, Secretary **Present**  
Joseph H. Moreng **Present**  
Pat Bittle **Present**

Hiram Reyez  
Woody Walcher **Present**  
Chip Page (1st Alternate) **Present**  
Wesley K. Lowe (2nd Alternate)  
Craig Richardson (3rd Alternate) **Present**

**Date:** Thursday, August 26, 2010

**Time:** 6:00 p.m.

**Place:** Mesa County Public Hearing Room, 544 Rood Avenue, 2<sup>nd</sup> Floor, Grand Junction, Colorado. Please use the 6<sup>th</sup> Street entrance.

For the upcoming hearing Agenda, please call the Mesa County Planning Agenda Hearing line, 256-1572.

The following items will be presented at this public hearing of the Mesa County Planning Commission for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Mesa County Board of County Commissioners. If you have an interest in an item on the Agenda, the date and time of the County Commissioners' hearing is listed after each agenda item. Your appearance at both hearings is important and encouraged.

The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers, not a popularity contest. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

An "11:00 Rule" will be enforced. This rule does not allow new agenda items to be heard after 11:00 p.m.

**NOTE:** Copies of Staff Reports for Hearing Items are available on the back table within the hearing room.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF MINUTES**  
07-22-10 Approved 7-0  
08-05-10 Approved 7-0
- D. AMENDMENTS TO THE AGENDA**
- E. ANNOUNCEMENTS AND/OR PRESENTATIONS**
- F. CONTINUED ITEMS:**

**2010-0129 CUP1 HINDMAN WEDDING HOUSE CONDITIONAL USE PERMIT**

Property Owner(s): Donna and Ronald Hindman  
Location: 3385 C Rd, Palisade 81526 (34 & C Rds)  
Zoning: AFT  
Planner: Ron Quarles, 254-4152, ron.quarles@mesacounty.us

**Request:** Application for minor entertainment events that include weddings, business meetings, receptions, small family reunions, graduation celebrations, small parties, music concerts and art workshops for up to 120 guests on approximately 2 acres of land.

**Staff Recommendation: to continue to give applicant time to work with neighbors**  
**Mesa County Planning Commission Hearing continued to 09-23-10**  
**Board of County Commissioners Hearing continued from 09-21-10 to 10-12-10**

**2010- 0115 RZ1 QUALITY ELECTRIC REZONE**

**Property Owner(s):** Quality Properties, LLC  
**Representative(s):** Dufford, Waldeck, Milburn & Krohn (Richard H. Krohn)  
**Location:** 606 32 1/2 Rd, Clifton 81520 (32 1/2 Rd & Peach St.)  
**Zoning:** RMF-8  
**Planner:** Ron Quarles, 254-4152, ron.quarles@mesacounty.us  
**Request:** Rezone approximately .11 acres from Residential Multi-Family 8 (RMF-8) to C-1 Limited Commercial District.

**Staff Recommendation: Approval**  
**Mesa County Planning Commission Hearing continued to 09-23-10**  
**Board of County Commissioners Hearing continued from 09-21-10 to 10-12-10**  
**MCPC Recommendation: Approved Continued until 09-23-10**

**END OF CONTINUED ITEMS**

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**G. WITHDRAWN ITEMS:**  
**NONE**

**END OF WITHDRAWN ITEMS**

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**H. RESOLUTIONS**  
**NONE**

**END OF RESOLUTIONS**

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**I. CONSENT AGENDA ITEMS:** Items placed on the Consent Agenda allow the Planning Commission to spend its time on the more complex items. These items are generally not perceived as controversial and can be approved by a single motion. The petitioners and staff are in agreement on all of the recommendations on these projects. The Planning Commission will pass these items to the Mesa County Commissioners, subject to staff and review agency comments. Anyone from the public or the Planning Commission may ask that an item be removed from the Consent Agenda for individual consideration at tonight's hearing.

**NOTICE:** If an applicant agrees to have a project placed on the Consent Agenda for the Planning Commission, and it is approved on that Agenda, the project will be forwarded to the Mesa County Commissioner's Consent Agenda. If an applicant decides to remove the item from the Board's Consent Agenda, the project will be referred back to the Planning Commission and

rescheduled for a new hearing date.

**1. 2010-0138 CUP1 PETTY RIDING ARENA CONDITIONAL USE PERMIT**

Property Owner(s): Sue Petty  
Representative(s): Marcus Bear  
Location: 1936 S Broadway, Grand Junction 81507  
Parcel #: 2947-163-07-001  
Zoning: RSF-2  
Planner: Paul Sizemore, 255-5051, paul.sizemore@mesacounty.us  
Request: A request for approval of a Conditional Use Permit for a 13,664 sq ft non-commercial riding arena and barn on property zoned RSF-2.

**Staff Recommendation: Approval with Conditions**

**Board of County Commissioners Hearing Date: 09-21-10**

**MCPC Recommendation: Approval with Staff Conditions 7-0**

**END OF CONSENT ITEMS**

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**J. HEARING ITEMS:**

**PRESENTATION RULES:** Due to the volume of items to be heard the follow restrictions may be applied to help expedite the hearing process:

- a) Where practical, presentations by staff and petitioners will be limited to 15 minutes or less. Petitioners are asked to not repeat presentation information that the staff has correctly presented. Please address the clarification to the staff's presentation, new information or new developments to the project, and the staff and agency review comments and recommendations.
- b) Responses in favor or in opposition to the proposal will be limited to approximately 3 minutes each. We prefer only new information to be presented. A single speaker may be selected on behalf of organized groups.

**2. 2010-0079 MP1 RAIN DANCER LLC MASTER PLAN AMENDMENT**

Property Owner(s): Delbert E. Dawson, Manager Rain Dancer LLC  
Location: 10026, 10505, 9990 48 1/2 Rd, Mesa 81643 (KE and 48 1/4 Rds)  
Zoning: AFT  
Planner: Ron Quarles, 254-4152, ron.quarles@mesacounty.us  
Kaye Simonson, 255-7189, kaye.simonson@mesacounty.us  
Request: To amend the Mesa Countywide Land Use Plan for the Rural Planning Area by changing the Future Land Use classification for approximately 97.93 acres west of 48 1/2 Road and south of KE Road from Rural/Agricultural 35+ acres (35 acres average lot size) to Rural/Agricultural 10 (10 acre average lot size) as requested by the owner, or to a land use category of a lower density than the Rural/Agricultural 10, as determined by the Planning Commission.

**Staff Recommendation: Approval of Rural/Agricultural 17**  
**Board of County Commissioners Hearing Date: N/A**

**MCPC DECISION: Denial of RA 10 5-0**

**MCPC DECISION: Approval of RA17 4-1**

**END OF HEARING ITEMS**

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**K. PLANNING DIRECTOR UPDATES**  
**NONE**

**END OF PLANNING DIRECTOR UPDATES**

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**L. ADJOURNMENT**

The Mesa County Public Hearing Room is accessible to the handicapped. With advance request, a sign language interpreter may be made available (call 244-1636 or TDD 256-1530).

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**Mesa County Planning and Development**  
**P.O. Box 20,000**  
**Grand Junction, CO 81502-5022**