



# Mesa County Planning Commission Public Meeting



Chip Page, Chair  
Dean Harris, Vice Chair  
Bill Somerville, Secretary  
Bob Erbisch  
Steve Damm

Larry Anna  
Bob Witham  
Sean Norris (1<sup>st</sup> Alternate)  
Ed Krey (2<sup>nd</sup> Alternate)  
Dennis Clark (3<sup>rd</sup> Alternate)

**Attention: Due to social distancing requirements set forth by the State of Colorado and the unprecedented crisis we are currently experiencing with COVID -19, the public will be required to attend remotely.**

**Date:** Thursday, January 21, 2021

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

**Place:** Grand Junction, Meeting ID: [meet.google.com/jjt-ywvr-ter](https://meet.google.com/jjt-ywvr-ter) Dial: (US) +1 304-691-0192  
Access Code: 401 274 988# **Note: Check with your phone carrier you may incur charges.**

### **RULES OF DECORUM FOR ATTENDING THE HEARING VIA TELEPHONE:**

**During the meeting, decorum must be followed in the same manner as if you were attending in person.**

Please plan to join the meeting prior to the 6:00 p.m. start time to avoid audible disruptions once the meeting has started. Once you are joined, please mute your phone to eliminate distracting background noise.

The public must wait until the Chair invites public comment. Any unsolicited disruptions will result in all remote participants being removed from remote access to the Public Hearing.

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 online at:  
<https://www.mesacounty.us/planning/boards-and-commissions/planning-commission/>

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **APPROVAL OF MINUTES:** December 17, 2020
- D. **AMENDMENTS TO THE AGENDA**
- E. **ANNOUNCEMENTS AND/OR PRESENTATIONS**
- F. **CONTINUED ITEMS:** None

**END OF CONTINUED ITEMS**

**G. WITHDRAWN ITEMS:** One

**1. 2020-0079 CUP RIVER HOUSE CAMPGROUND CONDITIONAL USE PERMIT**

Property Owner: Claude Adams  
Representative: Vortex Engineering, Inc.  
Location: 3447 Grand Valley Canal Road, Clifton, CO 81520, approximately one-half mile east of 34 Road  
Zoning: Agricultural, Forestry, Transitional (AFT)  
Planner: Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us  
Request: To establish and operate a commercial, privately owned campground on a 7.4-acre parcel situated on the north bank of the Colorado River between the community of Clifton and the town of Palisade. The review of this application has restarted due to a revised site plan.

**END OF WITHDRAWN ITEMS**

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**H. CONSENT AGENDA ITEMS:** One

Items placed on the Consent Agenda allow the Planning Commission to spend its time on the more complex items. Consent 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 this hearing.

**2. 2020- 0168 RZ APEIRON REZONE**

Property Owner: Daniel Huffman  
Representative: Caroline Morrison  
Location: 681 33 Road, Clifton, CO 81520, approximately 900 feet south of G Road  
Zoning: Agricultural, Forestry, Transitional (AFT)  
Planner: Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us  
Request: To rezone approximately 15.52 acres of property from Agricultural, Forestry, Transitional (AFT) to Limited Industrial (I-1) for the purpose of developing an industrial park.

**Staff Recommendation: Approval**

**Board of County Commissioners Hearing Date: February 16, 2021**

**END OF CONSENT ITEMS**

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**I. INDIVIDUAL ITEMS:** Election of the 2021 Mesa County Planning Commission officers

**END OF INDIVIDUAL ITEMS**

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Mesa County Planning Commission Agenda  
January 21, 2021

**J. ADJOURNMENT**

**Mesa County Planning Division  
P.O. Box 20,000, 200 S. Spruce St.  
Grand Junction, CO**