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**PLANNING COMMISSION AGENDA
CANCELED
September 8, 2026**

Canceled

GRAND JUNCTION PLANNING COMMISSION
August 25, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Thomas, Ian Moore, Gregg Palmer, Robert Quintero, Keith Ehlers, and Orin Zyvan.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Lily Sutton (Senior Planner) and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from August 11, 2026.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 7-0.

REGULAR AGENDA

1. South Westgate Subdivision ROW Vacation **VAC-2026-148**

Consider a request by Martin Mendoza to vacate a portion of Inland Ave Public Right-of-Way that is the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way.

Staff Presentation

Lily Sutton, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Palmer asked what effect this vacation would have on the property at 569 S Westgate Dr.

Commissioner Zyvan asked if there was any communication with the property owners at 569 S Westgate Dr. He asked if the 14ft multipurpose easement and the 15ft utility easements along Inland Ave were being vacated as well.

Kim Kerk with Kim Kerk Land Consulting and Development provided some background on the request and clarified the future use of the parcels at 565 and 567 S Westgate Dr.

Jamie Beard clarified that the ROW being vacated does not belong to the owners at 567 and 569 S Westgate Dr, and that it was the City's right to vacate it if the City chose to do so.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, August 18, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:48 p.m. on August 25, 2026.

Discussion

Commissioner Palmer commented that he visited the site and spoke to the owners of 569 S Westgate Dr. He noted for the record that this vacation would not adversely affect their property.

Motion and Vote

Commissioner Quintero made the following motion, "Madame Chair, on the Inland Ave Public Right-Of-Way Vacation located between 567 South Westgate Drive and 569 South Westgate Drive, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 5:51 p.m.