

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, NOVEMBER 12, 2019 @ 6:00 PM

Call to Order - 6:00 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from October 22, 2019.
2. Consider a request by Habitat for Humanity of Mesa County to vacate a public utility easement located on Parcel Number 2943-212-06-100 and Tract C of Hoffman Subdivision Filing II. **THIS ITEM HAS BEEN WITHDRAWN.**

Regular Agenda

1. Consider a request by Kyle Berger and Mark Beckner to Rezone three Parcels of 8.75 acres, 2.03 acres, and 0.8 acres totaling 10.86 acres Currently Zoned R-R (Residential – Rural), R-E (Residential - Estate), and R-1 (Residential – 1 unit per acre), located at 2576 Tahoe Drive to R-2 (Residential - 2 units per acre). **THIS ITEM HAS BEEN WITHDRAWN.**
2. Consider a request by REE Development, LLC to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on 3.58-acre property located at 621 26 ½ Road.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
October 22, 2019 MINUTES
6:03 p.m.

The meeting of the Planning Commission was called to order at 6:00pm by Chairman Christian Reece.

Those present were Planning Commissioners; Chairman Christian Reece, George Gatseos, Kathy Deppe, Keith Ehlers, Andrew Teske, and Ken Scissors.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Rick Dorris (Development Engineer), Kristen Ashbeck (Principal Planner), and Scott Peterson (Senior Planner).

There were approximately 110 citizens in the audience.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the October 8, 2019 meeting.

Commissioner Teske moved to approve the minutes as written. Commissioner Deppe seconded the motion.

The motion carried unanimously 6-0.

2. Dillard's Sanitary Sewer Easement Vacation File # VAC-2019-475

Consider a request to vacate a portion (1,972 +/- sq. ft.) of a public Sanitary Sewer Easement as a part of the Dillard's development at Mesa Mall, located at 2424 Hwy. 6 & 50.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Discussion

None.

Public Comment

The public hearing was opened at 6:12pm.

There were no public comments.

The public hearing was closed at 6:12pm.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, "Madam Chairman, on the Dillard's Sanitary Sewer Easement Vacation request located at 2424 Hwy. 6 & 50, City file number VAC-2019-475, 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 Deppe seconded the motion. The motion carried unanimously 6-0.

3. Canyon Rim 360 Comprehensive Plan Amendment & Rezone

File # CPA-2019-468, RZN-2019-450

Consider a request by La Plata Communities on behalf of the property owner, the Grand Junction Land Company, for 1) a Comprehensive Plan Amendment from Conservation/Mineral Extraction to Residential Low; and 2) Rezone from PD (Planned Development without a plan) to R-1 (Residential 1 unit per acre) for a 23.16-acre portion of property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the requests.

Questions for Staff

Commissioner Deppe asked Staff about the zoning of the parcel at the time of annexation, the trails that exist at the property, and if the area is in considered hazardous.

Commissioner Teske asked Staff about the subdivision of this property from the parent parcel.

Commissioner Ehlers asked Staff about drainage requirements, traffic studies, and the stub street that was required of the prior development to build.

Staff explained the section in the Zoning & Development Code that requires developers to build stub streets as well as the Circulation Plan.

There were questions regarding the intent of the development of this property, how the property is currently zoned [clarification on Planned Development without a Plan], clarification of Conservation/Mineral Extraction land use category, and the existing trails and if the developer would be required to build these trails.

Staff described the Active Transportation Map.

Commissioner Gatseos asked about the Circulation Plan. Rick Dorris, Development Engineer, described the connectivity of the proposed development.

There was discussion regarding the soil and drainage conditions at the site.

Commissioner Teske asked about a minimum density.

Applicant's Presentation

Ted Ciavonne, representing the applicant, La Plata Communities, was present and made a comment regarding the request.

Robert MacGregor, owner of the property, was present and made a comment regarding the request.

Doug Quimby, La Plata Communities, was present and made a comment regarding the request.

Public Comment

The public hearing was opened at 7:08pm

The following spoke in opposition of the request: H. Merritt Kinsey, Mike Baker, Heidi Kaiser, Greg Gador, Curtis Cameau, David Caldwell, Joan Hoelscher, Thomas McCloskey, Jarrod Psencik, Thomas Brown, Karen Combs, Jim Henning, and Bruce Smith.

The public hearing was closed at 7:48pm.

Planning Commission took a break at 7:48pm.

Planning Commission started back at 7:55pm.

Applicant's Presentation

Mr. Ciavonne responded to public comment.

Questions for Staff

Commissioner Ehlers asked Staff about the Redlands Area Plan and the Geologic Hazards Map.

Commissioner Ehlers made a comment regarding the development review process.

Discussion

Commissioners Gatseos, Scissors, Teske, Ehlers, and Reece made comments in support of the request.

Commissioner Deppe made a comment in opposition of the request.

Motion and Vote

Commissioner Gatseos made the following motion:

“Madam Chair, on the Comprehensive Plan Amendment request CPA-2019-468 and the Rezone request RZN-2019-450, concerning a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, I move that the Planning Commission recommend approval of the actions to:

- 1) Amend the Comprehensive Plan from a designation of Conservation to a designation of Residential Low .5 to 2 dwelling units per acre; and
- 2) Rezone a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, currently zoned Planned Development (PD) without a plan to Residential 1 unit per acre (R-1).”

Commissioner Teske seconded the motion. The motion carried 5-1 with Commissioner Deppe voting NO.

4. Other Business

5. Adjournment

The meeting was adjourned at 8:28pm.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: November 12, 2019
Presented By: Landon Hawes, Senior Planner
Department: Community Development
Submitted By: Landon Hawes, Senior Planner

Information

SUBJECT:

Consider a request by Habitat for Humanity of Mesa County to vacate a public utility easement located on Parcel Number 2943-212-06-100 and Tract C of Hoffman Subdivision Filing II. **THIS ITEM HAS BEEN WITHDRAWN.**

RECOMMENDATION:

Staff recommends conditional approval.

EXECUTIVE SUMMARY:

The Applicant, Habitat for Humanity of Mesa County, requests the vacation of a portion of a 10-foot public utility easement on parcel 2943-212-06-100 and Tract C of Hoffman Subdivision Filing II. The easement is currently part of the Hoffman II subdivision and is located near the western edge of Lot 100 and Tract C. The Applicant wishes to move the easement to this western edge by vacating the current location and dedicating a new easement placement as part of the Hoffman Subdivision Filing III plat recordation.

BACKGROUND OR DETAILED INFORMATION:

The Applicant for the 10-foot public utility easement vacation is Habitat for Humanity of Mesa County. The requested vacation is located on parcel 2943-212-06-100, as well as Tract C of Hoffman Subdivision Filing II. Both of these properties are currently vacant except for Xcel Energy equipment in the existing easement. The Applicant is in the process of platting a 24-lot single-family residential subdivision, Hoffman Subdivision Filing III, on parcel 2943-212-06-100.

During the planning review process for Hoffman III, Xcel Energy informed the Applicant

that an easement for the existing overhead power lines on site would need to remain; otherwise the overhead lines would need to be moved. Leaving the existing easement would make several of the subdivision lots unbuildable, so the applicant has chosen to resolve the issue by requesting approval of a new easement on the western edge of the subdivision which will require subsequent relocation (and undergrounding) of the above-ground lines currently on site at the Applicant's expense. Neither Xcel Energy nor any other utility expressed issues regarding this request.

Part of the existing 10-foot utility easement that is being vacated is located on Tract C of Hoffman Subdivision Filing II. Tract C was dedicated as a perpetual utility easement to the city, so vacating the portion of the old easement that overlaps with Tract C will not cause access or utility issues.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 1, 2019 and the subject property was posted with an application sign on June 14, 2019. The notice of this public hearing was published November 5, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of the utility easement shall conform to the following:

a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

The proposed public utility easement vacation is addressed by the following Goal of the Comprehensive Plan.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Vacation of this utility easement will have no impact on public facilities or services provided to the general public; all power infrastructure in the current easement will be placed in the new easement. Staff therefore finds this request conforms with this criterion.

b. No parcel shall be landlocked as a result of the vacation.

The request to vacate the public utility easement will not render any parcel landlocked. Therefore, staff finds the vacation request meets with this criterion.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

No access to any parcel will be restricted by the vacation of this public utility easement. Staff finds this criterion has been met.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

The Applicant proposes to relocate all existing power equipment to the new easement. In addition, the application has been reviewed by all potentially-affected utilities and no concerns have been raised with the vacation request. Based on the information available, staff has found there will be no adverse impacts to the community and no impacts on the public facilities and services that serve this or any adjacent parcel of land, and therefore has found this request conforms with this criterion.

e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

No facilities and services will be negatively impacted or inhibited by this request. Staff has therefore found this request to conform with this criterion.

f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Vacation of this easement will provide benefit to the City by removing an unnecessary encumbrance on the property and allow the area to be used in an easier manner for logical and orderly development of the property (residential development). Staff finds this request conforms with this criterion.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing VAC-2019-589, a request to vacate a public utility easement located on parcel 2943-212-06-100 and Tract C of Hoffman Subdivision Filing II, the following findings of fact were made:

1. The easement vacation request conforms with Section 21.02.100 (c) of the Grand Junction Zoning and Development Code;

Therefore, staff recommends conditional approval of the request to vacate the public utility easement, based on the following conditions:

1. A new public utility easement is recorded as part of the Hoffman III Subdivision; and
2. The power lines located in the existing easement are moved to the new easement.

SUGGESTED MOTION:

Madam Chairman, on the request to vacate a public utility easement located on the property on parcel 2943-212-06-100 and Tract C of Hoffman Subdivision Filing II, file number VAC-2019-589, I move that the Planning Commission forward a recommendation of conditional approval with the findings of fact listed in the staff report.

Attachments

1. Hoffman Exhibit 1
2. Hoffman Exhibit 2
3. Hoffman Exhibit 3

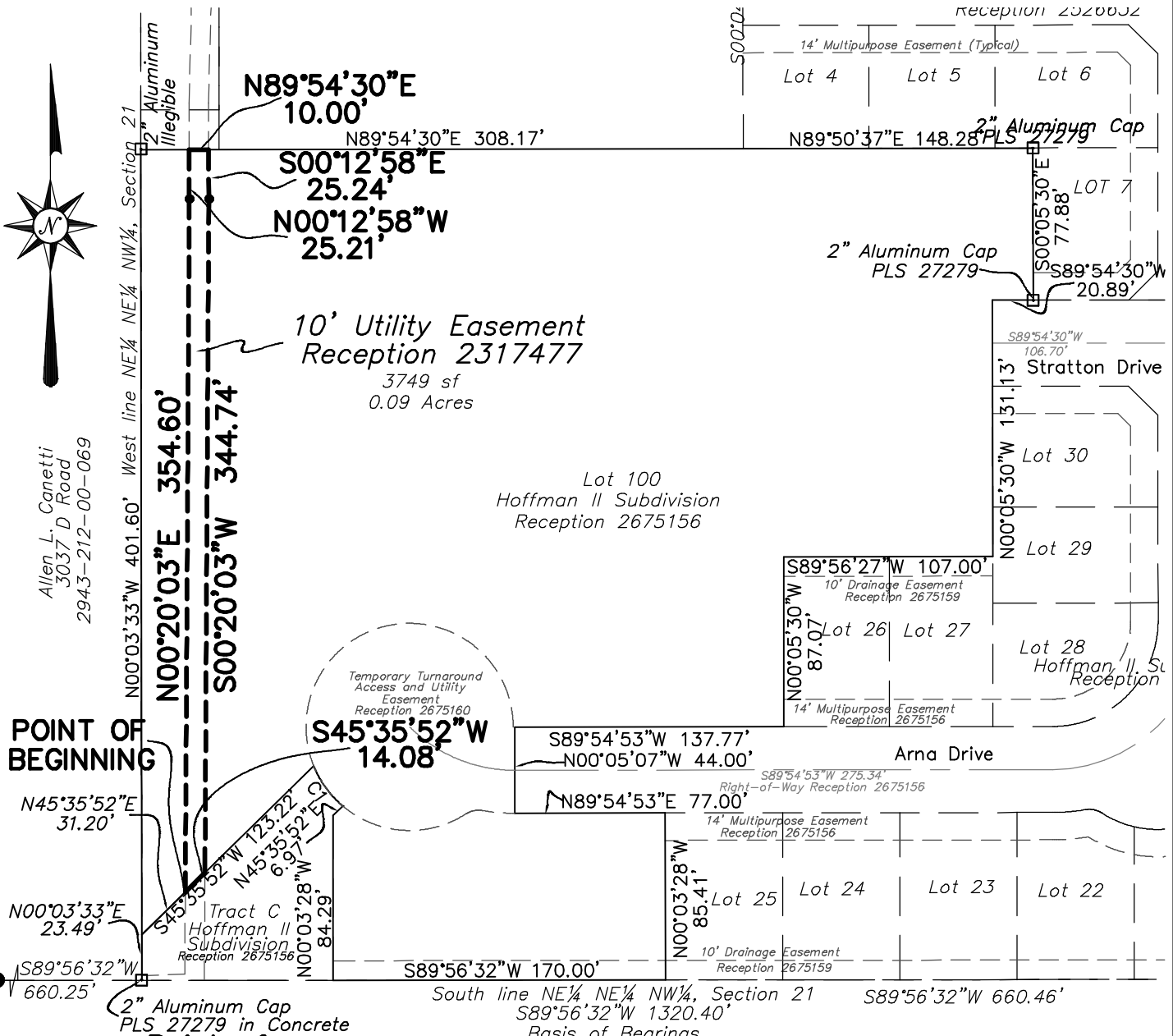


EXHIBIT B

10.0' EASEMENT VACATION



Allen, L. Canetti
3037 D Road
2943-212-00-069



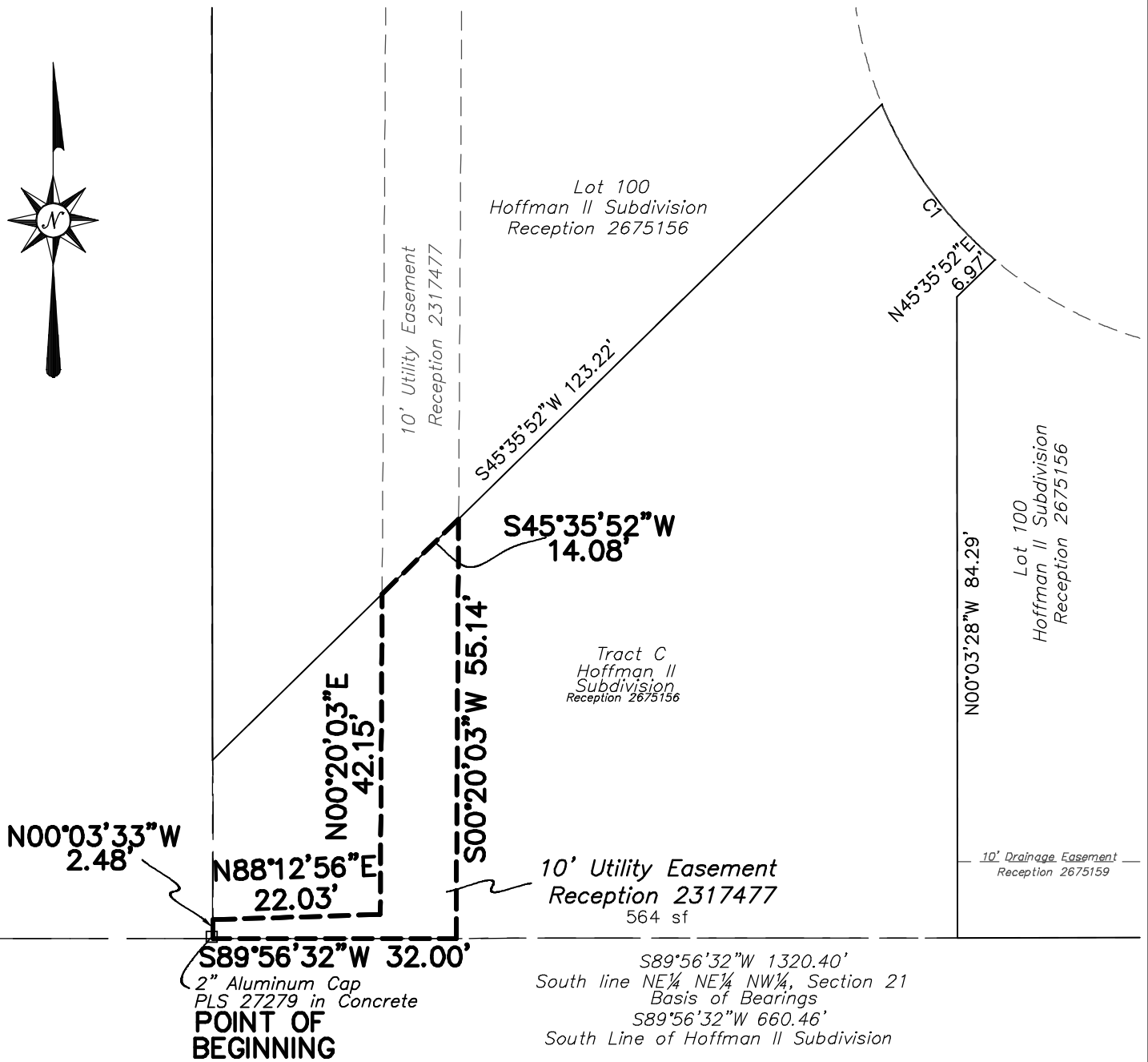
SCALE: 1" = 80'



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-132	Drawn	APP'D	SHEET	OF
DATE: June, 2019	knr	jcf	1	1

EXHIBIT B 10.0' EASEMENT VACATION



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 20'



PROJ. NO. 18-132	Drawn	APP'D	SHEET	OF
DATE: June, 2019	knr	jcf	1	1



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: November 12, 2019
Presented By: Lance Gloss, Associate Planner
Department: Community Development
Submitted By: Lance Gloss, Associate Planner

Information

SUBJECT:

Consider a request by Kyle Berger and Mark Beckner to Rezone three Parcels of 8.75 acres, 2.03 acres, and 0.8 acres totaling 10.86 acres Currently Zoned R-R (Residential – Rural), R-E (Residential - Estate), and R-1 (Residential – 1 unit per acre), located at 2576 Tahoe Drive to R-2 (Residential - 2 units per acre). **THIS ITEM HAS BEEN WITHDRAWN.**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, Kyle Berger and Mark Beckner, are requesting a rezone of three parcels totaling 10.86 acres located at 2576 Tahoe Drive, 2574 Tahoe Drive, and an adjacent unaddressed parcel from the R-R (Residential Rural 5 acres/unit), R-E (Residential Estate, 1 unit/acre), and R-1 (Residential 1 unit/acre) zone districts to an R-2 (Residential, 2 units/acre) zone district. This rezone request comes in anticipation of a simple subdivision to adjust boundary lines for these parcels. The requested R-2 zone district is consistent with the Comprehensive Plan Future Land Use designation of Residential Low (0.5 to 2.0 units/acre).

BACKGROUND OR DETAILED INFORMATION:

The subject properties are located at 2576 Tahoe Drive, 2574 and an adjacent unaddressed parcel with Mesa County tax parcel number 2945-031-00-201. The property at 2576 Tahoe Drive is presently developed as a single family residence. The property at 2574 Tahoe Drive is presently leased as pasture, and supports a small

permanent structure used to store and distribute farm goods. The unaddressed parcel of note presently consists of an open storm drain and vegetation with no additional improvements. The property at 2591 G Road, adjacent to the northeast of the proposal, is not part of this rezone application. The property at 2591 G Road is currently zoned R-2, and is primarily used for farming and agriculture, with a greenhouse on site. Although not a part of this rezone proposal, it is noteworthy to mention this property was and is part of a simple subdivision proposal that is inclusive of the three parcels subject to this request.

The parcels concerned were annexed into the City in 2000 as part of the G Road South Enclave Annexation. That annexation included 381 acres with a range of residential zone districts.

Two of the subject properties—2591 G Road and the unaddressed parcels—have never been subdivided in the City of Grand Junction, and are legally described by metes and bounds. The lots at 2574 Tahoe Drive and 2576 Tahoe Drive have been subdivided twice in the last decade. These lots were split to form two equal-sized rectangular parcels as part of the Burnell Subdivision in 2014. A replat adjusting the boundaries between those two lots was accomplished by the Rooted Gypsy Subdivision of 2018 to produce the present configuration.

The Applicant's plan for development, pending rezoning to a uniform R-2 zone district for all four parcels, is a boundary line adjustment involving the three subject properties and an additional property at 2591 G Road. As represented by the Applicant, the intent is to continue agricultural operations for the existing business called Rooted Gypsy Farms. In addition, following subdivision, the southernmost lot is planned for sale to allow construction of a single family home. However, the R-2 zoning district allows up to 2 dwelling units per acre and other uses such as two-family residential dwellings to be established as by right use on the property. The property at 2574 Tahoe Drive, if rezoned from R-R to R-2, will also eliminate several uses that are currently allowed by right on the property, such as indoor entertainment facilities and indoor animal boarding sales, as well as several conditional uses including campgrounds and dairy operations.

In the vicinity surrounding the subject properties to the east, south, north, and west are single-family residential developments at a range of low and medium densities. R-2 and R-R zoning is in place for parcels to the north, R-4 zoning is in place to the west, R-1 zoning is in place to the east, and R-R zoning is in place to the south. No zoning overlay applies to the subject parcels, nor is a neighborhood plan in place for this area.

The Comprehensive Plan Future Land Use Map designates these parcels for development as Residential Low. This Residential Low designation is a residential designation for single family detached residences with typically 0.5 to 2 units per acre,

for which urban services are supplied. It is intended to support greater density than Rural or Estate future land use designations, but is not intended for medium or high intensity residential uses, nor for commercial or industrial uses.

The City received a complaint call regarding possible code violations by the Rooted Gypsy Farms business, asking that city code enforcement staff initiate an investigation. A code enforcement case was then opened by the City of Grand Junction—and remains open—regarding the operations of the Rooted Gypsy Farms business on the subject properties. On October 30th, a Notice of Violation was issued to Rooted Gypsy Farms. The violation was the use of the property as a location for retail sales of farm produce, which is an allowed use neither in the current zone districts of R-R, R-E, and R-1, nor under the proposed R-2 zone district.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on September 17, 2019 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Approximately 15 citizens, along with the Applicants, the Representative, and other residents of subject properties. City planning staff were in attendance. A variety of comments and concerns were expressed at the meeting. Most comments were directed toward the subdivision application which is under administrative review pending a rezone of the parcels to a uniform R-2 zone district. Some comments centered on access to the newly created lots via Tahoe Drive, especially in relation to civil disagreements regarding landscaping commitments and possible episodes of past trespass. These comments do not specifically pertain to the rezone proposal. Comments were also made about the possibility of more concentrated residential development in the future, if agricultural operations cease.

Comments were also made about the agricultural operations, particularly the impact of delivery vehicle traffic. Agricultural operations are permitted in the existing and proposed zone districts. Retailing of goods/products is not permitted in the existing zone districts. An open Code Enforcement case is examining whether current operations constitute retail rather than agricultural operations, however, this investigation does not have direct on the rezone request.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the Public Hearing, in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 1, 2019 and was also sent to those in attendance at the neighborhood meeting. The subject property was posted with an application sign on October 9, 2019 and notice of the public hearing was published November 5, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

(1) Subsequent events have invalidated the original premise and findings; and/or

The Comprehensive Plan includes a Future Land Use Map which identifies the subject parcels as having a Residential Low (0.5 to 2.0 units/acre) designation. Both the Applicant's proposed zoning of R-2, as well as the existing designations of R-1, R-E, and R-R, are supported by the Future Land Use Map designation of Residential Low.

The most recent zoning decision made regarding these parcels was the zone of annexation in 2000 as a result of the G Road South Enclave Annexation. Subsequently, no event has occurred that has invalidated the original premises upon which that zoning decision was made. As existing zoning responds to the Comprehensive Plan Future Land Use Map, and as no significant event has occurred since the most recent zoning decision regarding the subject properties that would invalidate them, R-1, R-E, and R-R remain valid zones for the subject parcels.

Therefore, staff finds that this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The City has seen the land use character within the immediate vicinity of the proposed rezoned area remain largely stable in the two decades since the G Road South Enclave Annexation. Following annexation, residents in the neighborhood expressed the desire to retain low-density zoning, to which City planning staff responded by maintaining a Residential Low Future Land Use designation for the wider area. Minimal changes have been made to the character of development and infrastructure in the immediate vicinity of the subject parcels since the zone of annexation.

Only two substantial developments have occurred within a half-mile radius of the subject properties since the G Road South Enclave Annexation. The Valley Meadows North Subdivision was developed beginning in 2005, leading to the establishment of a 22 single family residences abutting the subject properties. The Blue Heron Meadow Subdivision was developed beginning in 2007, leading to the establishment of a 31 single family residence approximately one-third of a mile north of the subject properties.

However, while the wider area has remained relatively stable, the immediate vicinity of the subject properties has been greatly changed by the development of the Valley

Meadows North Subdivision in 2005. The Valley Meadows North Subdivision was developed as a 16-lot residential development in an R-4 zone district, which is situated adjacent to the west of the proposal. Prior to the development of Valley Meadows North Subdivision, the subject properties did not have an improved access to the public right-of-way. Development of the Valley Meadows North Subdivision included the construction of Tahoe Circle and a stub street leading to the subject properties, which was required by City Development Engineers to enable higher intensity future development of the subject properties. As a result, access to the subject properties has been significantly improved.

City staff finds that the development of the Valley Meadows North Subdivision, which now provides a means for improved ingress/egress to two of the subject properties, constitutes a change to the character and condition of the area that supports the consideration of a R-2 zone district on the property.

Therefore, staff finds that this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject properties are within an urbanizing area of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with an R-2 zone district. The type and scope of land-use proposed by the Applicant (agricultural and single-family) as well as those allowed within the R-2 zone district is similar in character and extent to the existing land-use of the subject properties and adjacent properties. The properties are currently served by Ute water, Persigo Waste Water Treatment, Xcel Energy electricity and natural gas, and cable network links. No nearby transit service is provided. Commercial and employment opportunities such as retail, offices, and restaurants are proximate in location and found nearby along Horizon Drive and surrounding the intersection of Patterson Road and 25 ½ Road.

Based on the provision and concurrency of public utilities and community facilities to serve the rezone request, staff finds that this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

No major change in land-use is contemplated by the rezone, and the current zoning of the subject parcels as R-R, R-E, and R-1 allows for continued agricultural operations and low-density residential development. The Applicant contemplates construction of a single family residence pending rezoning and lot line adjustment. An additional single family residence can be built on the parcel at 2574 Tahoe Drive, which currently

supports no dwellings.

The existence of an inadequate supply of suitably designated land is not cited as a reason for pursuing a rezone by the Applicant in the Development Application dated October 15, 2019. Furthermore, a large supply of parcels with R-2 and similarly low density residential zoning exists within the immediate vicinity of the subject properties. R-2 is also one of the most prolific zone districts in the City of Grand Junction, with approximately 6.2% of parcels within the City zoned R-2.

Based on these considerations, staff finds that this criterion is not met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The Future Land Use designation of Residential Low contemplates a mix of low density residential uses which is equally implemented by the R-2 as by the R-R, R-1, and R-E zone district. The community will derive benefits from the proposed rezone by creating an opportunity for the land to be developed with greater residential density in the future. Such development is not contemplated by this Applicant as represented in the Application, but would be enabled by the rezone should it be desired in the future.

Therefore, staff finds that this criterion is satisfied.

This rezone request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy A: In making land use and development decisions, the City will balance the needs of the community.

Policy C: Increasing the capacity of housing developers to meet housing demand.

Goal 6: Land Use decisions will encourage preservation of existing buildings and their appropriate reuse.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Augustine Blue Rezone, RZN-2019-585, to rezone three parcels of

8.75 acres, 2.03 acres, and 0.8 acres totaling 10.86 acres from R-E (Residential Estate, 1 unit/acre) R-R (Residential Rural 5 acres/unit), and R-1 (Residential 1 unit/acre) to the R-2 (Residential, 2 units/acre) zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, Staff recommends approval of the request to rezone the three parcels at 2576 Tahoe Drive, 2574 Tahoe Drive, and an adjacent unaddressed parcel of 8.75 acres, 2.03 acres, and 0.8 acres totaling 10.86 acres from the R-E (Residential Estate, 1 unit/acre) R-R (Residential Rural 5 acres/unit), and R-1 (Residential 1 unit/acre) to the R-2 (Residential, 2 units/acre) zone district.

SUGGESTED MOTION:

Madam Chairman, on the Rezone request RZN-2019-585, I move that the Planning Commission forward a recommendation of approval for the rezone of three parcels at 2576 Tahoe Drive, 2574 Tahoe Drive, and an adjacent unaddressed parcel from R-E (Residential Estate, 1 unit/acre), R-R (Residential Rural, 5 acres/unit), and R-1 (Residential 1 unit/acre) to the R-2 (Residential, 2 units/acre) zone district, with the findings of fact listed in the staff report.

Attachments

1. Development Application Dated October 15, 2019
2. Site Vicinity Map
3. Site Vicinity Existing Zoning Map
4. Site Vicinity Comprehensive Plan Future Land Use Map
5. Proposed Ordinance

CITY OF GRAND JUNCTION
SURVEYOR VERIFICATION INITIAL SUBMITTAL CHECKLIST
 (GS = GRAPHIC STANDARDS F = FEATURES)

Plat Name AUGUSTINE BLUE SUBDIVISION

	Yes	N/A
1. A legible scale is indicated and a graphic bar scale included (GS A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Drawing size is 24"x36" (GS B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Margins; 2" minimum left, 1/2" top, bottom and right (GS B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Minimum text height is 0.08" lower case letter height (GS R)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Limits of platted parcel are depicted with a bold, heavy line weight (GS E)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. North arrow appears on each sheet (GS I)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. All abbreviations and symbols used on the plat listed in a legend (GS M,N)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Match lines used for multiple sheet plats (GS P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. A graphical key index map for multiple sheet plats (GS P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Legible site/vicinity map (all major streets or roads within 1/2 mile) (F 26)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. All section, 1/4 section and 1/16 section lines within plat or used for control are drawn with lightly dashed lines and accurately described (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Plat name in large bold characters in top center of sheet (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Plat name cannot begin with "The", "A", "Replat" or numerals (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. All descriptive references shall be placed beneath the plat name (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Crosshatching, if used, neat and legible and doesn't obscure text (GS E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Replats shall not depict existing lots, tracts or parcels (F 27)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Improvement survey meeting State and City requirements (F 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. All recorded and apparent rights-of-way and easements are depicted (F 2a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Indicate the source for the recorded easements and rights-of-way (F 2a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Book and page recording information for easements and rights-of-way (F 2b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Easements and rights-of-way completely dimensioned (F 2c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Easements and rights-of-way dimensioned to lot lines and boundaries (F 2c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. All easements identified on the plat (F 2d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Blanket easements noted with all recording information noted (F 2e)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. All dimensions necessary to establish boundaries in field (F 21)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Statement that survey was performed under responsible charge of surveyor (F 22)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. All interior "excepted" parcels labeled as "NOT PLATTED HEREON" (F 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. A written statement describing the Basis of Bearings (F 3a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	N/A
29. Basis of Bearings line graphically depicted and tied to boundary of plat (F 3b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30. Boundary monuments fully described with size, composition and markings (F 4b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31. Boundary monuments no further than 1400' apart (F 4e)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32. Monuments set at all angle points and at the beginning and end of curves (F 4f)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. Witness corners set on line or prolongation thereof (F 4g)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34. Two reference monuments for each corner if not set on line or extension (F 4g)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35. Control monuments shown and identified (F 4h)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36. Monuments set at the boundary intersection of newly dedicated rights-of-way (F 4i)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37. Description references the City, County and State (F 5a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Description references the Section, Township, Range and Meridian (F 5a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39. Descriptions for replats include recording information of prior plat (F 5b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. Descriptions for replats include reference to lots and blocks being replatted (F 5b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
41. Description and boundary is complete and has a mathematical closure of +/- 0.01' (F 5c, 20a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
42. The Point of Commencement and Beginning clearly indicated (F 5d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
43. Conflicts from adjoining descriptions shown and method of resolution noted (F 7a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Physical evidence of boundary conflicts noted (F 7b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Recorded boundary agreements noted and recording information included (F 7c)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Dedication language for conveyances to the City matches approved City model language and corresponds with items such as new easements labeled on the plat (GS 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
47. Consent to subordination for all known lienholders (F 8a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Notary statement for all known lienholders (F 8b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. Place for the record owner(s) signature(s) with notarized acknowledgement (F 9a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50. Statement by owner "that all lienholders appear hereon" or "there are no lienholders of record" (F 9b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
51. Total area of lands being platted noted in acres or square feet (F 10a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
52. Summary table provided, including percentage of the whole (F 10c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
53. Adjoining subdivisions noted with plat title and recording information (F 11a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
54. If plat includes a portion of a previously recorded plat, sufficient ties to controlling lines within the previous plat (F 11b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55. All adjoining recorded and apparent easements depicted (F 11c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
56. All adjoining recorded and apparent rights-of-way depicted (F 11c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57. Width and use of adjoining rights-of-way, easements and reservations (F 11d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | Yes | N/A |
|--|-------------------------------------|-------------------------------------|
| 58. Recording information for adjoining rights-of-way, easements & reservation (F 11a) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 59. Tabular data of lines and curves on applicable sheet, if possible (F 28) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 60. Vertical datum must be referenced to NAVD88, unless otherwise preapproved (F 12a) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 61. Horizontal data shall be the Mesa County Local Coordinate System,
unless otherwise preapproved (F 12b) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 62. Title block contains the Section, Township, Range and Meridian (F 13a) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 63. The name of the plat appears in the title block (F 13b) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 64. Every revision must be dated and noted in the title block (F 13c) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 65. All curves must show the delta, arc length, radius, chord bearing and length (F 14a) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 66. All non-tangent curves must be identified and labeled (including table data) (F 14b) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 67. Blocks and lots numbered consecutively (F 15a) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 68. Additional filings, when contiguous, continues with sequential
numbering of lots and blocks from previous filings (F 15b) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 69. City model language on the plat for the City Manager and Mayor to sign (GS T, F 16a) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 70. City model language on the plat for the Clerk & Recorder's certificate (GS T, F 16b) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 71. City model language on the plat for the Title Company to sign (GS T, F 17) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 72. City model language on the plat for any lienholder to sign (GS T, F 8) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 73. City model language on the plat for the Owner(s) to sign (GS T, F 9) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 74. Place for the surveyor to sign and seal (GS T, F 6) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 75. "City Use Block" provided for City personnel to use (F 30) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I **HEREBY STATE** that in my professional opinion, and based on my knowledge and belief, the attached submittal subdivision plat is in compliance with this checklist as indicated hereon, subject to clarifications, if any, attached hereto.

By: 

Professional Land Surveyor

P.L.S. Number 38146

Date: 10/15/19

AUGUSTINE BLUE SUBDIVISION

A REPLAT OF LOTS 1 AND 2, ROOTED GYPSY FARMS SUBDIVISION RECORDED AT RECEPTION NUMBER 2862456 AND PARCELS LOCATED IN THE NE1/4 NE1/4, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Mark Beckner is the owner of that real property located in the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado, being more particularly described as follows:
(Original Warranty Deed Reception Numbers 2792815 and 2669614.)

Lot 2 of Rooted Gypsy Farms Subdivision, according to the plat thereof filed for record November 26, 2018 as Reception No. 2862456 and COMMENCING at the NW Corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, whence the NE Corner of the said NE $\frac{1}{4}$ NE $\frac{1}{4}$ bears North 89°58'50" East, a distance of 1317.53 feet, with all bearings contained herein, relative thereto; thence South 00°01'49" East along the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 774.18 feet, to the POINT OF BEGINNING; thence South 89°58'52" East, a distance of 50.31 feet; thence South 18°10'19" West, a distance of 161.07 feet to a point of the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 00°01'49" West, along said West line, a distance of 153.05 feet; to the POINT OF BEGINNING.

That Mark Beckner and Sara A. Beckner are the owners of that real property located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado, being more particularly described as follows:
(Original Warranty Deed Reception Number 2634954.)

BEGINNING at the NW Corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, whence the NE Corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ bears North 89°58'50" East, a distance of 1317.53 feet and with all bearings contained herein, relative thereto; thence North 89°58'50" East, along the North line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 834.12 feet; thence South 00°07'08" East, a distance of 462.08 feet; thence North 90°00'00" East, a distance of 110.00 feet; thence South 00°00'00" West, a distance of 12.00 feet; thence North 89°56'27" West, a distance of 291.00 feet; thence South 00°00'00" West, a distance of 300.90 feet; thence North 89°58'52" West, a distance of 603.36 feet; thence South 18°10'19" West, a distance of 161.07 feet to a point on the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence along said West line, North 00°01'49" West, a distance of 927.23 feet to the POINT OF BEGINNING.

That Kyle L. Berger and Hadassa L. Berger are the owners of that real property located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado, being more particularly described as follows:
(Original Warranty Deed Reception Number 2862757.)

Lot 1 of Rooted Gypsy Farms Subdivision, according to the plat thereof filed for record November 26, 2018 as Reception No. 2862456.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as AUGUSTINE BLUE SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

40' of G Road Right-of-Way is dedicated to the City of Grand Junction for the use of the public forever.

44' of Tahoe Drive Right-of-way is dedicated to the City of Grand Junction for the use of the public forever.

14' Multi-Purpose Easements along the North and South sides of the portion of Tahoe Drive being dedicated.

14' Multi-Purpose Easements along the South sides of the portion of G Road being dedicated.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Mark Beckner, has caused his name to be hereunto subscribed this _____ day of _____, A.D. 20____

by: _____ } ss

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Mark Beckner, this _____ day of _____, A.D., 20____
Witness my hand and official seal:

Notary Public
My Commission Expires _____

IN WITNESS WHEREOF, said Member Manager of Augustine Blue Holdings, LLC, Mark Beckner, has caused his name to be hereunto subscribed this _____ day of _____, A.D. 20____

by: _____ } ss

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Mark Beckner, this _____ day of _____, A.D., 20____
Witness my hand and official seal:

Notary Public
My Commission Expires _____

IN WITNESS WHEREOF, said owners, Mark Beckner and Sara A. Beckner, has caused their names to be hereunto subscribed this _____ day of _____, A.D. 20____

by: _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Mark Beckner and Sara A. Beckner, this _____ day of _____, A.D., 20____
Witness my hand and official seal:

Notary Public
My Commission Expires _____

IN WITNESS WHEREOF, said owners, Kyle L. Berger and Hadassa L. Berger, has caused their names to be hereunto subscribed this _____ day of _____, A.D. 20____

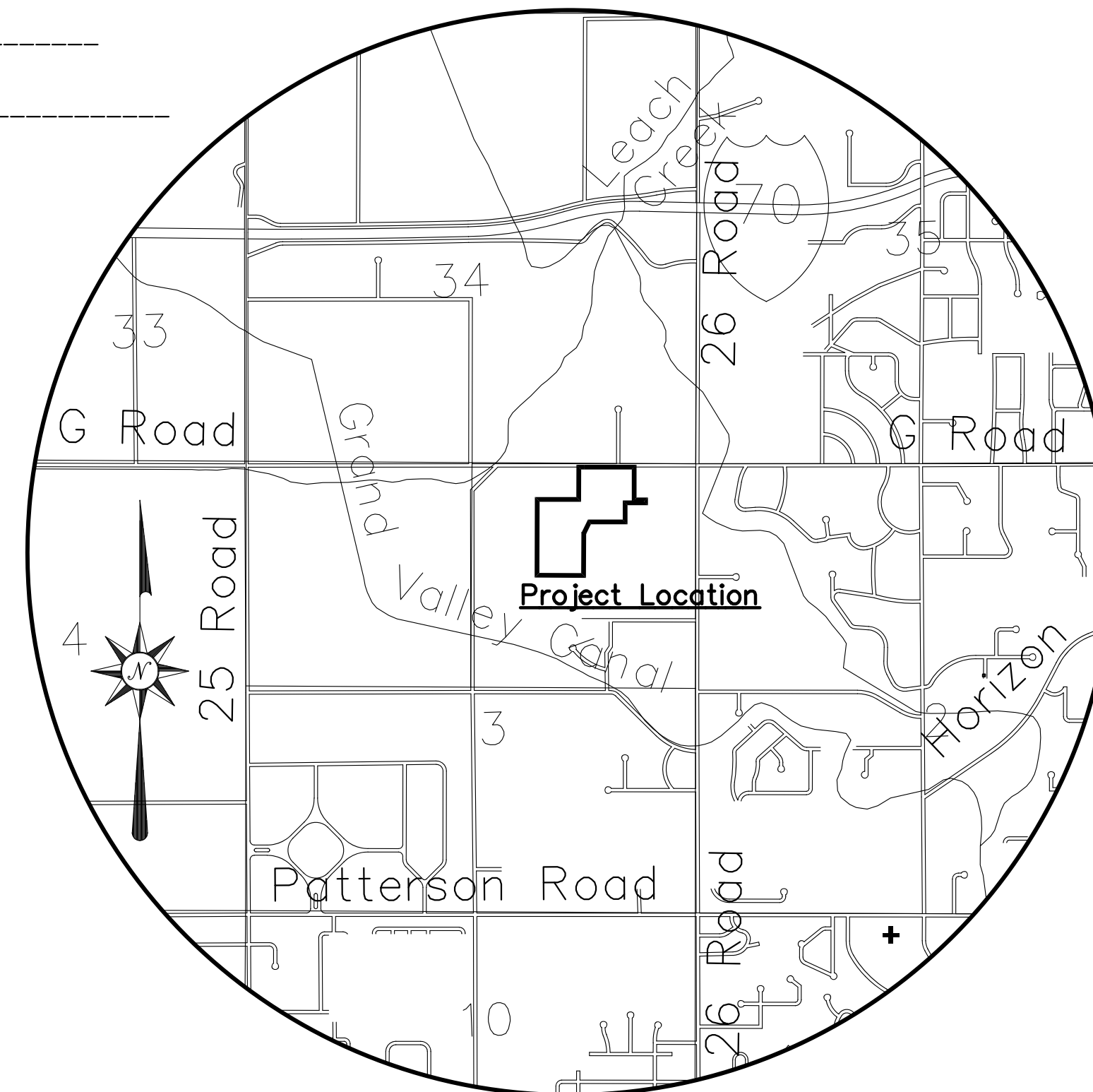
by: _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Kyle L. Berger and Hadassa L. Berger, this _____ day of _____, A.D., 20____
Witness my hand and official seal:

Notary Public
My Commission Expires _____



VICINITY MAP
NOT TO SCALE

LEGEND

- ⊙ ALIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 38146 FLUSH UNLESS OTHERWISE NOTED
- FOUND REBAR, AS NOTED
- ▲ PK NAIL, SET IN PAVING
- DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- Δ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- Ⓜ INTERSTATE HIGHWAY SYMBOL
- Ⓢ STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- §§§ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES (ANGULAR)
- ' MINUTES (ANGULAR) OR FEET (LINEAR)
- " SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- T TOWNSHIP
- R RADIUS OR RANGE (Context)

SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plat of AUGUSTINE BLUE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

We, _____, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to _____; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: _____ by: _____ Name And Title
for: _____ Name Of Title Company

GENERAL NOTES

Easement and Title Information provided by Colorado Title & Closing Services, LLC,
Order No. MS21902491, dated August 8, 2019
Order No. MS21902490, dated August 8, 2019
Order No. MS21902487, dated August 8, 2019
Order No. MS21902846, dated August 19, 2019

Basis of bearings is the North Line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 3 which bears South 89°58'59" West, a distance of 1317.36 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lined units shown hereon in U.S. Survey feet.

FOR CITY USE ONLY

Associated Recorded Documents
Reception Type

CITY OF GRAND JUNCTION APPROVAL

This plat of AUGUSTINE BLUE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 20____

City Manager _____

Mayor _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____, A.D., 20____, and was duly recorded in Reception No. _____

Drawer No. _____ Fees: _____

Clerk and Recorder

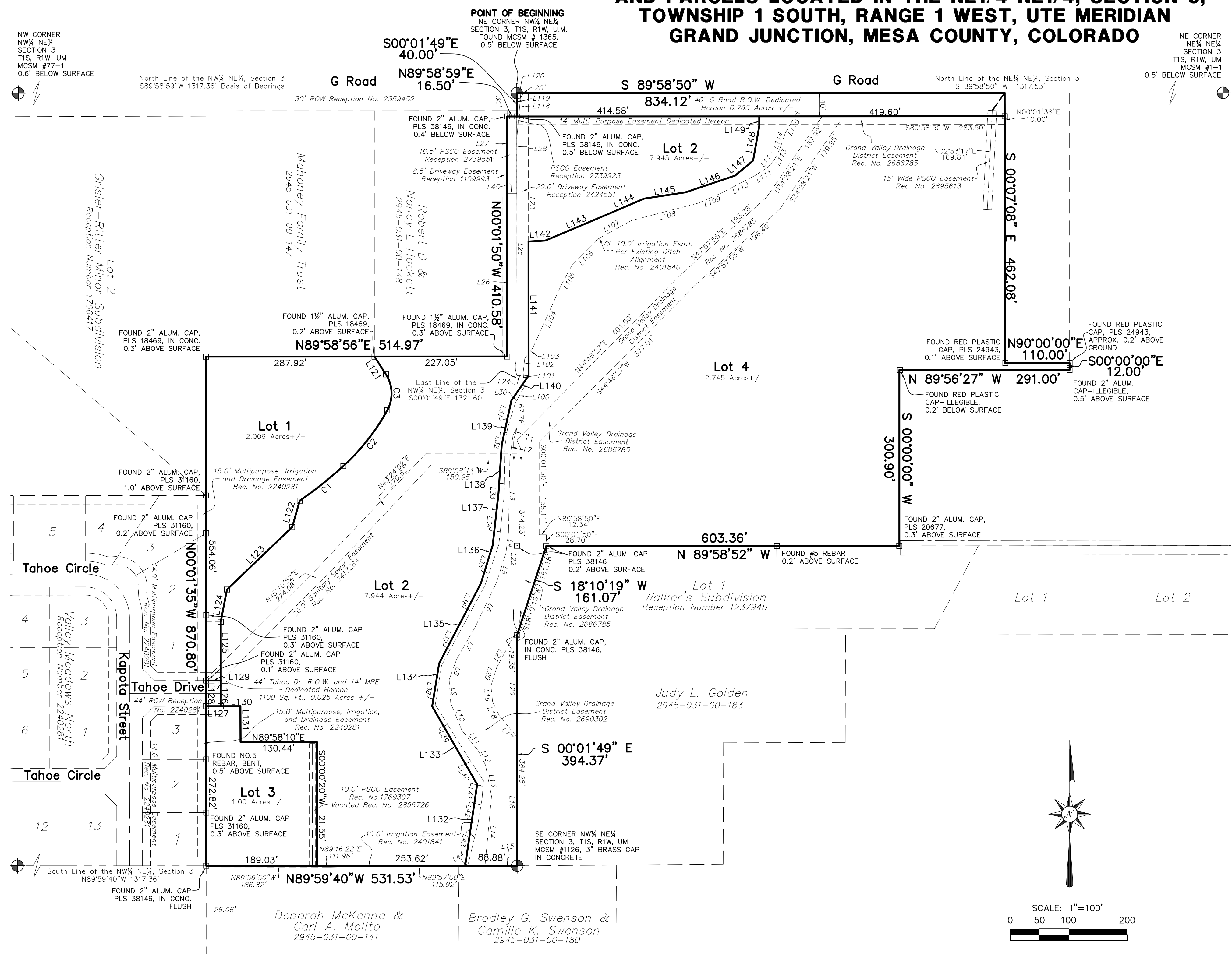
By: _____
Deputy

	AUGUSTINE BLUE SUBDIVISION			
	N1/2 NE1/4, SECTION 3, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO			
High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451				
PROJ. NO. 19-88 DATE: October, 2019	SURVEYED DATE: _____	DRAWN DATE: _____	CHK'D DATE: _____	SHEET OF
J. Ben Elliott COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. No. 38146	be/bo	be	be/jf	1 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

AUGUSTINE BLUE SUBDIVISION

A REPLAT OF LOTS 1 AND 2, ROOTED GYPSY FARMS SUBDIVISION
 RECORDED AT RECEPTION NUMBER 2862456
 AND PARCELS LOCATED IN THE NE1/4 NE1/4, SECTION 3,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S25°28'17"W	15.68'	L100	N28°36'25"E	26.32'
L2	S07°50'55"W	39.32'	L101	N04°35'34"W	24.25'
L3	S01°03'34"W	126.28'	L102	N06°25'21"E	24.57'
L4	S06°58'46"W	36.29'	L103	N38°42'10"E	21.04'
L5	S17°52'40"W	53.13'	L104	N24°19'33"E	118.46'
L6	S25°38'01"W	84.78'	L105	N28°16'47"E	41.20'
L7	S29°58'22"W	62.47'	L106	N44°54'59"E	60.85'
L8	S20°07'44"W	37.27'	L107	N61°11'35"E	66.33'
L9	S03°48'09"E	40.52'	L108	N75°25'41"E	117.83'
L10	S22°23'54"E	49.83'	L109	N66°25'26"E	42.08'
L11	S38°35'55"E	45.37'	L110	N62°32'26"E	65.84'
L12	S26°53'46"E	26.86'	L111	N57°24'10"E	26.47'
L13	S10°52'02"E	54.58'	L112	N40°20'12"E	17.10'
L14	S05°22'16"W	119.31'	L113	N26°53'29"E	19.44'
L15	S89°59'38"E	55.00'	L114	N18°59'38"E	29.78'
L16	N00°01'50"W	220.27'	L115	N29°55'30"E	40.82'
L17	N40°08'21"W	46.53'	L116	S00°01'49"E	483.34'
L18	N25°41'55"W	27.41'	L117	S89°58'11"W	20.00'
L19	N05°53'30"W	27.31'	L118	N04°57'35"E	79.52'
L20	N17°27'41"E	33.14'	L119	S00°01'49"E	79.22'
L21	N28°18'29"E	73.05'	L120	N89°58'50"E	6.92'
L22	N00°01'49"E	346.19'	LINE BEARING DISTANCE		
L23	S00°01'49"E	483.34'	L121	S32°48'17"E	36.39'
L24	S89°58'11"W	20.00'	L122	S16°00'18"W	47.02'
L25	N00°01'49"E	483.34'	L123	S46°12'32"W	154.42'
L26	N00°01'50"W	420.58'	L124	S10°54'14"W	55.90'
L27	N00°01'50"W	142.00'	L125	S00°01'35"E	100.74'
L28	S00°01'49"E	142.00'	L126	S00°01'35"E	44.00'
L29	N00°01'49"W	183.36'	L127	N89°57'49"E	25.00'
L30	S34°02'26"W	4.20'	L128	N00°01'35"W	44.00'
L31	S17°13'05"W	45.55'	L129	N89°57'49"E	25.00'
L32	S08°14'58"W	30.92'	L130	N89°57'49"E	33.55'
L33	S00°56'13"W	84.33'	L131	S00°10'34"E	61.31'
L34	S06°13'41"W	85.57'	L132	N08°22'38"E	140.65'
L35	S18°48'32"W	74.34'	L133	N29°55'27"W	154.17'
L36	S28°29'05"W	67.54'	L134	N09°12'04"E	74.28'
L37	S28°27'37"W	87.47'	L135	N27°32'22"E	154.33'
L38	S09°08'02"W	67.88'	L136	N17°14'58"E	68.34'
L39	S31°55'39"E	104.25'	L137	N06°19'58"E	89.73'
L40	S33°15'11"E	49.57'	L138	N03°49'59"E	83.36'
L41	S04°05'13"W	29.62'	L139	N22°22'02"E	77.14'
L42	S09°12'25"W	44.16'	L140	N34°43'43"E	51.53'
L43	S13°36'39"W	70.25'	L141	N00°01'49"E	229.43'
L44	S55°09'06"W	9.01'	L142	N86°42'00"E	28.78'
L45	S89°58'59"W	116.50'	L143	N67°06'56"E	118.09'
			L144	N66°43'57"E	65.20'
			L145	N81°21'41"E	71.81'
			L146	N71°18'58"E	89.40'
			L147	N50°11'50"E	40.07'
			L148	N10°09'42"E	60.00'
			L149	N00°01'10"W	116.57'

CURVE TABLE

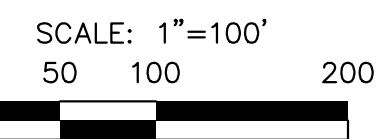
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	702.44'	95.29'	95.21'	S 51°33'28" W	7°46'20"
C2	368.83'	121.84'	121.29'	S 38°12'28" W	18°55'39"
C3	60.00'	64.45'	61.40'	S 02°01'49" E	61°32'56"

AREA SUMMARY

R.O.W.	=	0.79 Acres	03.23%
LOTS	=	23.69 Acres	96.77%
TOTAL	=	24.48 Acres	100.00%

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 38146
- FLUSH UNLESS OTHERWISE NOTED
- FOUND 2" ALUMINUM CAP, PLS 38146, FLUSH UNLESS OTHERWISE NOTED
- ▲ PK NAIL, SET IN PAVING
- DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- △ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- BrG CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- Ⓜ INTERSTATE HIGHWAY SYMBOL
- Ⓢ STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- §§§ SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- MPE MULTI-PURPOSE EASEMENT
- ± MORE OR LESS
- ° DEGREES (ANGULAR)
- ' MINUTES (ANGULAR) OR FEET (LINEAR)
- " SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- Rec. RECEPTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T TOWNSHIP
- R RADIUS OR RANGE (Context)



SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plat of AUGUSTINE BLUE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

AUGUSTINE BLUE SUBDIVISION
 N1/2 NE1/4, SECTION 3,
 T1S, R1W, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

Preliminary

High Desert Surveying, LLC
 1673 Highway 50 Unit C
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax 970-241-0451

J. Ben Elliott
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. No. 38146

PROJ. NO. 19-88	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: October, 2019	be/bo	be	be/jf	2	2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Boundary Line Adjustment and Rezone

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Residential Existing Zoning: RR, R-2, R-1
Proposed Land Use Designation: Residential Proposed Zoning: R-2

Property Information

Site Location: Tahoe Drive, 26 & G Rd. Site Acreage: Approx. 22.3
Site Tax No(s): 2945-031-00-014; 2945-031-072-002; 2945-031-00-201; 2945-031-072-001 Site Zoning: R-2

Project Description: Reconfigure the 4 existing parcel boundaries to create four new parcels and to change zoning on all new parcels to R-2

Property Owner Information

Applicant Information

Representative Information

Name: See Attachment Name: Mark Beckner Name: Larry Beckner
Street Address: _____ Street Address: 2591 G Road Street Address: 200 Grand Avenue
City/State/Zip: _____ City/State/Zip: Gr. Jct., CO 81506 City/State/Zip: Gr. Jct., CO 81501
Business Phone #: _____ Business Phone #: 640-5419 Business Phone #: (970) 986-3400
E-Mail: _____ E-Mail: mbeckner@inotekgroup.com E-Mail: lbeckner@hfak.com
Fax #: _____ Fax #: _____ Fax #: 986-3401
Contact Person: _____ Contact Person: _____ Contact Person: Larry Beckner
Contact Phone #: _____ Contact Phone #: _____ Contact Phone #: 986-3400

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: [Signature] Date: 8/27/19

Signature of Legal Property Owner: [Signature] Date: 8/27/19

**Property Line Adjustment & Rezone
26 & G Road**

785491

Property Owner Information

The project seeks to adjust property lines on four existing parcels, to create 4 new parcels and to rezone all parcels to R-2. The parcels have four different owners.

Parcel 2945-031-00-014

Name: Mark Beckner and Sara A. Beckner
Address: 2591 G Road
Grand Junction, CO 81506
Phone: 970-640-5419
E-Mail: mbeckner@inotekgroup.com
Contact Person: Mark Beckner
Phone: 970-640-5419

Parcel 2945-031-00-201

Name: Augustine Blue Holdings, LLC
Address: No Address
Grand Junction, CO 81506
Phone: 970-640-5419
E-Mail: mbeckner@inotekgroup.com
Contact Person: Mark Beckner
Phone: 970-640-5419

Parcel 2945-031-72-001

Name: Kyle L. Berger and Hadassa L. Berger
Address: 2576 Tahoe Drive
Grand Junction, CO 81505
Contact Person: Kyle Berger
Phone: 970-434-9658

Parcel 2945-031-72-002

Name: Mark Beckner
Address: 2574 Tahoe Drive
Grand Junction, CO 81506
Phone: 970-640-5419
E-Mail: mbeckner@inotekgroup.com
Contact Person: Mark Beckner
Phone: 970-640-5419

New Configuration

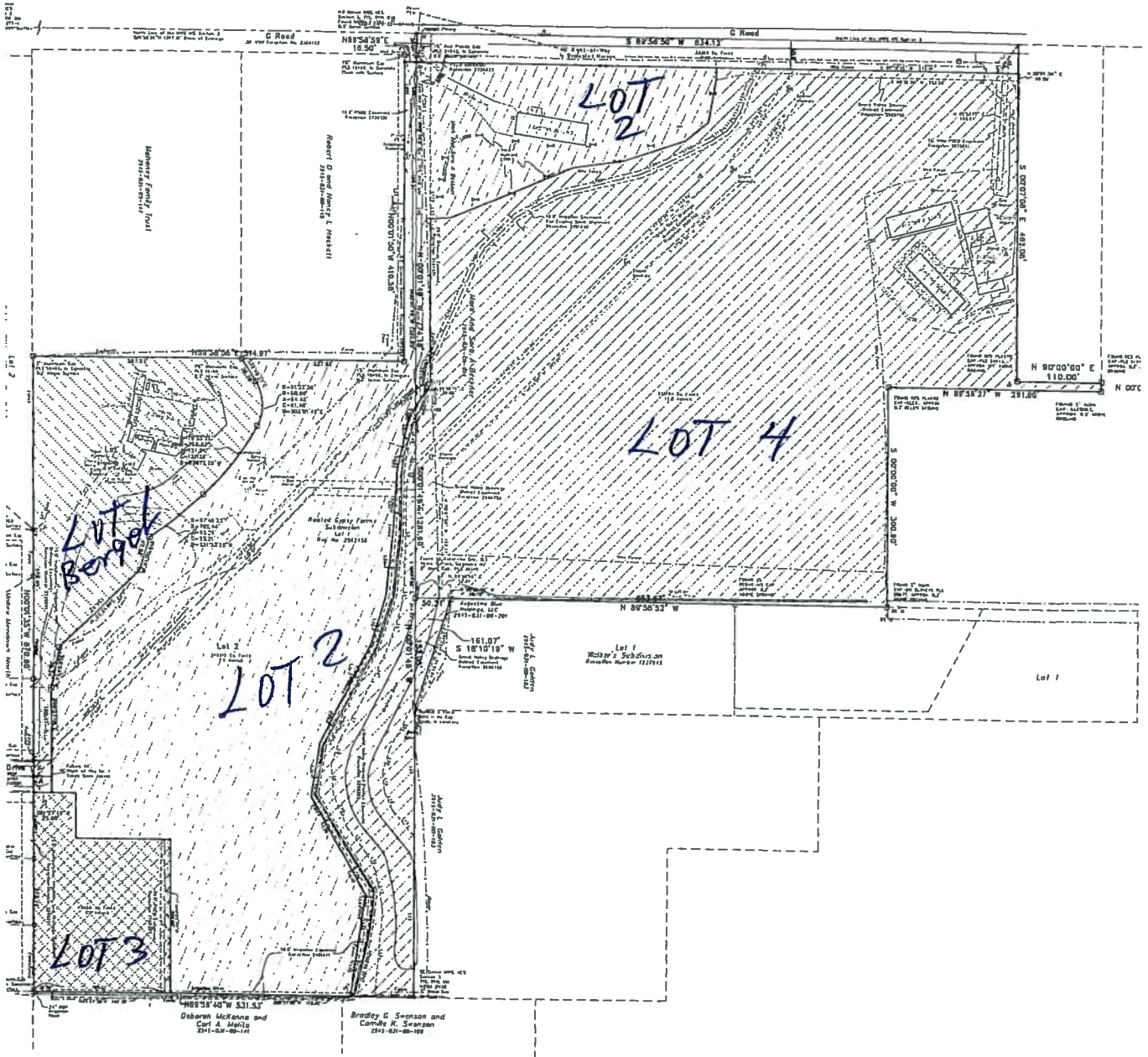


Exhibit A

NEIGHBORHOOD MEETING NOTICE

Augustine Blue Subdivision

Tuesday, September 17, 2019

5:30 PM

To: Adjacent Property Owners

Purpose: To present to the neighborhood the proposed rezone of properties owned by Mark and Sara Beckner and by Kyle and Hadessa Berger.

Where: Farm Stand located at 2576 Tahoe Drive. The meeting is located on the property subject to the requested rezone.

The applicants, Mark and Sara Beckner, and Kyle and Hadessa Berger, seek to rezone their four parcels of land to an R-2 zone. The zoning is currently mixed including R-2, R-R, R-E and R-2. The property subject to this rezone request consists of 24.48 acres of land and comprises four tax parcels. The applicants seek to adjust the current parcel lines to create four subdivided lots. The impetus for this project is to sell approximately 7.9 acres of land to Kyle and Hadessa Berger who have purchased from the Beckners the business known as Rooted Gypsy Farms. The new parcel to be acquired by the Bergers includes the greenhouse adjacent to G Road. The new configuration of parcels will consist of the current property owned by the Bergers and where their residence is located, the 7.9 acres to be acquired by the Bergers from the Beckners, a lot of approximately 12.8 acres for the continued use by the Beckners of their residence, and a single family residential lot of approximately 1 acre adjoining Tahoe Drive.

We look forward to meeting with you and discussing this proposal. If you have questions before the meeting, please contact Larry Beckner at his office at 970-986-3400, or contact him by email at lbeckner@hfak.com

Thank you,

Mark & Sara Beckner
Kyle & Hadessa Berger

Exhibit B

2620 G ROAD
JOY W BUSH
2616 ASTER CT
GRAND JUNCTION CO 81506-8527

AUBERT JUSTIN L
AUBERT KENDI K
703 ESTATES BLVD
GRAND JUNCTION CO 81505-9599

BARNES SARA ELIZABETH
2576 GALLEY LN
GRAND JUNCTION CO 81505-1412

BERGER KYLE L
BERGER HADASSA L
2576 TAHOE DR
GRAND JUNCTION CO 81505-1492

BOMBERG BRYAN C
BOMBERG KAREN M
687 26 RD
GRAND JUNCTION CO 81506-1409

CIMARRON NORTH
KEN PETERSON
2565 TRAILS END CT
GRAND JUNCTION CO 81505-1431

COLEMAN DYLAN J
COLEMAN MARY E
681 KAPOTA ST
GRAND JUNCTION CO 81505-3400

DESROSIERS DON C
DESROSIERS KATHRYN M
455 WILDWOOD DR
GRAND JUNCTION CO 81507-2505

ENGLAND GARY M
670 KAPOTA ST
GRAND JUNCTION CO 81505-1056

EVARTS LA TRUST
2191 FREMONT DR
LAKE HAVASU CITY AZ 86406-8301

ACHIERNO L&C FAMILY TRUST
664 1/2 KAPOTA ST
GRAND JUNCTION CO 81505-1056

AUGUSTINE BLUE HOLDINGS LLC
PO BOX 2185
GRAND JUNCTION CO 81502-2185

BECKNER LARRY
PO BOX 40
GRAND JUNCTION CO 81502-0040

BLACKMER PATRICK C
BLACKMER CINDY L
695 GLEN CARO DR
GRAND JUNCTION CO 81506-8398

BULLARD LARRY TRUST
BULLARD SALLY TRUST
701 ESTATES BLVD
GRAND JUNCTION CO 81505-9599

CITY OF GRAND JUNCTION
DAVE THORNTON
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

CONFIDENTIAL OWNER
689 26 RD
GRAND JUNCTION CO 81506-1409

DRAZEK JAN B
685 1/4 26 RD
GRAND JUNCTION CO 81506-1409

ESSMAN MARTIN L
ESSMAN DOLORIS
PO BOX 901
QUARTZSITE AZ 85346-0901

FENNELL PATRICIA A
699 26 RD
GRAND JUNCTION CO 81506-1409

ADCOX SANDRA K
682 KAPOTA ST
GRAND JUNCTION CO 81505-3400

BALDWIN DAVID D
BALDWIN NANCY ANN
679 TAHOE CIR
GRAND JUNCTION CO 81505-3401

BECKNER MARK
BECKNER SARA A
PO BOX 2185
GRAND JUNCTION CO 81502-2185

BLANGSTED FAMILY TRUST
674 KAPOTA ST
GRAND JUNCTION CO 81505-1056

CHRISTENSEN MICHAEL A
271 GETTYSBURG ST
GRAND JUNCTION CO 81503-7702

COLE LUKE MITCHELL
COLE ASHLEY ANN
669 KAPOTA ST
GRAND JUNCTION CO 81505-1056

CUESTA VERDE LLC
775 26 RD
GRAND JUNCTION CO 81506-1432

DUNN ALICE JEAN
2625 BIRCH CT
GRAND JUNCTION CO 81506-4871

EVANS JOHN PENN
EVANS NINA NIKOL
607 KAPOTA ST
GRAND JUNCTION CO 81505-1056

FRIEDRICH MARY
2582 FOX RUN
GRAND JUNCTION CO 81505-8679

Exhibit C

GAGGINI CATHERINE REVOC TRUST
2575 FOX RUN
GRAND JUNCTION CO 81505-8679

GEARY DANIEL RAYMOND
DONALD RICHARD
6593 S DOVER ST
LITTLETON CO 80123-3310

GJ TECH CENTER LLC
559 SANDHILL LN UNIT 100
GRAND JUNCTION CO 81505-7104

GOLDEN JUDY L
679 26 RD
GRAND JUNCTION CO 81506-1409

GOLDEN JUDY L
679 26 RD
GRAND JUNCTION CO 81506-1409

GRAND VALLEY IRRIGATION
COMPANY
688 26 RD
GRAND JUNCTION CO 81506-1405

GRAND VALLEY IRRIGATION
COMPANY
688 26 RD
GRAND JUNCTION CO 81506-1405

GRASSIA BERIT M
GRASSIA ROBERT G & HARRIS LYNNE
C GRANTEE BENEFICIARIES
2556 MCCOOK AVE
GRAND JUNCTION CO 81505-1052

GRIFFITH ROBERT L
GRIFFITH M DENISE
683 TAHOE CIR
GRAND JUNCTION CO 81505-3401

GRISIER JAMES R
690 25 1/2 RD
GRAND JUNCTION CO 81505-6957

HAAS CINDERA L
676 TAHOE CIR
GRAND JUNCTION CO 81505-3401

HACKETT ROBERT D
HACKETT NANCY L
2573 G RD
GRAND JUNCTION CO 81505-9548

HANOSH JAMES J JR
HANOSH SONDA LYNN
706 ESTATES BLVD
GRAND JUNCTION CO 81505-9598

HARRIS JOSHUA
HARRIS SHAUNA L
382 EXPLORER CT APT 1
GRAND JUNCTION CO 81507-2687

HAWKINS CAROLEE
HAWKINS TYLER
683 KAPOTA ST
GRAND JUNCTION CO 81505-3400

HEADDY WINFRED L
HEADDY KATHERINE L
680 TAHOE CIR
GRAND JUNCTION CO 81505-3401

HENDERSON SHAWN T
HENDERSON MELINDA M
675 TAHOE CIR
GRAND JUNCTION CO 81505-3401

HULSE GEORGE R JR
HULSE CATHERINE M
675 KAPOTA ST
GRAND JUNCTION CO 81505-3400

HUNT ROBERT R
2572 YOUNG CT
GRAND JUNCTION CO 81505-1417

JAMES GERALD R
JAMES KENNETH D, MCKEE CYNTHIA
D, SPARKS JANINE L
668 KAPOTA ST
GRAND JUNCTION CO 81505-1056

JOCHIM TARA L
JOCHIM RANDALL
679 KAPOTA ST
GRAND JUNCTION CO 81505-3400

JONES DONALD R
JONES C E
693 26 RD
GRAND JUNCTION CO 81506-1409

KALMON GENE
2559 MCCOOK AVE
GRAND JUNCTION CO 81505-1053

KAY SUBDIVISION
PATTIE VISCONTI
659 JANECE DR
GRAND JUNCTION CO 81505-1420

KNIRLBERGER ERWIN
KNIRLBERGER ELKE
695 26 RD
GRAND JUNCTION CO 81506-1409

KULICK MARGARET M
GREINER MARY ANN
665 KAPOTA ST
GRAND JUNCTION CO 81505-1056

LHOTKA ELENA MARY
681 TAHOE CIR
GRAND JUNCTION CO 81505-3401

MADISON CHRISTOPHER A
MADISON ROBIN R
PO BOX 4002
GYPSUM CO 81637-4002

MAHONEY FAMILY TRUST
2567 G RD
GRAND JUNCTION CO 81505-9548

MAHONEY JAMIE L
687 1/2 26 RD
GRAND JUNCTION CO 81506-1409

MAREAN JC TRUSTEE
MAREAN SUZI TRUSTEE
671 TAHOE CIR
GRAND JUNCTION CO 81505-3401

MAST THOMAS A
MAST NANCY K
686 KAPOTA ST
GRAND JUNCTION CO 81505-3400

MCKENNA DEBORAH
MOLITO CARL A
2574 YOUNG CT
GRAND JUNCTION CO 81505-1417

MILLER MARK A
702 ESTATES BLVD
GRAND JUNCTION CO 81506-9598

MILLS STEVEN MICHAEL
NOONE SULLEN
135 BLACKFOOT LN
GUNNISON CO 81230-8724

MOON RIDGE FALLS HOA
ED SCHLAGEL
678 CRESCENT CT
GRAND JUNCTION CO 81505-1071

NOBLE PATRICIA A
HANEY KATHLEEN A GRANTEE
BENEFICIARY
52830 LISBURNE AVE
KENAI AK 99611-9361

O'NEAL DIANE M
O'NEAL JOHN M
1551 CORTLAND CT
GRAND JUNCTION CO 81506-5245

POWELL CRAIG
POWELL MEGAN
676 KAPOTA ST
GRAND JUNCTION CO 81505-3400

QUESENBERRY LLOYD D
QUESENBERRY LORA K
2588 G RD
GRAND JUNCTION CO 81505-9537

REDDING JOHN D
BELT RONALD A
672 KAPOTA ST
GRAND JUNCTION CO 81505-1056

REED PAUL AND BETTY LIVING
TRUST
673 TAHOE CIR
GRAND JUNCTION CO 81505-3401

RITTER EARL D
RITTER NANCY
2565 G RD
GRAND JUNCTION CO 81505-9548

SHERMAN BERNADINE RAE
2570 YOUNG CT
GRAND JUNCTION CO 81505-1417

STANFIELD JAY T
STANFIELD CINDY J
685 1/2 26 RD
GRAND JUNCTION CO 81506-1409

STORTER DAVID B
STORTER MELANIE A
687 TAHOE CIR
GRAND JUNCTION CO 81505-3401

SWENSON BRADLEY G
SWENSON CAMILLE K
2570 GALLEY LN
GRAND JUNCTION CO 81505-1412

THE ESTATES
LARRY BULLARD
701 ESTATES BLVD
GRAND JUNCTION CO 81506-9599

THOMPSON AMY LEE
THOMPSON GRANT FOX
680 KAPOTA ST
GRAND JUNCTION CO 81505-3400

TOOLEN DIANE M
PO BOX 1791
GRAND JUNCTION CO 81502-1791

TREGILGAS NEIL
TREGILGAS KIMBERLY TAGE
685 TAHOE CIR
GRAND JUNCTION CO 81505-3401

TROMBETTA DEREK
2588 GALLEY LN
GRAND JUNCTION CO 81505-1412

TROMBETTA-TICE SHARON A
GOLDEN JUDY L
775 26 RD
GRAND JUNCTION CO 81506-1432

TROWBRIDGE BARBARA M
678 TAHOE CIR
GRAND JUNCTION CO 81505-3401

TRZECIAK MARTIN G
TRZECIAK PHYLLIS J
2579 FOX RUN
GRAND JUNCTION CO 81505-8679

VALLEY MEADOWS HOA
SUE SHEA - PRESIDENT
2535 WESTWOOD DR
GRAND JUNCTION CO 81505-1047

VARDIMAN STEVEN
664 KAPOTA ST
GRAND JUNCTION CO 81505-1056

VELARDE RONALD D
VELARDE MARIAN C
2558 MCCOOK AVE
GRAND JUNCTION CO 81505-1052

WELLING MELINDA A
705 ESTATES BLVD
GRAND JUNCTION CO 81506-9599

WILKENS RANDALL
WILKENS SHAWN
662 KAPOTA ST
GRAND JUNCTION CO 81505-1056

WILLIAMS JAY A
CULLITON RHONDA L
2586 G RD
GRAND JUNCTION CO 81505-9537

WILLIAMS MARK N
WILLIAMS SUZANNE E
692 26 RD
GRAND JUNCTION CO 81506-1405

WILSON NATHANIEL B
WILSON LORI S
678 KAPOTA ST
GRAND JUNCTION CO 81505-3400

WOODBURY PETER D
WOODBURY SUSAN C
2582 GALLEY LN
GRAND JUNCTION CO 81505-1412

WOOLSEY WILLIAM
WOOLSEY JEANNE
677 TAHOE CIR
GRAND JUNCTION CO 81505-3401









WREN CASEY
WREN TONYA
677 26 RD
GRAND JUNCTION CO 81506-1409

**SIGN IN SHEET
REZONE OF ROOTED GYPSY FARMS SUBDIVISION
TO R-2 ZONING**

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Melanie Storter	<i>MS</i>	687 Tahoe Cir.
Cathy Hulce	<i>CH</i>	675 7th Kapota St.

EXHIBIT D

SIGN IN SHEET
REZONE OF ROOTED GYPSY FARMS SUBDIVISION
TO R-2 ZONING

NAME	SIGNATURE	ADDRESS
Lloyd Quisenberry		2588 G Road
Lora Quisenberry		2588 G Rd
Andrea Lacey		682 Kapota St GJ
Marta Essman		684 Kapota St.
Charles D. Swerther		688 26 Rd S1504
Bugars		1576 Tahoe Dr. 81505
Mast		686 Kapota St
Mark Beckner		P.O. Box 2185, GJ 81502

**City of Grand Junction
Fire Department New Development Fire Flow**

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: 8/23/2019
Project Name:
Project Street Address: 2591 G Road, Grand Junction, Colorado 81506
Assessor's Tax Parcel Number: 2945-031-00-014; 2945-031-072-001;
2945-031-072-002; 2945-031-00-201
Project Owner Name: Mark Beckner
City or County project file #: 2019-365

1. If the project includes one or more one or two-family dwelling(s):
- a. The maximum fire area ¹ for each one or two family dwelling will be 4300 square feet.
 - b. All dwelling units will will not include an approved automatic sprinkler system.

Comments:

Two residences are constructed. One additional single residence will be built.

2. If the project includes a building other than one and two-family dwelling(s):
- a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements:

b. List each building that will be provided with an approved fire sprinkler system:

3. List the minimum fire flow required for this project (based on Appendix B and C):

1000 g.p.m.

Comments:

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m. at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2012, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire flow calculation area, 2012 IFC, B104.1 p 445.

**City of Grand Junction
Fire Flow Form**

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction

2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system:

4. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: _____
[Or: 1.) attach a map or diagram with the same information, or 2.) attach a map/diagram with flow modeling information.]

5. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form: _____

Date: _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.: _____

Signature of P.E.: _____

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water and City water.
² Address: City – 333 West Ave, Bldg A, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502
³ International Fire Code, 2012 Edition
⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

GENERAL PROJECT DESCRIPTION**Lot Line Adjustment – 2575 G Road**

Applicants: Mark Beckner & Kyle Berger

Representative: Larry Beckner

A. Project Description:

Location: The project is generally located at 2576 Tahoe Drive and 2591 G Road. The properties subject to this project are four tax parcels identified as 2945-031-00-014 (the residence of Mark and Sara Beckner (“Beckner Residence”), 2945-031-00-201 (a small triangular parcel owned by Augustine Blue Holdings, LLC, a company owned by Mark and Sara Beckner (“Augustine Parcel”), 2945-031-72-001 (Lot 1 Burnell Subdivision owned by Kyle and Hadassa Berger (“Lot 1 Burnell”), and 2945-031-72-002 (Lot 2 Burnell Subdivision owned by Mark Beckner (“Lot 2 Burnell”). The project calls for a change in the boundary lines of these four parcels to create four new parcels. The existing parcels are currently zoned R-R, R-E, R-1 and R-2. As a part of the boundary line adjustments all parcels are to be rezoned R-2.

Acreage: Total size of the project is 23.7 acres. The existing four parcels will be configured into Lots 1 – 4 Augustine Blue Subdivision as described on the attached Plat identified as **Exhibit A**.

Proposed Use. The four reconfigured parcels are identified on the Plat as Lots 1 – 4 of Augustine Blue Subdivision. The size of each parcel is shown on the Plat. Attached is a rough drawing of the location of the 4 Lots. Lot 1 will be the location of the existing Berger residence and will continue to be used as a single family residence. Lot 2 will remain as farm land, will include the existing greenhouse in the NW corner and will be sold to the Bergers for the continued operations of Rooted Gypsy Farms. Lot 3 is one acre in size and will be sold to a third party for the construction of a single family residence. Lot 4 is the location of the existing Beckner residence and will continue to be used as a single family residence.

Public Facilities. Access to Lots 1, 2 and 3 will be via Tahoe Drive (Lot 2 will also continue to have access onto G Road). Lot 4 (the Beckner residence) will continue to have its access directly from G Road. The public and community facilities are adequate to serve the type and scope of the land use proposed. The surrounding community will not be adversely impacted by this application and the change in zoning to R-2 will be compatible with the surrounding properties.

B. Public Benefit: There will be no change in the current use or density of the four new lots and the zoning change affects only the four properties subject to the lot line adjustment. All lots except for the Beckner Residence will have access through Tahoe Drive. The existing

Augustine Parcel is currently landlocked with no public access. Adjusting the boundaries will result in public access to all four parcels.

C. Neighborhood Meeting: The applicant held the Neighborhood Meeting on Tuesday, September 17 at 5:30 in the evening pursuant to notice provided to all neighbors. Attached as **Exhibit B** is a copy of the Neighborhood Meeting Notice that was mailed to all affected property owners and postmarked at least 10 days before the meeting date. **Exhibit C** is a copy of the mailing list as compiled by the City. Proper notice was provided and attached as **Exhibit D** is a copy of the sign-in list showing all people who attended the meeting.

D. Project Compliance, Compatibility and Impact.

1. *Compatible with existing policies.* The applicants seek to change all four parcels to an R-2 zone which will be compatible with the surrounding properties. This change complies with the City Master Plan for this property. Changes in the sizes and configurations of the various parcels will not adversely affect the surrounding properties and will allow for street and utility access to all four parcels.

2. *Surrounding Land Use.* The properties surrounding the subject parcels are single family residences on parcels ranging from approximately 0.26 acres to 5 acres. The surrounding properties are described in more detail as follows.

The property immediately to the north of Lot 1 Burnell is a single family residence on 2.80 acres (Mahoney Trust); the property immediately northwest of Lot 1, Burnell is a single family residence on 5 acres (Earl & Nancy Ritter); the property north of Lot 2 Burnell is a single family residence on 2.17 acres (Robert and Nancy Hackett) west of Lot 1 Burnell is a single family residence on 4.62 acres (James Grisier); property east of Lot 2 Burnell is a single family residence on 5.57 acres (Judy Golden); south of the Beckner Residence is a single family residence on 1.00 acre (Jay and Cindy Stanfield); southeast of the Beckner Residence is a single family residence on 2 acres (Jamie Mahoney); and property east of the Beckner Residence is a single family residence on 1.09 Michael Christensen). Adjoining Lot 2 of Burnell Subdivision to the west is Valley Meadows North Subdivision consisting of 36 subdivided lots with each lot containing approximately 0.26 acres.

3. *Site access and traffic patterns.* Access to the Beckner Residence on Lot 4 Augustine Blue Subdivision will continue to be from G Road. Access to Lots 1, 2 and 3 will be from Tahoe Drive. Tahoe Drive currently services Lots 1 and 2 of Burnell Subdivision.

4. *Utilities.* Lot 4 (the Beckner Residence) is serviced currently by all utilities and no additional utility extensions will be needed. Valley Meadows North has stubbed in utilities to the east end of Tahoe Drive. Fire hydrants are also located in Valley Meadows North. No new utility extensions will be needed to provide service to Lots 1, 2 and 3.

5. *Unusual Utility Demands.* The only new anticipated construction will be on Lot 3, Augustine Blue Subdivision. It is designated to be a single family residence.

6. *Effects on public facilities.* The only new public facilities, including access from Tahoe Drive, will be for the development of Lot 3 at the far south end of the project with the construction of one single family residence.

7. *Hours of Operation.* The reconfigured parcels will be for farming and single family residential use. No business, except for farming operations, will be conducted.

8. *Employees.* The business of Rooted Gypsy Farms is currently operated from the Berger residence and that business will continue. No additional business operations will occur as a result of this Petition.

9. *Signage.* None.

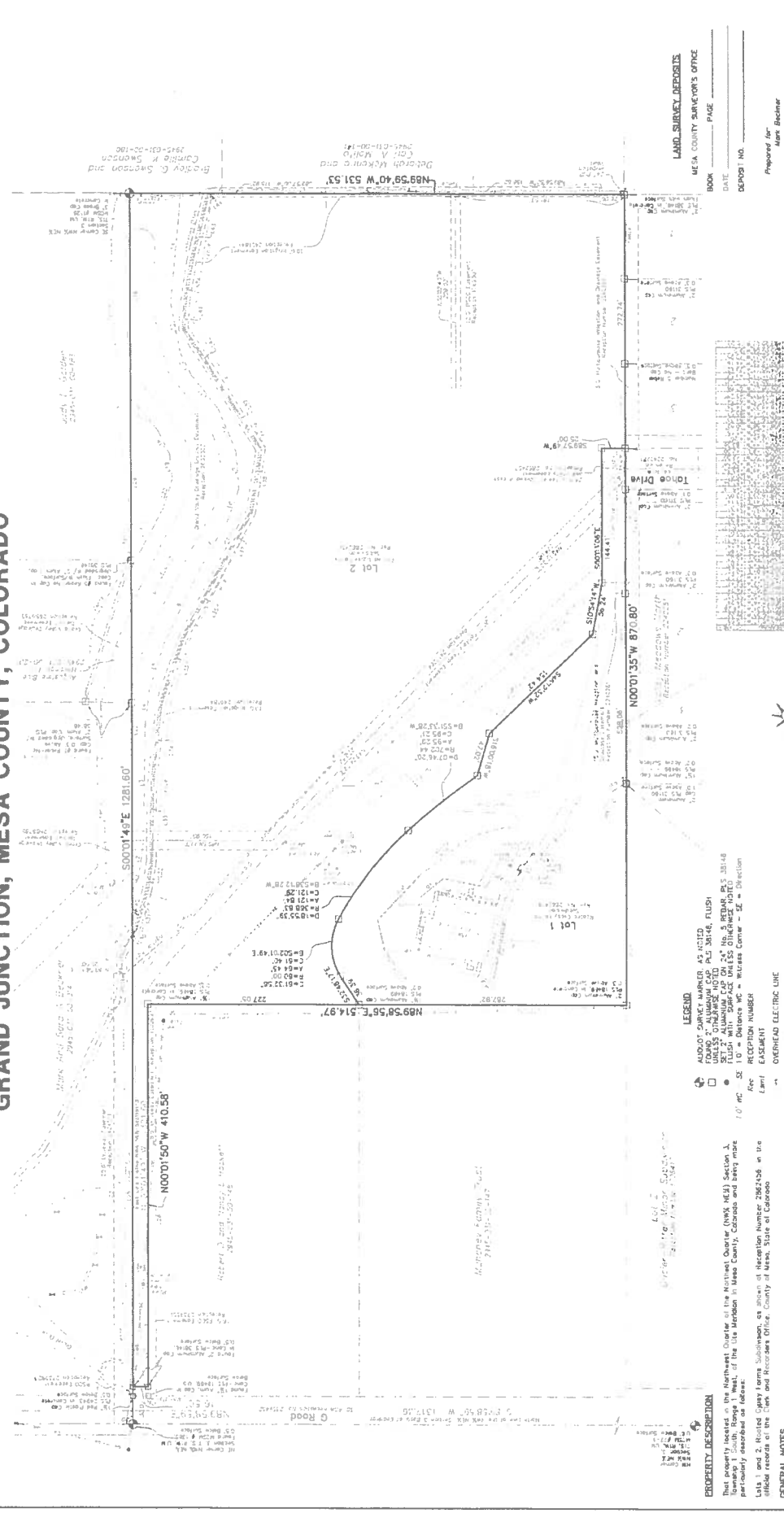
10. *Site Soils.* No soils studies will be done under this application.

11. *Impact of Project on geology.* None.

Review Criteria:

The applicants have held the required neighborhood meeting. With the filing of this Application the project will be sent out for comments and a public hearing on the rezone will be held before the Planning Commission. The Planning Commission will make recommendations to the City Council which will make a final determination at a public hearing.

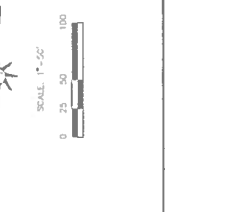
IMPROVEMENT SURVEY
LOTS 1 AND 2, ROOTED GYPSY FARMS SUBDIVISION, LOCATED IN
NW1/4 NE1/4 SECTION 3, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



PROPERTY DESCRIPTION
 That property located in the Northwest Quarter of the NW1/4 Section 3, Township 1 North Range 1 West of the 1st Meridian in Mesa County, Colorado and being more particularly described as follows:
 Lots 1 and 2, Rooted Gypsy Farms Subdivision, as shown at Reception Number 2962456 in the official records of the Clerk and Recorder's Office, County of Mesa, State of Colorado

GENERAL NOTES
 1. Elevation and The information provided by Colorado Title & Closing Services, LLC, Order No. M2102246 dated August 19, 2019 at 3:00 pm for Lot 1, Order No. M2102248, dated August 8, 2019 at 3:00 pm for Lot 2, Rooted Gypsy Farms Subdivision
 2. Base of Elevation of the North Line of the NW1/4 Section 3 and the South 80°20'50\"/>

- LEGEND**
- ▲ ADJUSTED POINT, WITH OR WITHOUT
 - FOUND 2\"/>
- PROPERTY**
- 1 LOT 1
 - 2 LOT 2
- UTILITIES**
- OVERHEAD ELECTRIC LINE
 - GUY WIRE(S)
 - FENCE (4\"/>



SURVEYOR'S CERTIFICATION
 I hereby certify that this plat represents a field survey completed under my direct supervision during August, 2019, and that both have been in the possession of the landowner since the date of the survey. I am a duly licensed and qualified land surveyor in the State of Colorado. The contents of this plat conform to the standards of practice, standards and laws of the State of Colorado. I am a duly licensed and qualified land surveyor in the State of Colorado. I have not been convicted of any crime involving moral turpitude, nor have I been suspended or removed from the practice of land surveying in any jurisdiction. My commission expires on 8/31/2024.



IMPROVEMENT SURVEY
 NW1/4 NE1/4 SECTION 3
 GRAND JUNCTION, MESA COUNTY, COLORADO
 High Desert Surveying, LLC
 Grand Junction, Colorado
 Telephone: 970-244-5828
 Fax: 970-244-0451
 E-mail: hds@hdsurveying.com
 License No. 38148
 Commission Expires 8/31/2024

LAND SURVEY DEPOSIT
 MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

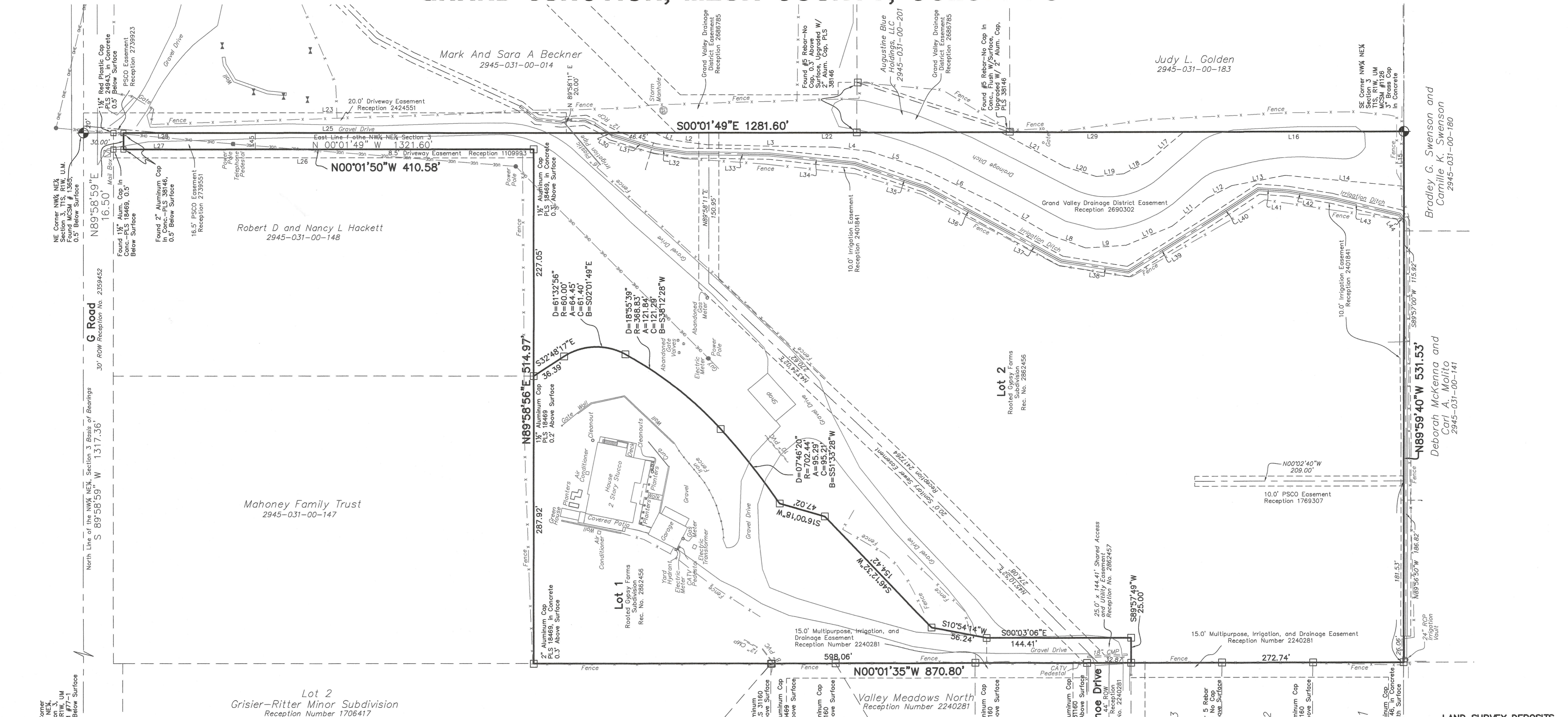
DATE _____

DEPOSIT NO. _____

Prepared for:
 Alvin Richter

IMPROVEMENT SURVEY

LOTS 1 AND 2, ROOTED GYPSY FARMS SUBDIVISION, LOCATED IN NW1/4 NE1/4 SECTION 3, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



PROPERTY DESCRIPTION

That property located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Lots 1 and 2, Rooted Gypsy Farms Subdivision, as shown at Reception Number 2862456, in the official records of the Clerk and Recorders Office, County of Mesa, State of Colorado.

GENERAL NOTES

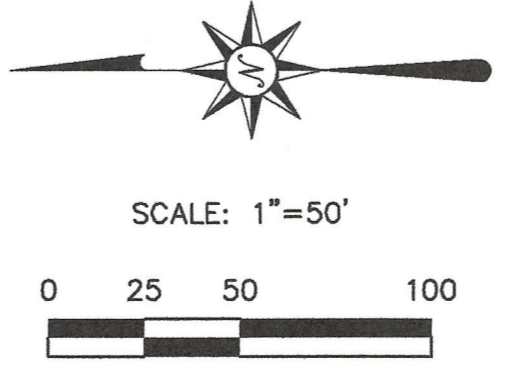
Easement and Title Information provided by Colorado Title & Closing Services, LLC, Order No. MS21902846 dated August 19, 2019 at 5:00 pm for Lot 1, Order No. MS21902491, dated August 8, 2019 at 5:00 pm for Lot 2 Rooted Gypsy Farms Subdivision.

Basis of bearings is the North Line of the NW¼ NE¼ Section 3 which bears South 89°58'59" West, a distance of 1317.36 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum. Both monuments on this line are Aliquot Survey Markers as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

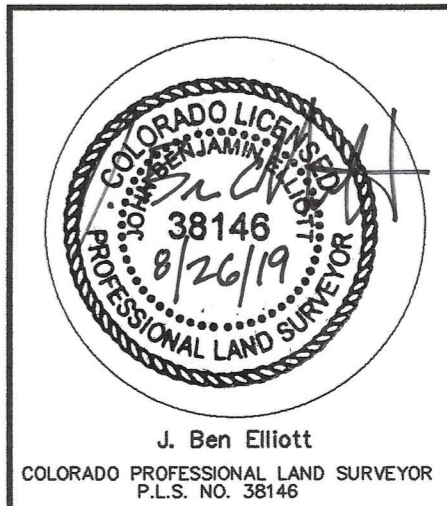
- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND 2" ALUMINUM CAP, PLS 38146, FLUSH UNLESS OTHERWISE NOTED
 - SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 38146 FLUSH WITH SURFACE UNLESS OTHERWISE NOTED
 - 1.0' WC = Distance WC = Witness Corner - SE = Direction
 - Rec RECEPTION NUMBER
 - Esmt EASEMENT
 - o— OVERHEAD ELECTRIC LINE
 - ↓ GUY WIRE(S)
 - x— FENCE (4' BARBED WIRE UNLESS OTHERWISE NOTED)
 - POWER POLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - CONCRETE
 - ⊕ ELECTRIC PEDESTAL OR BOX
 - △ TELEPHONE PEDESTAL



LINE BEARING	DISTANCE
L1	S89°58'59" W 1317.36
L2	N00°01'49" W 410.58
L3	S00°01'49" E 1281.60
L4	N89°58'59" E 531.53
L5	N00°01'35" W 870.80
L6	S89°57'49" W 25.00
L7	S00°03'06" E 144.41
L8	N00°01'50" W 410.58
L9	S00°01'49" E 1281.60
L10	N89°58'59" E 531.53
L11	N00°01'35" W 870.80
L12	S89°57'49" W 25.00
L13	S00°03'06" E 144.41
L14	N00°01'50" W 410.58
L15	S00°01'49" E 1281.60
L16	N89°58'59" E 531.53
L17	N00°01'35" W 870.80
L18	S89°57'49" W 25.00
L19	S00°03'06" E 144.41
L20	N00°01'50" W 410.58
L21	S00°01'49" E 1281.60
L22	N89°58'59" E 531.53
L23	N00°01'35" W 870.80
L24	S89°57'49" W 25.00
L25	S00°03'06" E 144.41
L26	N00°01'50" W 410.58
L27	S00°01'49" E 1281.60
L28	N89°58'59" E 531.53
L29	N00°01'35" W 870.80
L30	S89°57'49" W 25.00
L31	S00°03'06" E 144.41
L32	N00°01'50" W 410.58
L33	S00°01'49" E 1281.60
L34	N89°58'59" E 531.53
L35	N00°01'35" W 870.80
L36	S89°57'49" W 25.00
L37	S00°03'06" E 144.41
L38	N00°01'50" W 410.58
L39	S00°01'49" E 1281.60
L40	N89°58'59" E 531.53
L41	N00°01'35" W 870.80
L42	S89°57'49" W 25.00
L43	S00°03'06" E 144.41
L44	N00°01'50" W 410.58
L45	S00°01'49" E 1281.60
L46	N89°58'59" E 531.53
L47	N00°01'35" W 870.80
L48	S89°57'49" W 25.00
L49	S00°03'06" E 144.41
L50	N00°01'50" W 410.58

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during August, 2018, and that both have been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.



LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

DEPOSIT NO. _____

Prepared for:
Mark Beckner

IMPROVEMENT SURVEY

NW¼ NE¼ SECTION 3
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50, Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 19-88	SURVEYED/DRAWN	CHK'D	SHEET	OF
DATE: August, 2019	BO	MDM	BE	1 1

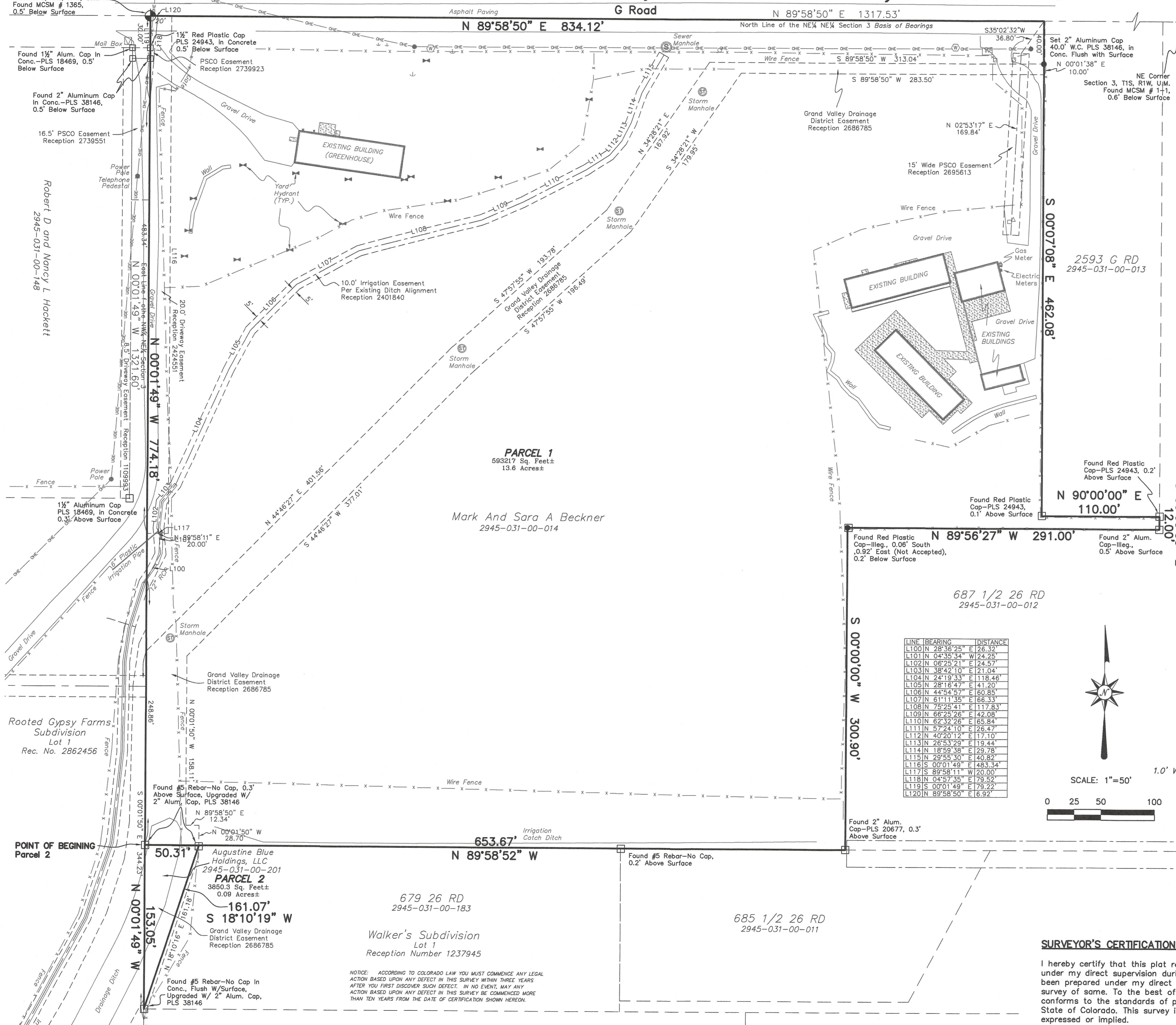
IMPROVEMENT SURVEY

PARCELS LOCATED IN THE

NE1/4 NE1/4 SECTION 3, T1S, R1W, UTE MERIDIAN

GRAND JUNCTION, MESA COUNTY, COLORADO

POINT OF BEGINNING, Parcel 1
POINT OF COMMENCEMENT, Parcel 2
 NW Corner NE1/4 NE1/4
 Section 3, T1S, R1W, U.M.
 Found MCSM # 1365,
 0.5' Below Surface



PROPERTY DESCRIPTION
PARCEL 1-2591 G RD

PER DEED RECEPTION #2634954:
 The North 1173 links of the NE1/4 NE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
 LESS AND EXCEPT Beginning at the Northeast Corner of the NE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
 THENCE South 774.18 feet;
 - West 663.28 feet;
 - North 300.3 feet;
 - East 180.04 feet;
 - North 474.15 feet;
 - East 482.38 feet to the Point of Beginning;

AND LESS AND EXCEPT the South 12 feet of the following described tract:
 Beginning at a point 372.38 feet West of the Northeast Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
 THENCE South 474.18 feet;
 - West 110 feet;
 - North 474.18 feet;
 - East 110 feet to the Point of Beginning.

AS-SURVEYED:
 That property located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the NW Corner of said NE1/4 NE1/4, whence the NE Corner of said NE1/4 NE1/4 bears North 89°58'50" East, a distance of 1317.53 feet and with all bearings contained herein, relative thereto; thence North 89°58'50" East, along the North line of said NE1/4 NE1/4, a distance of 834.12 feet; thence South 00°07'08" East, a distance of 462.08 feet; thence North 90°00'00" East, a distance of 110.00 feet; thence South 00°00'00" West, a distance of 12.00 feet; thence North 89°56'27" West, a distance of 291.00 feet; thence South 00°00'00" West, a distance of 300.90 feet; thence North 89°58'52" West, a distance of 653.67 feet, to a point on the West line of said NE1/4 NE1/4; thence along said West line, North 00°01'49" West, a distance of 774.18 feet to the POINT OF BEGINNING.

County of Mesa, State of Colorado
 Containing 593,217 Square Feet, 13.61 Acres as described.

PROPERTY DESCRIPTION
TBD VACANT LAND-PARCEL 2

PER DEED RECEPTION #2669614:
 The North 4 3/4 acres of the South 16 3/4 acres of the NE1/4 NE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian.

LESS AND EXCEPT Beginning at a point along the North boundary of the North 4.60 acres of the South 16.70 acres of the NE1/4 NE1/4 of Section 3, more particularly described as being 774.18 feet South and 529.0 feet West of the Northeast corner of said Section 3, and running:

THENCE West along the said North boundary of a distance of 344.9 feet;
 - South 141.8 feet;
 - East 269.5 feet;
 - North 28' East a distance of 160.6 feet to the point of beginning; AND
 LESS AND EXCEPT all of WALKER'S SUBDIVISION recorded October 22, 1980 in Plat Book 12 at Page 327 as Reception No. 1237945.

AS-SURVEYED:
 That property located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the NW Corner of said NE1/4 NE1/4, whence the NE Corner of the said NE1/4 NE1/4 bears North 89°58'50" East, a distance of 1317.53 feet, with all bearings contained herein, relative thereto; thence South 00°01'49" East along the West line of said NE1/4 NE1/4, a distance of 774.18 feet, to the POINT OF BEGINNING; thence South 89°58'52" East, a distance of 50.31 feet; thence South 18°10'19" West, a distance of 161.07 feet to a point of the West line of said NE1/4 NE1/4; thence North 00°01'49" West, along said West line, a distance of 153.05 feet; to the POINT OF BEGINNING.

Containing 3,850 Square Feet, 0.09 Acres as described.

GENERAL NOTES

Easement and Title Information provided by Heritage Title Company, Inc., Policy No. CO-FFAH-IMP-81306-1-17-H0484522, dated March 13, 2017
 Basis of bearings is the North Line of the NE1/4 NE1/4 Section 3, which bears South 89°58'50" East, a distance of 1317.53 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum. Both monuments on this line are Aliquot Survey Markers as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

LEGEND

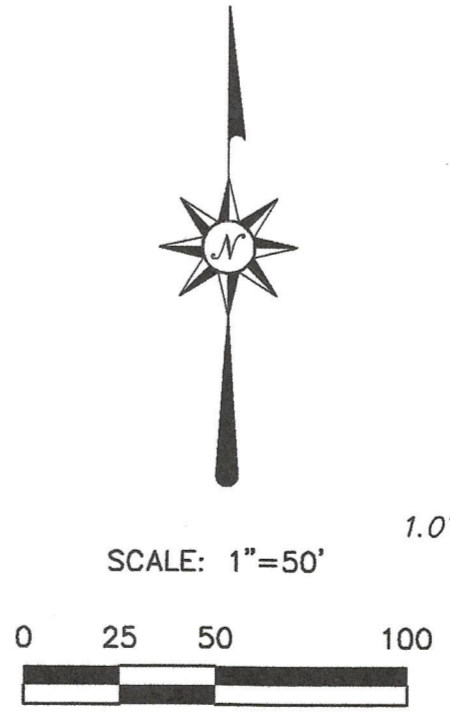
- ALICQUOT SURVEY MARKER, AS NOTED
- FOUND EVIDENCE, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 38146 FLUSH WITH SURFACE UNLESS OTHERWISE NOTED
- 1.0' = Distance WC = Witness Corner - SE = Direction
- RECEPTION NUMBER
- EASEMENT
- OVERHEAD ELECTRIC LINE
- GUY WIRE(S)
- FENCE (4' BARBED WIRE UNLESS OTHERWISE NOTED)
- POWER POLE
- STORM MANHOLE
- WATER METER
- WATER VALVE
- CONCRETE
- ELECTRIC PEDESTAL OR BOX
- TELEPHONE PEDESTAL

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE
 BOOK _____ PAGE _____
 DATE _____
 DEPOSIT NO. _____

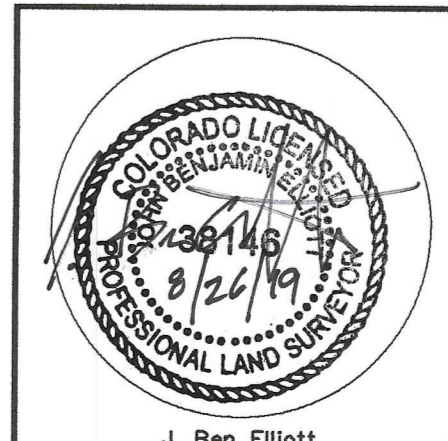
Prepared for:
 Mark Beckner

LINE	BEARING	DISTANCE
L100N	28°36'25"	E 26.32'
L101N	04°35'34"	W 24.25'
L102N	06°25'21"	E 24.57'
L103N	38°42'10"	E 21.04'
L104N	24°19'33"	E 118.45'
L105N	28°16'47"	E 41.20'
L106N	44°54'57"	E 60.85'
L107N	61°11'35"	E 66.33'
L108N	75°25'41"	E 117.83'
L109N	66°25'26"	E 42.08'
L110N	62°32'26"	E 65.84'
L111N	57°24'10"	E 26.47'
L112N	40°20'12"	E 17.10'
L113N	26°53'29"	E 19.44'
L114N	18°59'36"	E 29.78'
L115N	29°58'30"	E 40.82'
L116S	00°01'49"	E 483.34'
L117S	89°58'11"	W 20.00'
L118N	04°57'35"	E 78.52'
L119S	00°01'49"	E 78.22'
L120N	89°58'50"	E 6.92'



SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during August, 2018, and that both have been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.



IMPROVEMENT SURVEY
 NE1/4 NE1/4 SECTION 3,
 T1S, R1W, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
 1673 Highway 50, Unit C
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 19-88	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: AUGUST, 2019	BO	MDM	BE	1	1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Minutes of Neighborhood Meeting
Augustine Blue Subdivision
Tuesday, September 17, 2019

A Neighborhood Meeting for the consideration of a rezone of four parcels of land was held pursuant to the City of Grand Junction Zoning and Development Code, Section 21.02.080(e). Proper notice was given to the surrounding property owners identified by the City of Grand Junction. Notice of the meeting was mailed to all interested parties at least five days prior to the meeting. A copy of the Notice is attached as **Exhibit 1** and a copy of the property owners who received a copy of the Notice is attached to these minutes as **Exhibit 2**.

The meeting was called to order at 5:30 PM by Larry Beckner, attorney for the owners of the properties seeking the rezone. Present at the meeting were the individuals who signed in on **Exhibit 3**, along with Lance Goss and David Thornton from City Planning, and the property owners seeking the rezone, Mark Beckner, Kyle Berger and Hadassa Berger.

Larry met individually with each of the property owners present at the meeting and described the nature of the request for the rezone. He advised that the four tax parcels in question are zoned R-2, R-R, R-E and R-2. The rezone request is to change the zoning for the four parcels to R-2. Attached as **Exhibit 4** is a map showing the current location and configuration of the existing four parcels of land. He also advised that the four parcels would be reconfigured by adjusting property lines to create the new Augustine Blue Subdivision attached as **Exhibit 5**.

Following the discussions individually with the property present, the meeting changed to a general question and answer session involving the property owners and the representatives from the City.

There were no objections stated for changing the zoning to R-2.

Some opposition was stated to the reconfiguration of the four parcels.

The meeting adjourned at 6:23 pm.

Secretary of the Meeting
Larry B. Beckner

NEIGHBORHOOD MEETING NOTICE

Augustine Blue Subdivision

Tuesday, September 17, 2019

5:30 PM

To: Adjacent Property Owners

Purpose: To present to the neighborhood the proposed rezone of properties owned by Mark and Sara Beckner and by Kyle and Hadessa Berger.

Where: Farm Stand located at 2576 Tahoe Drive. The meeting is located on the property subject to the requested rezone.

The applicants, Mark and Sara Beckner, and Kyle and Hadessa Berger, seek to rezone their four parcels of land to an R-2 zone. The zoning is currently mixed including R-2, R-R, R-E and R-2. The property subject to this rezone request consists of 24.48 acres of land and comprises four tax parcels. The applicants seek to adjust the current parcel lines to create four subdivided lots. The impetus for this project is to sell approximately 7.9 acres of land to Kyle and Hadessa Berger who have purchased from the Beckners the business known as Rooted Gypsy Farms. The new parcel to be acquired by the Bergers includes the greenhouse adjacent to G Road. The new configuration of parcels will consist of the current property owned by the Bergers and where their residence is located, the 7.9 acres to be acquired by the Bergers from the Beckners, a lot of approximately 12.8 acres for the continued use by the Beckners of their residence, and a single family residential lot of approximately 1 acre adjoining Tahoe Drive.

We look forward to meeting with you and discussing this proposal. If you have questions before the meeting, please contact Larry Beckner at his office at 970-986-3400, or contact him by email at lbeckner@hfak.com

Thank you,

Mark & Sara Beckner
Kyle & Hadessa Berger

EX 1

2620 G ROAD
JOY W BUSH
2616 ASTER CT
GRAND JUNCTION CO 81506-8527

ACHIERNO L&C FAMILY TRUST
664 1/2 KAPOTA ST
GRAND JUNCTION CO 81505-1056

ADCOX SANDRA K
682 KAPOTA ST
GRAND JUNCTION CO 81505-3400

AUBERT JUSTIN L
AUBERT KENDI K
703 ESTATES BLVD
GRAND JUNCTION CO 81505-9599

AUGUSTINE BLUE HOLDINGS LLC
PO BOX 2185
GRAND JUNCTION CO 81502-2185

BALDWIN DAVID D
BALDWIN NANCY ANN
679 TAHOE CIR
GRAND JUNCTION CO 81505-3401

BARNES SARA ELIZABETH
2576 GALLEY LN
GRAND JUNCTION CO 81505-1412

BECKNER LARRY
PO BOX 40
GRAND JUNCTION CO 81502-0040

BECKNER MARK
BECKNER SARA A
PO BOX 2185
GRAND JUNCTION CO 81502-2185

BERGER KYLE L
BERGER HADASSA L
2576 TAHOE DR
GRAND JUNCTION CO 81505-1492

BLACKMER PATRICK C
BLACKMER CINDY L
695 GLEN CARO DR
GRAND JUNCTION CO 81506-8398

BLANGSTED FAMILY TRUST
674 KAPOTA ST
GRAND JUNCTION CO 81505-1056

BOMBERG BRYAN C
BOMBERG KAREN M
687 26 RD
GRAND JUNCTION CO 81506-1409

BULLARD LARRY TRUST
BULLARD SALLY TRUST
701 ESTATES BLVD
GRAND JUNCTION CO 81505-9599

CHRISTENSEN MICHAEL A
271 GETTYSBURG ST
GRAND JUNCTION CO 81503-7702

CIMARRON NORTH
KEN PETERSON
2565 TRAILS END CT
GRAND JUNCTION CO 81505-1431

CITY OF GRAND JUNCTION
DAVE THORNTON
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

COLE LUKE MITCHELL
COLE ASHLEY ANN
669 KAPOTA ST
GRAND JUNCTION CO 81505-1056

COLEMAN DYLAN J
COLEMAN MARY E
681 KAPOTA ST
GRAND JUNCTION CO 81505-3400

CONFIDENTIAL OWNER
689 26 RD
GRAND JUNCTION CO 81506-1409

CUESTA VERDE LLC
775 26 RD
GRAND JUNCTION CO 81506-1432

DESROSIERS DON C
DESROSIERS KATHRYN M
455 WILDWOOD DR
GRAND JUNCTION CO 81507-2505

DRAZEK JAN B
685 1/4 26 RD
GRAND JUNCTION CO 81506-1409

DUNN ALICE JEAN
2625 BIRCH CT
GRAND JUNCTION CO 81506-4871

ENGLAND GARY M
670 KAPOTA ST
GRAND JUNCTION CO 81505-1056

ESSMAN MARTIN L
ESSMAN DOLORIS
PO BOX 901
QUARTZSITE AZ 85346-0901

EVANS JOHN PENN
EVANS NINA NIKOL
607 KAPOTA ST
GRAND JUNCTION CO 81505-1056

EVARTS LA TRUST
2191 FREMONT DR
LAKE HAVASU CITY AZ 86406-8301

FENNELL PATRICIA A
699 26 RD
GRAND JUNCTION CO 81506-1409

FRIEDRICH MARY
2582 FOX RUN
GRAND JUNCTION CO 81505-8679

Ex 2

GAGGINI CATHERINE REVOC TRUST
2575 FOX RUN
GRAND JUNCTION CO 81505-8679

GEARY DANIEL RAYMOND
DONALD RICHARD
6593 S DOVER ST
LITTLETON CO 80123-3310

GJ TECH CENTER LLC
559 SANDHILL LN UNIT 100
GRAND JUNCTION CO 81505-7104

GOLDEN JUDY L
679 26 RD
GRAND JUNCTION CO 81506-1409

GOLDEN JUDY L
679 26 RD
GRAND JUNCTION CO 81506-1409

GRAND VALLEY IRRIGATION
COMPANY
688 26 RD
GRAND JUNCTION CO 81506-1405

GRAND VALLEY IRRIGATION
COMPANY
688 26 RD
GRAND JUNCTION CO 81506-1405

GRASSIA BERIT M
GRASSIA ROBERT G & HARRIS LYNNE
C GRANTEE BENEFICIARIES
2556 MCCOOK AVE
GRAND JUNCTION CO 81505-1052

GRIFFITH ROBERT L
GRIFFITH M DENISE
683 TAHOE CIR
GRAND JUNCTION CO 81505-3401

GRISIER JAMES R
690 25 1/2 RD
GRAND JUNCTION CO 81505-6957

HAAS CINDERA L
676 TAHOE CIR
GRAND JUNCTION CO 81505-3401

HACKETT ROBERT D
HACKETT NANCY L
2573 G RD
GRAND JUNCTION CO 81505-9548

HANOSH JAMES J JR
HANOSH SONDA LYNN
706 ESTATES BLVD
GRAND JUNCTION CO 81505-9598

HARRIS JOSHUA
HARRIS SHAUNA L
382 EXPLORER CT APT 1
GRAND JUNCTION CO 81507-2687

HAWKINS CAROLEE
HAWKINS TYLER
683 KAPOTA ST
GRAND JUNCTION CO 81505-3400

HEADDY WINFRED L
HEADDY KATHERINE L
680 TAHOE CIR
GRAND JUNCTION CO 81505-3401

HENDERSON SHAWN T
HENDERSON MELINDA M
675 TAHOE CIR
GRAND JUNCTION CO 81505-3401

HULSE GEORGE R JR
HULSE CATHERINE M
675 KAPOTA ST
GRAND JUNCTION CO 81505-3400

HUNT ROBERT R
2572 YOUNG CT
GRAND JUNCTION CO 81505-1417

JAMES GERALD R
JAMES KENNETH D, MCKEE CYNTHIA
D, SPARKS JANINE L
668 KAPOTA ST
GRAND JUNCTION CO 81505-1056

JOCHIM TARA L
JOCHIM RANDALL
679 KAPOTA ST
GRAND JUNCTION CO 81505-3400

JONES DONALD R
JONES C E
693 26 RD
GRAND JUNCTION CO 81506-1409

KALMON GENE
2559 MCCOOK AVE
GRAND JUNCTION CO 81505-1053

KAY SUBDIVISION
PATTIE VISCONTI
659 JANECE DR
GRAND JUNCTION CO 81505-1420

KNIRLBERGER ERWIN
KNIRLBERGER ELKE
695 26 RD
GRAND JUNCTION CO 81506-1409

KULICK MARGARET M
GREINER MARY ANN
665 KAPOTA ST
GRAND JUNCTION CO 81505-1056

LHOTKA ELENA MARY
681 TAHOE CIR
GRAND JUNCTION CO 81505-3401

MADISON CHRISTOPHER A
MADISON ROBIN R
PO BOX 4002
GYPSUM CO 81637-4002

MAHONEY FAMILY TRUST
2567 G RD
GRAND JUNCTION CO 81505-9548

MAHONEY JAMIE L
687 1/2 26 RD
GRAND JUNCTION CO 81506-1409

MAREAN JC TRUSTEE
MAREAN SUZI TRUSTEE
671 TAHOE CIR
GRAND JUNCTION CO 81505-3401

MAST THOMAS A
MAST NANCY K
686 KAPOTA ST
GRAND JUNCTION CO 81505-3400

MCKENNA DEBORAH
MOLITO CARL A
2574 YOUNG CT
GRAND JUNCTION CO 81505-1417

MILLER MARK A
702 ESTATES BLVD
GRAND JUNCTION CO 81506-9598

MILLS STEVEN MICHAEL
NOONE SULLEN
135 BLACKFOOT LN
GUNNISON CO 81230-8724

MOON RIDGE FALLS HOA
ED SCHLAGEL
678 CRESCENT CT
GRAND JUNCTION CO 81505-1071

NOBLE PATRICIA A
HANEY KATHLEEN A GRANTEE
BENEFICIARY
52830 LISBURNE AVE
KENAI AK 99611-9361

O'NEAL DIANE M
O'NEAL JOHN M
1551 CORTLAND CT
GRAND JUNCTION CO 81506-5245

POWELL CRAIG
POWELL MEGAN
676 KAPOTA ST
GRAND JUNCTION CO 81505-3400

QUESENBERRY LLOYD D
QUESENBERRY LORA K
2588 G RD
GRAND JUNCTION CO 81505-9537

REDDING JOHN D
BELT RONALD A
672 KAPOTA ST
GRAND JUNCTION CO 81505-1056

REED PAUL AND BETTY LIVING
TRUST
673 TAHOE CIR
GRAND JUNCTION CO 81505-3401

RITTER EARL D
RITTER NANCY
2565 G RD
GRAND JUNCTION CO 81505-9548

SHERMAN BERNADINE RAE
2570 YOUNG CT
GRAND JUNCTION CO 81505-1417

STANFIELD JAY T
STANFIELD CINDY J
685 1/2 26 RD
GRAND JUNCTION CO 81506-1409

STORTER DAVID B
STORTER MELANIE A
687 TAHOE CIR
GRAND JUNCTION CO 81505-3401

SWENSON BRADLEY G
SWENSON CAMILLE K
2570 GALLEY LN
GRAND JUNCTION CO 81505-1412

THE ESTATES
LARRY BULLARD
701 ESTATES BLVD
GRAND JUNCTION CO 81506-9599

THOMPSON AMY LEE
THOMPSON GRANT FOX
680 KAPOTA ST
GRAND JUNCTION CO 81505-3400

TOOLEN DIANE M
PO BOX 1791
GRAND JUNCTION CO 81502-1791

TREGILGAS NEIL
TREGILGAS KIMBERLY TAGE
685 TAHOE CIR
GRAND JUNCTION CO 81505-3401

TROMBETTA DEREK
2588 GALLEY LN
GRAND JUNCTION CO 81505-1412

TROMBETTA-TICE SHARON A
GOLDEN JUDY L
775 26 RD
GRAND JUNCTION CO 81506-1432

TROWBRIDGE BARBARA M
678 TAHOE CIR
GRAND JUNCTION CO 81505-3401

TRZECIAK MARTIN G
TRZECIAK PHYLLIS J
2579 FOX RUN
GRAND JUNCTION CO 81505-8679

VALLEY MEADOWS HOA
SUE SHEA - PRESIDENT
2535 WESTWOOD DR
GRAND JUNCTION CO 81505-1047

VARDIMAN STEVEN
664 KAPOTA ST
GRAND JUNCTION CO 81505-1056

VELARDE RONALD D
VELARDE MARIAN C
2558 MCCOOK AVE
GRAND JUNCTION CO 81505-1052

WELLING MELINDA A
705 ESTATES BLVD
GRAND JUNCTION CO 81506-9599

WILKENS RANDALL
WILKENS SHAWN
662 KAPOTA ST
GRAND JUNCTION CO 81505-1056

WILLIAMS JAY A
CULLITON RHONDA L
2586 G RD
GRAND JUNCTION CO 81505-9537

WILLIAMS MARK N
WILLIAMS SUZANNE E
692 26 RD
GRAND JUNCTION CO 81506-1405

WILSON NATHANIEL B
WILSON LORI S
678 KAPOTA ST
GRAND JUNCTION CO 81505-3400

WOODBURY PETER D
WOODBURY SUSAN C
2582 GALLEY LN
GRAND JUNCTION CO 81505-1412

WOOLSEY WILLIAM
WOOLSEY JEANNE
677 TAHOE CIR
GRAND JUNCTION CO 81505-3401

WREN CASEY
WREN TONYA
677 26 RD
GRAND JUNCTION CO 81506-1409

SIGN IN SHEET
REZONE OF ROOTED GYPSY FARMS SUBDIVISION
TO R-2 ZONING

NAME

SIGNATURE

ADDRESS

Melanie Storer
Cathy Stroe

MS
CS

1087 Tahoe Cir.
1075 ~~the~~ Kapota St.

EX 3

SIGN IN SHEET
REZONE OF ROOTED GYPSY FARMS SUBDIVISION
TO R-2 ZONING

NAME	SIGNATURE	ADDRESS
Lloyd Quisenberry	[Signature]	2588 G Road
Kara Quisenberry	[Signature]	2588 G Rd
Donna Quisenberry	[Signature]	682 Kapota St GJ
Alanta Quisenberry	[Signature]	684 Kapota St.
Charles D. Quisenberry	[Signature]	688 26 Rd 51505
Burgers	[Signature]	1576 Tahoe Dr. 81505
Maest	[Signature]	686 Kapota St
Mark Beckner	[Signature]	P.O. Box 2185, GJ 81502

Current Configuration

2591

Beckner Residence

687 12

685 12

685

EX 4

679

Small Parcel

2567

2576

Lot 1

Berger Residence

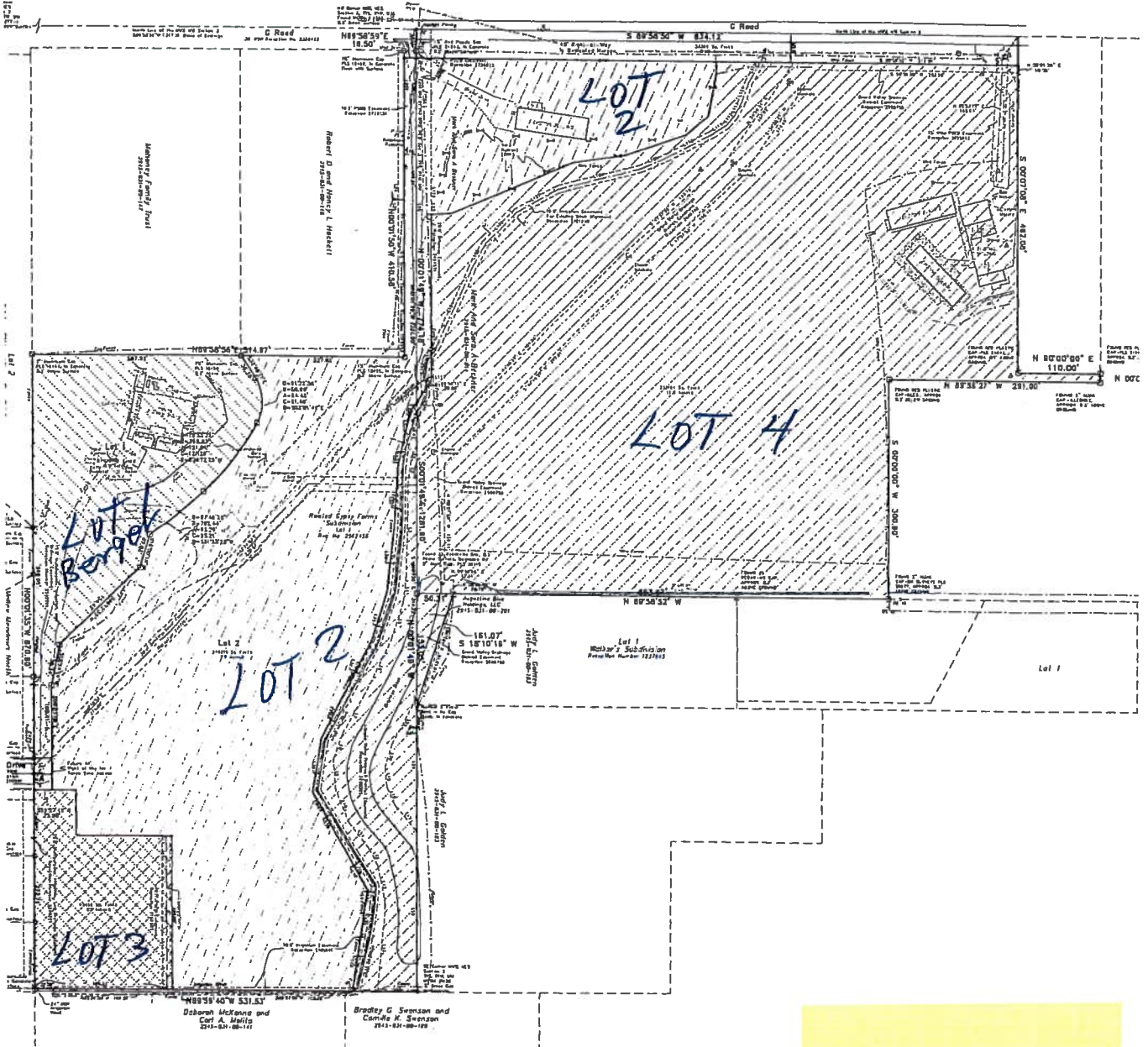
Lot 2

2574

Area

DR

New Configuration



EX 5

RECEPTION #: 2669614, BK 5529 PG 580 09/24/2013 at 03:47:04 PM, 1 OF 1, R \$10.00 S \$1.00 D \$0.20 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

Wilma C. Walker, for the consideration of \$2,000 in hand paid, hereby grants, transfers and conveys to **Augustine Blue Holdings, LLC**, a Colorado limited liability company, with an address of P.O. Box 2185 Grand Junction, Colorado 81502, the following described property situated in **Mesa County, Colorado**:

The North Four and Three-Fifths acres of the South Sixteen and Three-Fifths acres of the Northeast Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 1 West of the Ute Meridian. EXCEPT beginning at a point along the North boundary of the North 4.60 acres of the South 16.70 acres of the NE ~~1/4~~ of said Section 3, more particularly described as being 774.18 feet South and 529.0 feet West of the NE corner of said Section 3, and running thence West along the said North boundary a distance of 344.9 feet; thence South 141.8 feet, thence East 269.5 feet, thence N 28°E. a distance of 160.6 feet to the point of beginning;

TOGETHER WITH any and all water, water rights, ditches and ditch rights thereunto appertaining and used in collection therewith.

TOGETHER WITH that certain appurtenant easement described in Agreement dated March 16, 1957 and recorded in Book 705 at Page 278 of the records of Mesa County;

Tax Parcel #2945-031-00-201

and with an address of VACANT LAND

Grantor **WARRANTS AND FOREVER DEFENDS** the above property in the quiet and peaceable possession of the grantee and its successors in title, against every person lawfully claiming said property. This transfer is subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 13 day of September, 2013.

Wilma C. Walker

Wilma C. Walker, Grantor

STATE OF COLORADO)
) ss. **Recorder's Note: No Real Property Transfer**
COUNTY OF MESA) **Document Received By Records**

This Warranty Deed was acknowledged before me this 13 day of September, 2013, by Wilma C. Walker known to me to be the person whose name is subscribed above.

My commission expires: 9/26/2016

WITNESS my hand and seal
DEANNA G. SALATO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124058989
MY COMMISSION EXPIRES SEPTEMBER 26, 2016

Deanna G. Salato

Notary Public

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Kyle L. Berger, am the owner of the following real property:

(b) Lot 1 of Rooted Bypsy Farms Subdivision
2576 Tahoe Drive, Grand Junction, Colorado
(A copy of the Deed is attached)

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

Hadassa L. Berger

I have reviewed the application for the (d) _____ pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: 
Printed name of owner: Kyle L. Berger

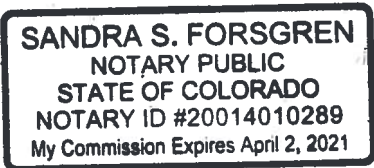
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 29th day of August, 20 19
by Kyle L. Berger

Witness my hand and seal.

My Notary Commission expires on 4/2/2021




Notary Public Signature

RECEPTION#: 2862757, at 11/28/2018 3:48:21 PM, 1 of 1
Recording: \$13.00, Doc Fee \$35.85 Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

THIS DEED, Made this 28th Day of November, 2018
Between **MARK BECKNER**

of the County of Mesa and State of Colorado, grantor

and **KYLE L. BERGER and HADASSA L. BERGER**

whose legal address is 3077 CANYON LAND DRIVE
Grand Junction, CO 81504

of the County of Mesa and State of Colorado, grantee



WITNESSETH, That the grantor for and in consideration of the sum of
--THREE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED SEVENTY THREE DOLLARS
(\$358,573.00)---

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado described as follows:

Lot 1 of ROOTED GYPSY FARMS SUBDIVISION

As known by street and number as: 2576 Tahoe Drive
Grand Junction, CO 81505

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except: Subject to easements, rights of way, restrictions and reservations of record; all oil, gas, coal and other mineral rights that have been reserved or conveyed by predecessors in title and any assignments thereof; inclusions of the property within any special taxing district; building and zoning regulations; 2018 taxes due and payable in the year 2019; those specifically described rights of third parties not shown by the public records of which Grantee has actual knowledge and which were accepted by Grantee; and any other matters reflected by the Title Documents accepted by Grantee in accordance with Subsection 8 of the Real Estate Contract. The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.



MARK BECKNER

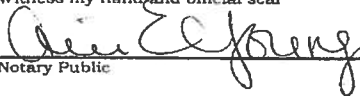
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 28th Day of November, 2018

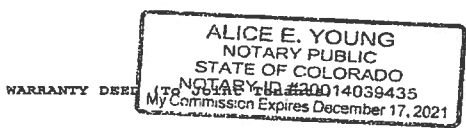
By: **MARK BECKNER**

My commission expires: 12-17-2021

Witness my hand and official seal



Notary Public



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Mark Beckner, am the owner of the following real property:

(b) 2591 G Road, Grand Junction, Colorado Parcel #2945-031-00-014
A copy of the Vesting Deed is attached

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

Sara A. Beckner

I have reviewed the application for the (d) _____ pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: _____



Printed name of owner: MARK BECKNER

State of Colorado)

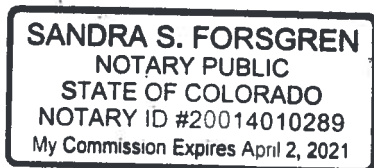
County of Mesa) ss.

Subscribed and sworn to before me on this 27th day of August, 20 19

by Mark Beckner

Witness my hand and seal.

My Notary Commission expires on 4/21/2021



Sandra S. Forsgren
Notary Public Signature

RECEPTION #: 2634954, BK 5393 PG 886 11/28/2012 at 01:48:07 PM, 1 OF 2, R \$15.00 S \$1.00 D \$60.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: November 26, 2012
\$ 60.00

THIS DEED, made on November 26, 2012 by 2591 G ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the County of MESA and State of COLORADO for the consideration of (\$600,000.00) *** Six Hundred Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to MARK BECKNER AND SARA A. BECKNER Grantee(s), as Joint Tenants, whose street address is P.O. BOX 2263 SANTA FE, NM 87504, County of SANTA FE, and State of NEW MEXICO, the following real property in the County of Mesa, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

Handwritten initials/signature

also known by street and number as: 2591 G RD GRAND JUNCTION CO 81506

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

2591 G ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY

Craig Roberts

CRAIG ROBERTS, AS CO-MANAGER

Harold Heath

HAROLD HEATH, AS CO-MANAGER

State of COLORADO)
County of MESA) ss.

The foregoing instrument was acknowledged before me on this day of November 26, 2012 by CRAIG ROBERTS AND HAROLD HEATH AS CO-MANAGERS OF 2591 G ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY

Juliana Michelle

Notary Public
My commission expires _____

JULIANA MICHELLE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/15/2015
County of Mesa

When Recorded Return to: MARK BECKNER AND SARA A. BECKNER
P.O. BOX 2263 SANTA FE, NM 87504



RECEPTION #: 2634954, BK 5393 PG 886 11/28/2012 at 01:48:07 PM, 2 OF 2, R
\$15.00 S \$1.00 D \$60.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

EXHIBIT A

THE NORTH 1173 LINKS OF THE NE¼ NE¼ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE
MERIDIAN;
EXCEPT BEGINNING AT THE NORTHEAST CORNER OF THE NE¼ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST
OF THE UTE MERIDIAN;
THENCE SOUTH 774.18 FEET;
THENCE WEST 663.28 FEET;
THENCE NORTH 300.3 FEET;
THENCE EAST 180.04 FEET;
THENCE NORTH 474.15 FEET;
THENCE EAST 482.38 FEET TO THE POINT OF BEGINNING;
AND
THE SOUTH 12 FEET OF THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT A POINT 372.38 FEET WEST OF THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE
1 WEST OF THE UTE MERIDIAN;
THENCE SOUTH 474.18 FEET;
THENCE WEST 110 FEET;
THENCE NORTH 474.18 FEET;
THENCE EAST 110 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

Form 13084 01/2011 wd.odt Warranty Deed (Joint Tenant) GJR65020549 {15458312}

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Mark Beckner, am the owner of the following real property:

(b) 2574 Tahoe Drive, Grand Junction, Colorado
Deed recorded at Reception #2792815
Lot 2 of Burnell Subdivision. Copy of the Deed attached

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

[Empty box for listing other owners]

I have reviewed the application for the (d) lot line adjustment pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) none

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: [Signature]

Printed name of owner: Mark Beckner

State of Colorado)

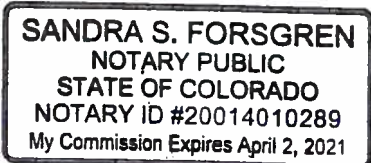
County of Mesa) ss.

Subscribed and sworn to before me on this 27th day of August, 20 19

by Mark Beckner

Witness my hand and seal.

My Notary Commission expires on 4/2/2021



[Signature]
Notary Public Signature

Doc Fee: \$60.00

WARRANTY DEED

This Deed, made March 10, 2017

Between Arline H. Burnell and John R. Burnell of the County Mesa, State of COLORADO, grantor(s) and Mark Beckner, whose legal address is 2591 G Road, Grand Junction, CO 81505 County of Mesa, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of SIX HUNDRED THOUSAND DOLLARS AND NO/100'S (\$600,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO described as follows:

Lots 1 and 2 of Burnell Subdivision.

County of Mesa, State of Colorado

also known by street and number as 2575 G Road, Grand Junction, CO 81505

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and Indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated September 28, 2016, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:

[Signature of Arline H. Burnell]
Arline H. Burnell

[Signature of John R. Burnell]
John R. Burnell

STATE OF Arizona
COUNTY OF Mohave

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 10, 2017 by Arline H. Burnell and John R. Burnell.

Witness my hand and official seal.

[Signature of Jennifer A. Mrazek]
Notary Public
My Commission expires: 10-30-20



Wdrev

ESCR

HTC

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **Augustine Blue Holdings, LLC**, a Colorado limited liability company formed on February 7, 2013. As of the date of this Statement of Authority the entity is in good standing with the Office of the Colorado Secretary of State.

2. The type of entity is a **Colorado limited liability company**, with the sole member being Mark Beckner.

3. The mailing address for the entity is **c/o Mark Beckner, 2591 G Road, Grand Junction, Colorado 81506**.

4. The name and position of the person authorized to execute instruments encumbering, conveying, or otherwise affecting title to real property on behalf of the entity is **Mark Beckner, Operating Member**.

5. The authority of the foregoing person(s) to bind the entity is **not limited**.

6. Other matters concerning the manner in which the entity deals with interests in real property: **None**.

Executed this 27 day of AUGUST, 2019.

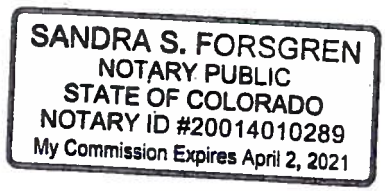


Mark Beckner, Operating Manager

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of August, 2019, by Mark Beckner as the Operating Member of Augustine Blue Holdings, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.



Sandra S. Forsgren

Notary Public

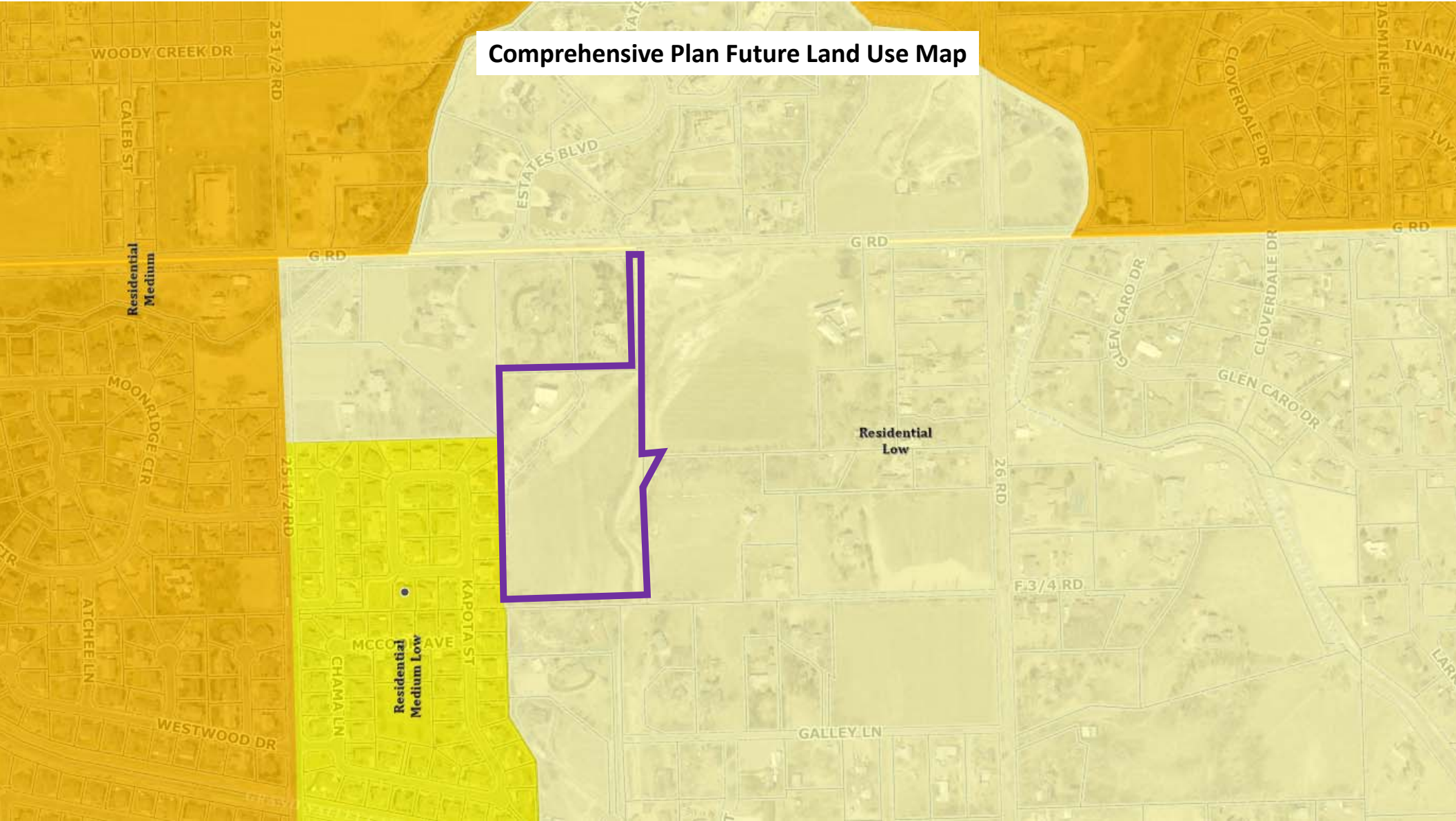
Vicinity Map



Existing City Zoning Map



Comprehensive Plan Future Land Use Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING AUGUSTINE BLUE, BECKNER, AND
BERGER PROPERTIES
FROM R-E (RESIDENTIAL – ESTATE), R-R (RESIDENTIAL – RURAL), AND
R-1 (RESIDENTIAL – 1 DU/AC)
TO R-2 (RESIDENTIAL – 2 DU/AC)**

LOCATED AT 2576 TAHOE DRIVE

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Augustine Blue Holdings, LLC, Mark Beckner, and Kyle and Hadassa Berger properties to the R-2 (Residential – 2 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Low (0.5 – 2 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-O (Residential Office) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be zoned R-2 (Residential – 2 du/ac):

LOT 1 ROOTED GYPSY FARMS SUB LOCATED IN SEC 3 1S 1W UM RECORDED AT RECPT NO 2862456 MESA CO RECDS - 2.03 AC

AND

LOT 2 ROOTED GYPSY FARMS SUB LOCATED IN SEC 3 1S 1W UM RECORDED AT RECPT NO 2862456 MESA CO RECDS - 8.75 AC

AND

N 4.60AC OF S 16.60AC OF NE4NE4 SEC 3 1S 1W EXC BEG 774.18FT S & 529FT W OF NE COR SD SEC 3 W 344.9FT S 141.8FT E 269.5FT N 28DEG E 160.6FT TO BEG & ALSO EXC WALKER'S SUBDIVISION-0.09AC

Introduced on first reading this 20th day of November, 2019 and ordered published in pamphlet form.

Adopted on second reading this 4th day of December, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: November 12, 2019
Presented By: Senta Costello, Planner
Department: Community Development
Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Consider a request by REE Development, LLC to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on 3.58-acre property located at 621 26 ½ Road.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The Applicant, REE Development LLC, is requesting two actions on a 3.58-acre property located at 621 26 ½ Road. The proposed requests are to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone the property from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac). The request is in anticipation of a future multi-family development on the property.

BACKGROUND OR DETAILED INFORMATION:

The property has been historically used as a single family house, associated outbuildings and open pasture since the early 1900's. The house was originally built in 1910 with several remodels since that time, the surrounding area has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes.

The Applicant is requesting a Comprehensive Plan Amendment from Residential Medium which is also the designation of the property to the west to Residential High Mixed Use, which is the designation of the property to the north and a rezone to a R-24 (Residential 24 du/ac) which would allow for development similar in density to that of the adjacent property to the north.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting that was held on September 18, 2019 consistent with the requirements of Section 21.02.080 (e). Five citizens attended the meeting. Access and traffic were the primary concerns expressed by those in attendance. as summarized in the neighborhood meeting summary comments.

Public Notice was completed consistent to the provisions in Section 21.02.080 (g) Mailed notice of the Public Hearing, in the form of notification cards, was sent to surrounding property owners within 500 feet and all registered homeowners associations within 1,000 feet. The subject property was posted on September 26, 2019 and notice of the public hearing was published November 5, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Amendment

Pursuant to Section 21.02.130(c)(1) the City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets at least one of the following review criteria.

(i) Subsequent events have invalidated the original premises and findings; and/or

The residential area north of Patterson Road has traditionally been single family in nature, with the exception of Mesa View, The Glen @ Horizon Drive located off of Glen Court and Westwood Condominiums, existing developments constructed in the early to mid '80's with densities of 24.2 du/ac, 9.5 du/ac and 12.4 du/ac respectively. When the Future Land Use map and associated designations were created in 2009, the designations largely mirrored the existing development densities that at that time were between 2 and 4 du/acre. Since then, Cappella Care Center located at 628 26 ½ Road has also developed with a density of 8.2 du/ac and more recently Juniper Ridge Charter School has been built to the west which is an additional higher intensity use in the neighborhood. Neither of these developments was anticipated at the time the Future Land Use Map designations were established.

The permitted development of these projects as well as the general compatibility of this density of project in the area is an indicator that the plan allowing only densities ranging

from 4 to 8, should be revisited as this area has evolved and the foundational premise that this area should be designated only for density with 4 to 8 dwelling units per acre is no longer valid as the area has supported successful development with significantly great densities and intensities. These developments were infill projects which capitalized on use of existing infrastructure and amenities that existed in the area such as St. Mary's Hospital, schools, shopping, medical/dental offices, restaurants etc. that developed along the Patterson Road, N 7th Street and Horizon Drive corridors. Higher density/intensity development on infill properties maximizes the use of existing infrastructure which implements guiding principles, goals and polices of the Comprehensive Plan. Staff therefore finds this criterion to have been met.

(ii) The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or

The area, over time, has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes, many having a higher density and/or intensity than the designation and use of the subject property. Based on the increased demand for density and intensity in this established corridor as demonstrated through a number of recent projects, Staff has found that the character and condition of the area has changed and thus finds this criterion has been met.

(iii) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject property is surrounded by urban development and is located along a Minor Arterial (26 ½ Road) and is less than a quarter of a mile from a Principal Arterial (Patterson Road). Consequently, public and community facilities exist in the area that are adequate to serve the type and scope of land uses that could be developed on this property if designated for Residential High Mixed Use. The existing utility services include City of Grand Junction Water, Persigo 201 sewer service and Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City. Based on the provision and concurrency of public utilities and community facilities to serve the Comprehensive Plan amendment request, staff finds that this criterion has been met.

(iv) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The Applicant is requesting a Residential High Mixed Use Future Land Use designation in concert with a R-24 zone district in order to develop a multi-family complex. The Residential High Mixed Use Future Land Use designation comprises 0.4% of the overall properties within the City limits, with no vacant land/under-developed land with

this designation within a mile of the subject property. This area of the community has the amenities and infrastructure to support higher density/intensity development, but does not have lands designated for higher densities/intensities. Based on this low percentage, staff finds that there is an inadequate supply of lands with this designation and that this criterion has been met.

(v) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community has seen a limited amount of housing types beyond single family homes since 2011. The City has only permitted 157 Multi-family housing units in the past 3 years versus 1,395 single-family homes. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. This amendment and rezone will provide the opportunity to develop a different housing type, giving residents a greater diversity of housing options. Staff, therefore, finds that this criterion has been met.

The proposed change is consistent with the following vision (intent), goals and policies of the Comprehensive Plan:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy B. Create opportunities to reduce the amount of trips generate for shopping and commuting and decrease vehicle miles travelled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Policy C. Increasing the capacity of housing developers to meet housing demand.

Rezone

Pursuant to the rezoning criteria provided in GJMC 21.02.140, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

(1) Subsequent events have invalidated the original premise and findings; and/or

Should the Comprehensive Plan amendment be approved, the R-5 zone district will no longer be consistent with the future land use designation of Residential High Mixed Use and therefore would invalidate the R-5 zoning. Other zone districts that may be considered would include....

R-16 (Residential 16 du/ac) and
R-O (Residential Office).
B-1 (Neighborhood Business)

Should the Comprehensive Plan amendment not be approved, the R-5 zone district would remain a valid zone district for the property. Other valid zone districts would include:

R-4 (Residential 4 du/ac),
R-8 (Residential 8 du/ac),
R-12 (Residential 12 du/ac),
R-16 (Residential 16 du/ac) and
R-O (Residential Office).

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The area over time has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes, many having a higher density and/or intensity than the designation and use of the subject property. Based on the increased demand for density in this established corridor as demonstrated through a number of recent projects, Staff has found that the character and condition of the area has changed and thus finds this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject property is surrounded by urban development and is located along a Minor Arterial (26 ½ Road) and is less than a quarter of a mile from a Principal Arterial (Patterson Road). Consequently, public and community facilities exist in the area that are adequate to serve the type and scope of land uses that could be developed on this property if designated for Residential High Mixed Use. The existing utility services include City of Grand Junction Water, Persigo 201 sewer service and Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City. Based on the provision and concurrency of public utilities and community facilities to serve the Comprehensive

Plan amendment request, staff finds that this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The Applicant is requesting a Residential High Mixed Use Future Land Use designation in concert with a R-24 zone district in order to develop a multi-family complex. This zone district allows for development of multi-family densities starting at 16 dwelling units per acre without a maximum, creating opportunities for a developer to maximize the residential development potential of a property. Higher density/intensity development on infill properties maximizes the use of existing infrastructure. The R-24 zone district comprises 1% of the overall zoned property within the City limits, with no vacant land/under-developed land with this designation within a mile of the subject property. This area of the community has the amenities and infrastructure to support higher density/intensity development, but does not have lands designated for higher densities/intensities. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. Based on this low percentage, staff finds that there is an inadequate supply of lands with this designation and that this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community has seen a limited amount of housing types beyond single family homes since 2011. The City has only permitted 157 multi-family housing units in the past three years versus 1,395 single-family homes. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. This amendment and rezone will provide the opportunity to develop a different housing type, giving residents a greater diversity of housing options. Staff, therefore, finds that this criterion has been met.

The proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan, as follows:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy B. Create opportunities to reduce the amount of trips generate for shopping and commuting and decrease vehicle miles travelled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Policy C. Increasing the capacity of housing developers to meet housing demand.

SUGGESTED MOTION:

Madam Chairman, on the Village Cooperative of Grand Junction request, (RZN-2019-544), I move that the Planning Commission forward to the City Council a recommendation of approval of the Comprehensive Plan Future Land Use Map Amendment from Residential-Medium 4-8 dwelling units per acre to Residential-High Mixed Use and the Rezone from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) for the 3.82 acres of property located at 621 26 ½ Road with the findings of fact as listed in the staff report.

Attachments

1. Exhibit List - Village Coop Rezone & Comp Plan Amend
2. Complete Application
3. Maps and photos
4. Ordinance

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: <u>Residential Medium</u>	Existing Zoning: <u>R-5</u>
Proposed Land Use Designation: <u>Residential High Mixed Use</u>	Proposed Zoning: <u>R-24</u>

Property Information

Site Location: 621 26 1/2 RD, GRAND JUNCTION, CO 81506

Site Acreage: Approximately 3.58 Acres

Site Tax No(s): 2945-023-00-027

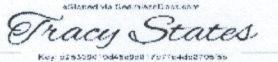
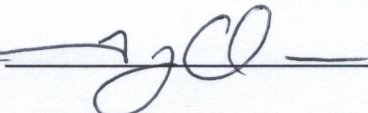
Site Zoning: R-5

Project Description: To rezone the property from R-5 to R-24 in conjunction with a Comprehensive Plan Amendment via adjacency, The parcel is adjacent to PD zoned land with a future land use designation of Residential High Mixed Use. It is also adjacent to the future land use designation of Business Park Mixed Use.

<u>Property Owner Information</u>	<u>Applicant Information</u>	<u>Representative Information</u>
Name: <u>621 26-5 LLC</u>	Name: <u>REE Development, LLC</u>	Name: <u>River City Consultants, Inc.</u>
Street Address: <u>650 Lariat Lane</u>	Street Address: <u>1400 Corporate</u>	Street Address: <u>744 Horizon Ct.</u>
City/State/Zip: <u>Glenwood Springs, CO</u>	City/State/Zip: <u>Egan, MN 55121</u>	City/State/Zip: <u>Grand Junction, CO</u>
Business Phone #: <u>303-549-7111</u>	Business Phone #: <u>303-909-4925</u>	Business Phone #: <u>970-241-4722</u>
E-Mail: <u>terryclaassen@yahoo.com</u>	E-Mail: <u>bscott@reeddevelopment.com</u>	E-Mail: <u>tstates@rccwest.com</u>
Fax #: _____	Fax #: _____	Fax #: <u>970-241-8841</u>
Contact Person: <u>Terry Claassen</u>	Contact Person: <u>Brian Scott</u>	Contact Person: <u>Tracy States</u>
Contact Phone #: <u>303-549-7111</u>	Contact Phone #: <u>303-909-4925</u>	Contact Phone #: <u>970-241-4722</u>

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: <u></u>	Date: <u>08/29/2019</u>
Signature of Legal Property Owner: <u></u>	Date: <u>9/4/19</u>

General Project Report Rezone

Village Cooperative at Grand Junction 2945-023-00-027 621 26 ½ Road, Grand Junction, CO September 19, 2019

A. Project Description

1. This is a request for the approval of a rezone in conjunction with a Comprehensive Plan Amendment for the property located at 621 26 ½ Road, Grand Junction, Colorado. The parcel is located within the City limits of Grand Junction.
2. The parcel contains approximately 3.58 acres, more or less.
3. The proposed zone for the parcel is R-24 (Residential-24). The existing zoning is R-5 (Residential-5). The request to R-24 zoning, in conjunction with a Comprehensive Plan Amendment to Residential High Mixed Use, is being made due to the parcel's location adjacent to the south of a PD zoned property that is home to a senior living community known as Solstice at Mesa View and contains 101 units. The future land use of that parcel is Residential High Mixed Use. Once this parcel is rezoned, it is planned to construct a 60 to 70-unit multi-family, senior living residential facility on this site.

It should also be pointed out that the future land use adjacent to the south of the subject parcel is Business Park Mixed Use. Just to the south of the subject parcel is Rose Hill Hospitality House which provides accommodations to families of patients at St. Mary's. This facility accommodates approximately 50 guests with 20 bedrooms, all with private baths. Both the Residential High Mixed Use and Business Park Mixed Use implement the R-24 zone district.

B. Public Benefit

The public will benefit with the addition of housing for the senior community that is in close proximity to medical facilities including St. Mary's Hospital. The site's location is also close to retail shopping via Patterson Road, downtown which has an array of restaurants and shopping, golf courses, parks, and other forms of entertainment. The project will create jobs with the construction of the facility and make optimal use of the existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met-** The proposed zoning, in conjunction with a Comprehensive Plan Amendment, will be in compliance with the adopted codes, plans and requirements for the property.
2. **Land use in the surrounding area-** The land uses in the surrounding area include a senior living facility, multi-family residential, an assisted living and memory care facility, St. Mary's Regional Hospital and Medical Center and other medical facilities, Rose Hill Hospitality House, commercial uses along Patterson Road, single-family residential, churches, etc. The rezoning of the parcel to R-24 is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed from 26 ½ Road. The exact location will be investigated through site planning, once the rezone request is approved. The approval of the rezone will have no effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**
The subject parcel is and/or will be served by the following:
 - City of Grand Junction Water
 - City of Grand Junction Sanitation District
 - Xcel Energy
 - Charter/Spectrum
 - Century Link
 - City of Grand Junction Fire
 - Grand Valley Irrigation CompanyAll utilities are existing in 26 ½ Road and can be extended into to the site.
5. **Special or unusual demands on utilities-** The rezone request will have no impact on utilities. The infrastructure is in place to meet the demand for future development.
6. **Effects on public facilities-** There will be no effect on public facilities (i.e. police and fire services) as a result of the approval of the rezone.

7. **Hours of operation-** N/A for the rezone request.
8. **Number of employees-** N/A.
9. **Signage plans-** N/A for the rezone request.
10. **Site Soils Geology-** Soils are expected to be generally consistent with what is found in the area.
11. **Impact of project on site geology and geological hazards-** N/A for the rezone request.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

21.02.140 Code amendment and rezoning.

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

The proposed rezone request to R-24 and Comprehensive Plan Amendment is consistent with surrounding densities. The senior living community adjacent to the north of the subject parcel, Solstice at Mesa View was built in 1986 and contains 110 units. The Comprehensive Plan future land use of Residential High Mixed Use was implemented for this parcel as a result of the use. Rose Hill Hospitality House is located just south of the subject parcel. This facility accommodates up to 50 guests and contains 20 bedrooms, each with a private bath. The future land use of the properties to the south is Business Park Mixed Use. It is a logical extension of high-density residential zoning.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The amendment is consistent with surrounding zone districts and uses. With this parcel sitting between higher intense future land uses per the existing Comprehensive Plan it appropriate to amend the zoning and Comprehensive Plan to match existing and future land uses that are adjacent to the parcel.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Public and community facilities are existing and adequate and will support the proposed use but are not affected as a result of the rezone request.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

This parcel of land is adequately serviced by utilities and roadways and will be best utilized with future development. There is an inadequate supply of suitably zoned land in this area to accommodate higher density residential development.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Pedestrian opportunities could be expanded in this area with the development of this parcel.

F. Development Schedule and Phasing
Not applicable to the rezone.



EXHIBIT A
VILLAGE COOPERATIVE REZONE/COMPREHENSIVE PLAN AMENDMENT
621 26 ½ ROAD, GRAND JUNCTION, CO

SUMMARY OF NEIGHBORHOOD MEETING
WEDNESDAY, SEPTEMBER 18, 2019
AMERICAN LUTHERAN CHURCH
LOCATED AT 631 26 ½ ROAD @ 5:30 PM

A neighborhood meeting for the above-referenced Rezone/Comprehensive Plan Amendment application was held Wednesday, September 18, 2019 at American Lutheran Church, located at 631 26 ½ Road at 5:30 PM. A letter notifying the neighboring property owners within the surrounding 500 feet of 621 26 ½ Road was sent on September 6, 2019, per the mailing list received from the City of Grand Junction.

The meeting included a presentation and a question and answer session. Tracy States, Project Coordinator with River City Consultants, presented information about the proposed Rezone and Comprehensive Plan Amendment. Ms. States then made introductions of Brian Scott with Real Estate Equities (REE), representing the developer, and Kyle Oberkoetter with Rocky Mountain Senior Housing, representing the property owner. In attendance for the City was Senta Costello, Associate Planner. There were five neighboring property owners that attended the meeting. An attendance list and PDFs of the exhibits used at the meeting are provided as part of this Exhibit.

Mr. Scott gave a power point presentation that explained who REE was as a developer and what the concept of the cooperative was. He explained that REE's focus is on the development and management of senior housing cooperatives in eight states. The power point showed examples of floor plans, finishes, activities, underground parking and workshop area. He answered questions about ownership in the cooperative and confirmed that the cooperative will be an independent living situation. Mr. Oberkoetter explained that Rocky Mountain Senior Housing had developed the Lodge at Grand Junction located off of Patterson and 8th Court which is an assisted living/memory care facility. He said that as the owner of this site, they had a development plan for the property but then decided to reach out to REE about the cooperative concept and partnership.

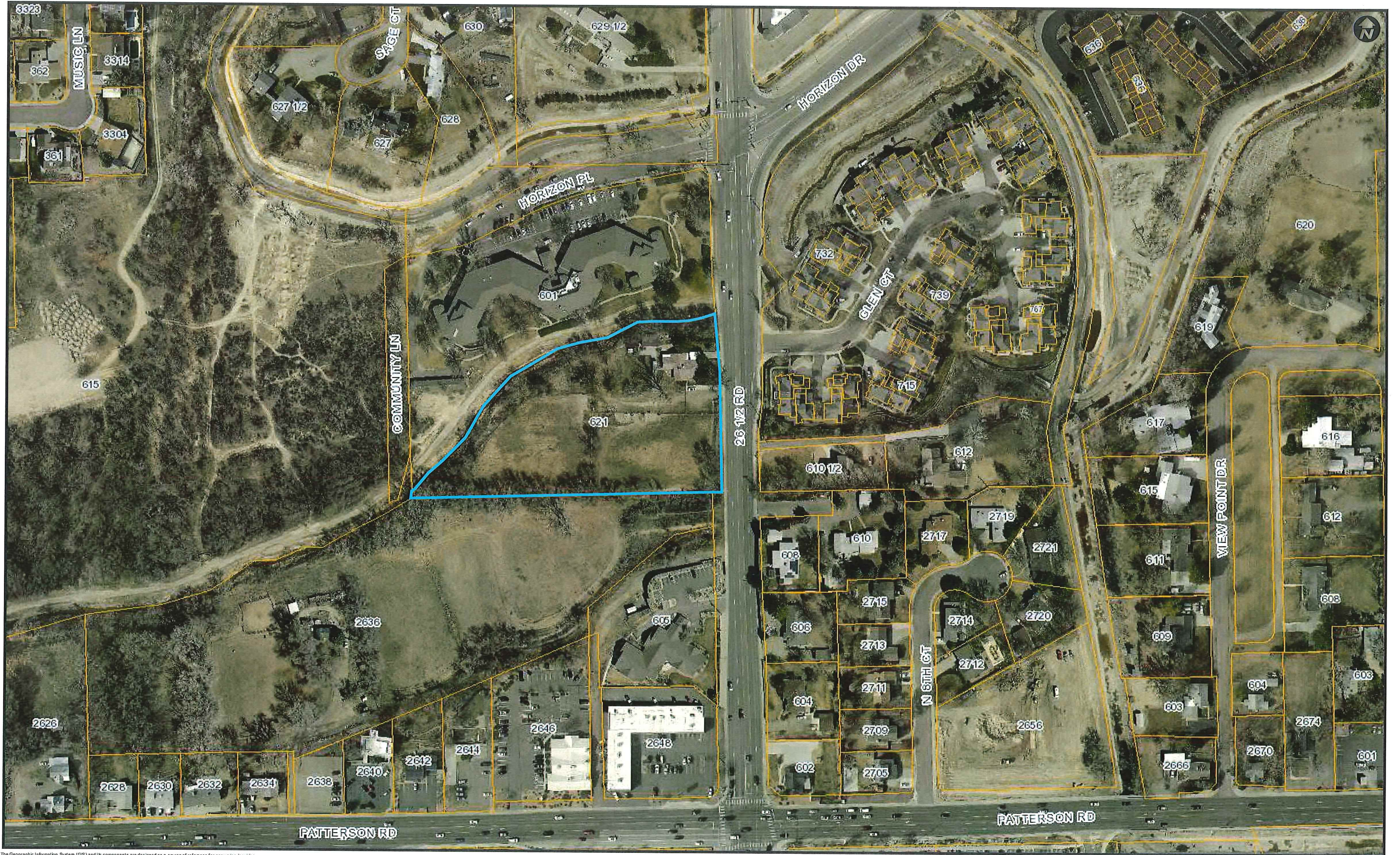
Concern was expressed regarding access and traffic that will be generated from the project. The attendees wanted to make sure traffic from the new Juniper Ridge school was taken into account. The only other concern mentioned was with regards to the Comprehensive Plan Amendment and what could be developed on the site if the proposed cooperative does not come to fruition (i.e., could apartments be built). Ms. Costello with the City explained that yes, that would be a possibility.

The meeting adjourned at approximately 6:30 PM.

Village Cooperative Rezone

Wednesday, September 18, 2019 – ~~Chase Bank Building~~ Height Exemption
 Neighborhood Meeting @ 5:30 PM
 American Lutheran Church
 Located at 631 26 ½ Road, Grand Junction, CO

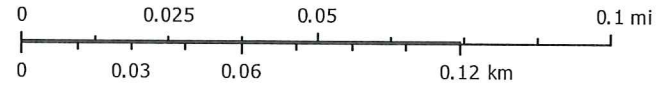
Name	Address	Phone #/Email (Optional)
1. CAROL BERGMAN	628- SAGE CT	
2. WALT BERGMAN	628 SAGE CT	
3. B. Adam Whitman	3225 Northridge Dr.	
4. Santa Costello	City	
5. JIM SCHEIDT	3403 Norwalk St	
6. Marilyn Shaver	356 Mercia Ln.	
7. Kyle Oberkoetter	Rocky Mtn. Senior Housing	
8. Brian Scott	Real Estate Equities	
9. Tracy States	RCC	
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		



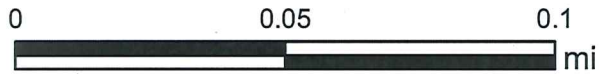
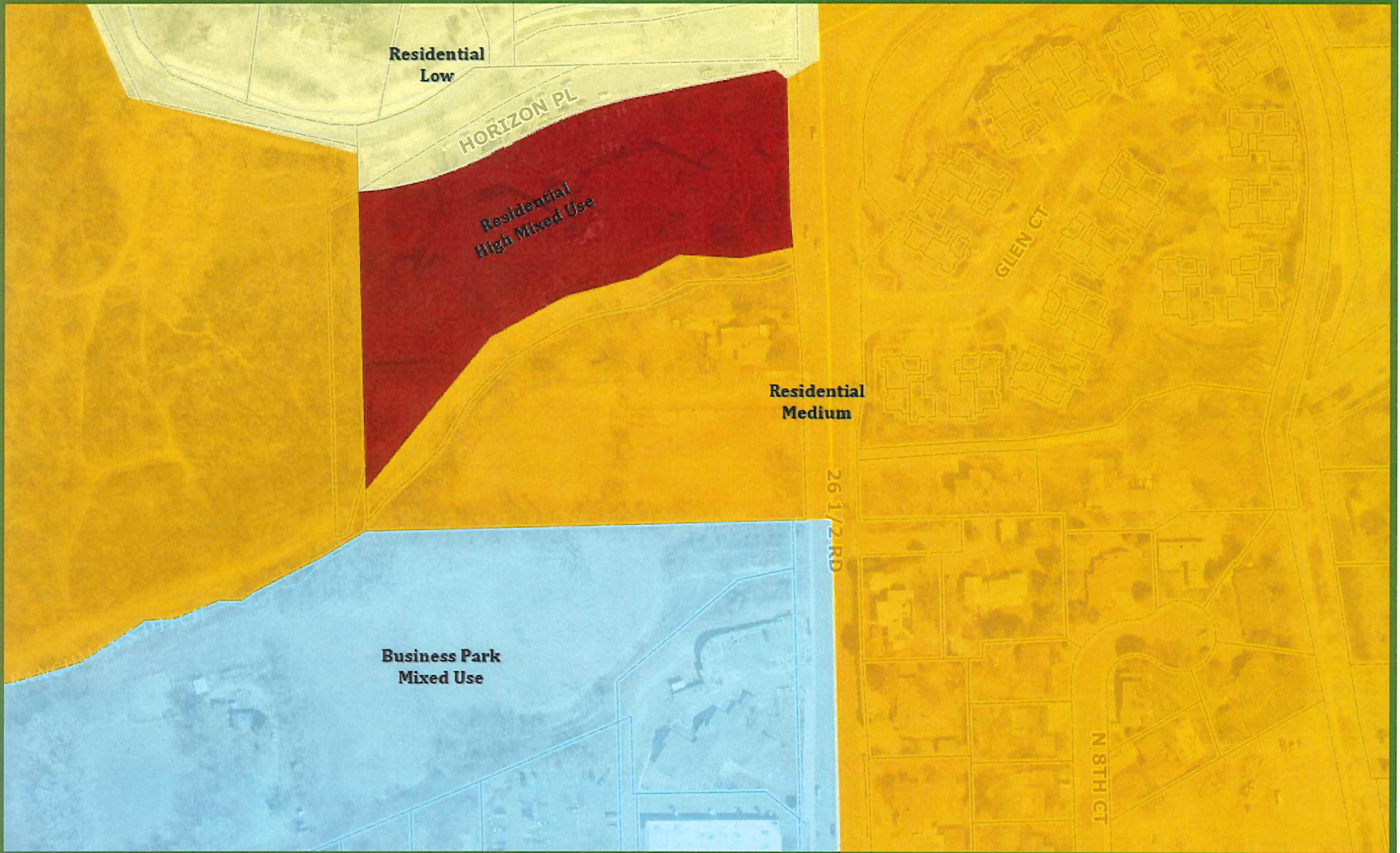
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

Mesa County Map
 Print Date: September 18, 2019



City of Grand Junction



Printed: 9/18/2019
1 inch equals 188 feet
Scale: 1:2,257

City of Grand Junction



Printed: 9/18/2019
1 inch equals 188 feet
Scale: 1:2,257

(j) **R-24: Residential – 24.**

(1) Purpose. To provide for high density residential use. This district allows multifamily development within specified densities. R-24 may serve as a transitional district between single-family and trade zones. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. It is appropriate in the Village and Neighborhood Centers.

(2) Performance Standards.

(i) For purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.

(ii) The front yard setback shall be a minimum of 20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Bulk										
Lot coverage (max.)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max. ft.)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	5.5	8	12	16
Density (max. units per acre)	1 unit / 5 acres	1	1	2	4	5.5	8	12	16	n/a
Cluster allowed	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No

Notes

*20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

R-5: Min. lot area varies by building type; detached single-family – 4,000 sf, two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-8: Min. lot area varies by building type; detached single-family – 3,000 sf and two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-12: Min. lot width varies by building type; two-family – 45 ft., all other types – 30 ft.



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

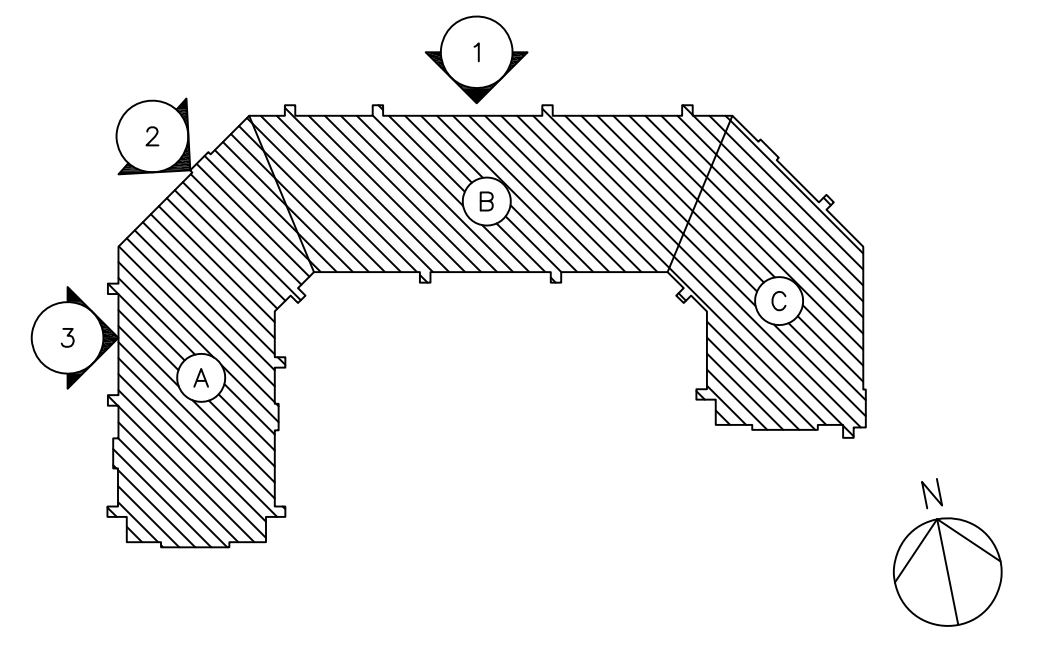


2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE



- ELEVATION KEY NOTES:
- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
 - 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
 - 4 ROCK FACE CMU - TAN
 - 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

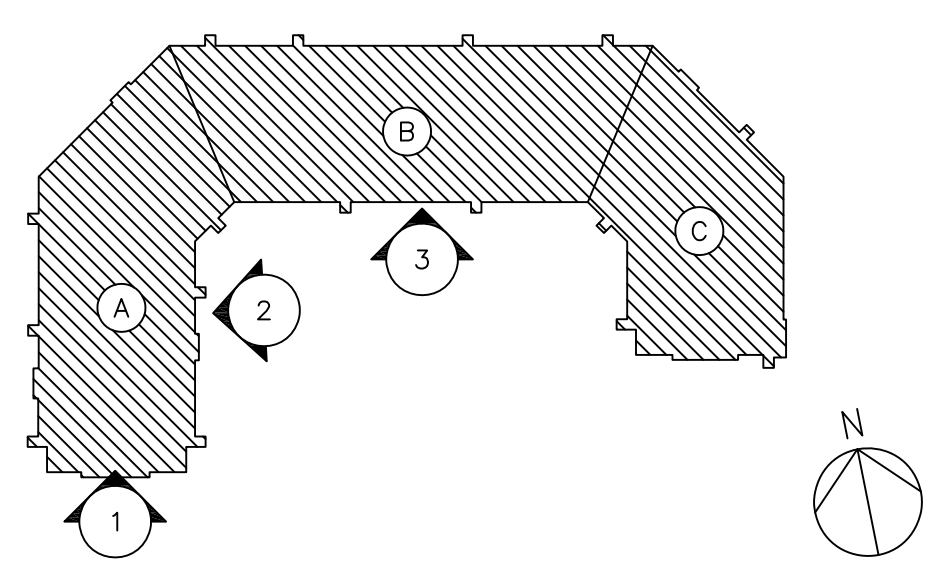


2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE



- ELEVATION KEY NOTES:
- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
 - 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
 - 4 ROCK FACE CMU - TAN
 - 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

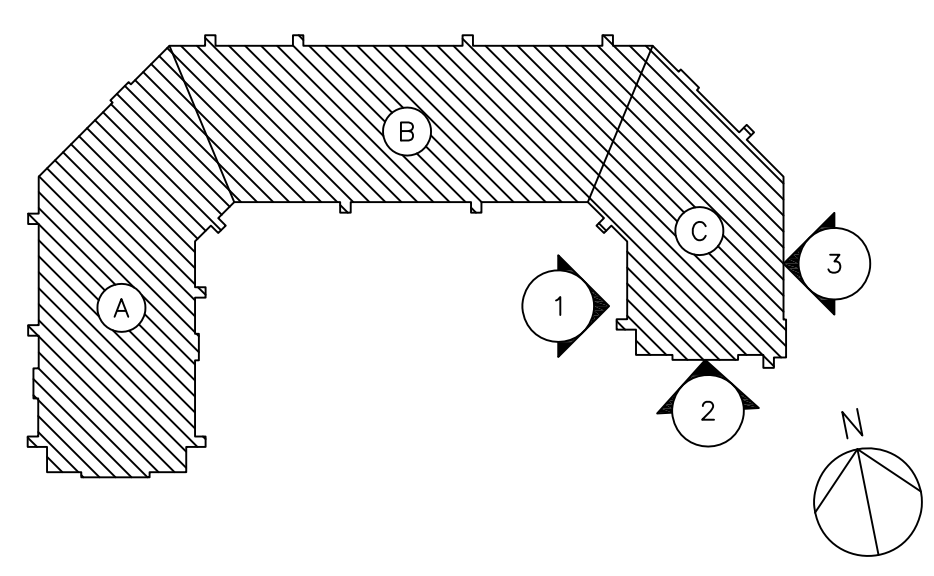


2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE

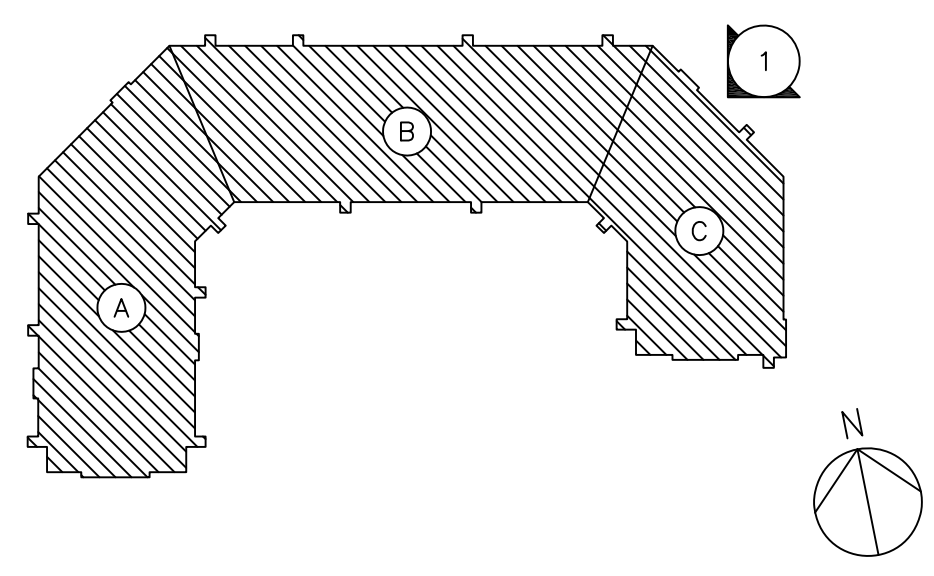


- ELEVATION KEY NOTES:
- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
 - 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
 - 4 ROCK FACE CMU - TAN
 - 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE



1 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE



- ELEVATION KEY NOTES:
- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
 - 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
 - 4 ROCK FACE CMU - TAN
 - 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 621 26-5 LLC ("Entity") is the owner of the following property:

(b) 621 26 1/2 Road, Grand Junction, CO 81506

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Managing Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

- My legal authority to bind the Entity both financially and concerning this property is unlimited.
 My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

[Empty box for limited authority details]

- The Entity is the sole owner of the property.
 The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

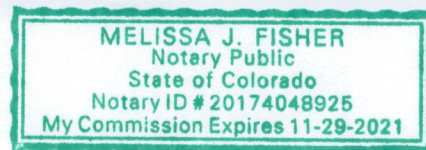
Signature of Entity representative: _____

[Handwritten Signature]

Printed name of person signing: Terry Claassen, Managing Member

State of COLORADO)

County of GARFIELD) ss.



Subscribed and sworn to before me on this 4 day of SEPTEMBER, 2019

by TERRY CLAASSEN

Witness my hand and seal.

My Notary Commission expires on 11-29-2021

[Handwritten Signature]

Notary Public Signature



State Documentary Fee
Date: May 01, 2019
\$60.00

Warranty Deed

(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **May 1st, 2019** by **ROBERTA M. NIESLANIK AND MERCEDES CAMERON** Grantor(s), of the County of **Mesa** and State of **Colorado** for the consideration of **(\$600,000.00) ***Six Hundred Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **621 26-5 LLC** Grantee(s), whose street address is **650 LARIAT LANE, Glenwood Springs, CO 81601**, County of **Garfield**, and State of **Colorado**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

**THAT PART OF THE NE¼ SE¼ SW¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH;
EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **621 26.5 Road, Grand Junction, CO 81506**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2019 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

ROBERTA M. NIESLANIK

MERCEDES CAMERON

State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **May 1st, 2019** by **ROBERTA M. NIESLANIK AND MERCEDES CAMERON**

Witness my hand and official seal

My Commission expires: 2/5/22
Notary Public

JENNIFER BROWNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984002418
My Commission Expires February 5, 2022
County of Mesa

When recorded return to: **621 26-5 LLC**
650 LARIAT LANE, Glenwood Springs, CO 81601



WHEN RECORDED 621 26-5 LLC
RETURN TO: 650 LARIAT LANE
GLENWOOD SPRINGS, CO 81601



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
621 26-5 LLC
2. The type of entity is a:

<input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/>	<input type="checkbox"/> Registered Limited Liability Partnership <input type="checkbox"/> Registered Limited Liability Limited Partnership <input type="checkbox"/> Limited Partnership Association <input type="checkbox"/> Government or Governmental Subdivision or Agency <input type="checkbox"/> Trust
---	---
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **650 LARIAT LANE GLENWOOD SPRINGS, CO 80601**
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **TERRY CLAASSEN, MANAGING MEMBER**
6. The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

(Signature and Notary Acknowledgement on Second Page)

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



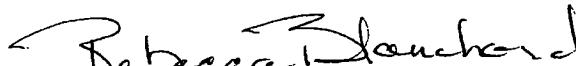
Executed this 1st day of May 2019


TERRY CLAASSEN, MANAGING MEMBER

State of CO)
)ss
County of GARFIELD)

The foregoing instrument was acknowledged before me on this 1st day of May 2019
by TERRY CLAASSEN AS MANAGING MEMBER OF 621 26-5 LLC

Witness my hand and official seal.
My Commission expires 1-18-21


Notary Public

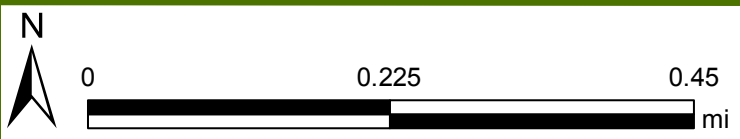
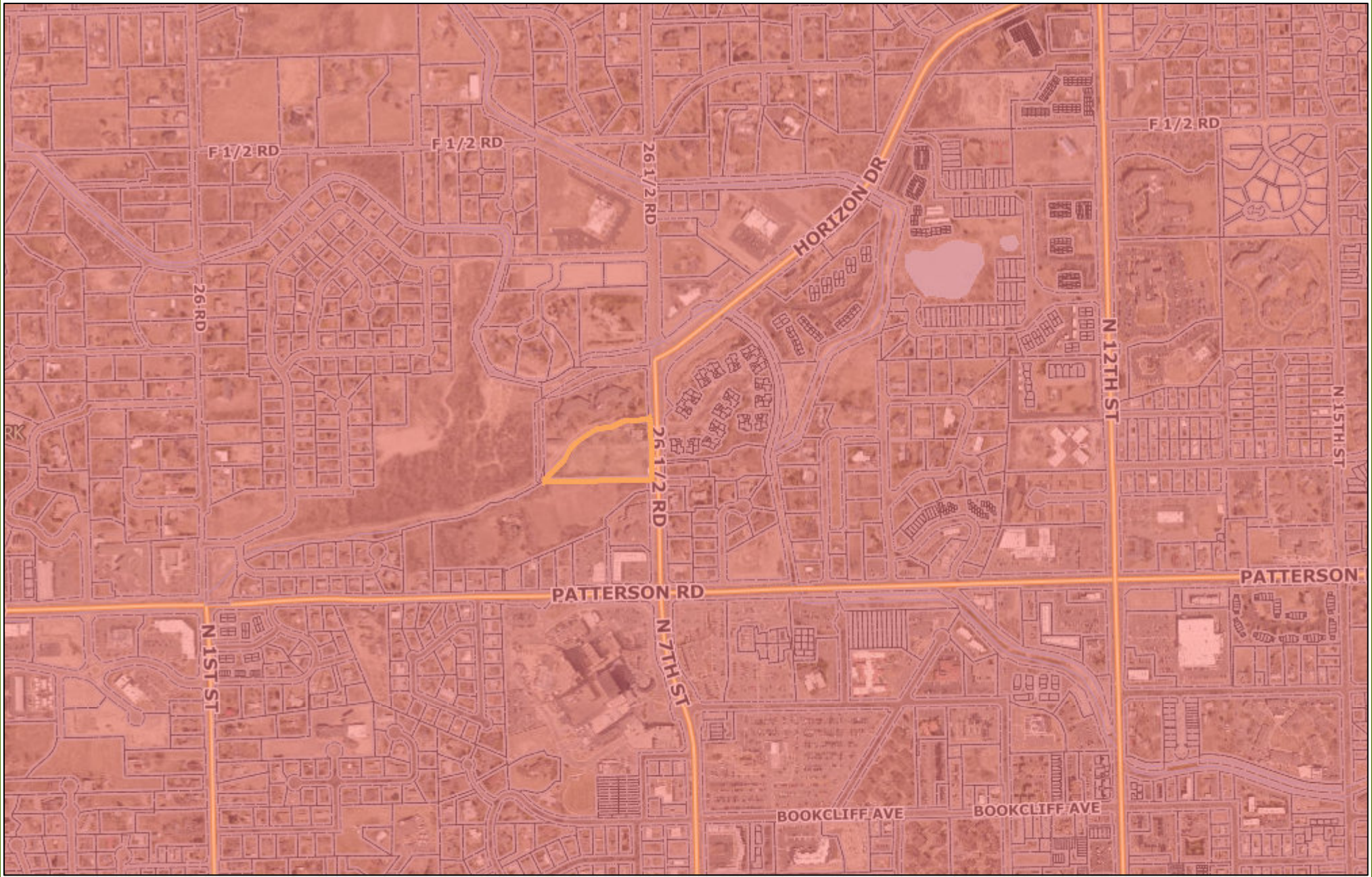
REBECCA BLANCHARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924017123
My Commission Expires January 18, 2021

Exhibit A

Escrow No. 65036156

**THAT PART OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH;
EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44,
COUNTY OF MESA, STATE OF COLORADO.**

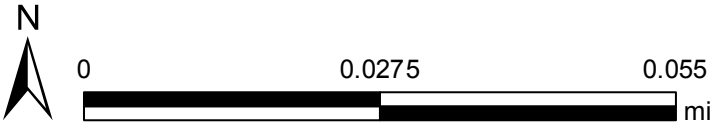
Expanded City Limits Location Map



Printed: 10/22/2019

1 inch = 752 feet

Close in City Limits Map

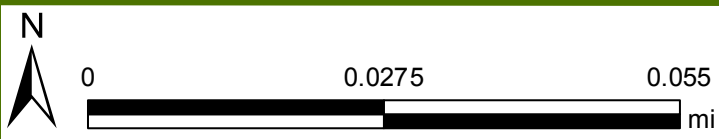
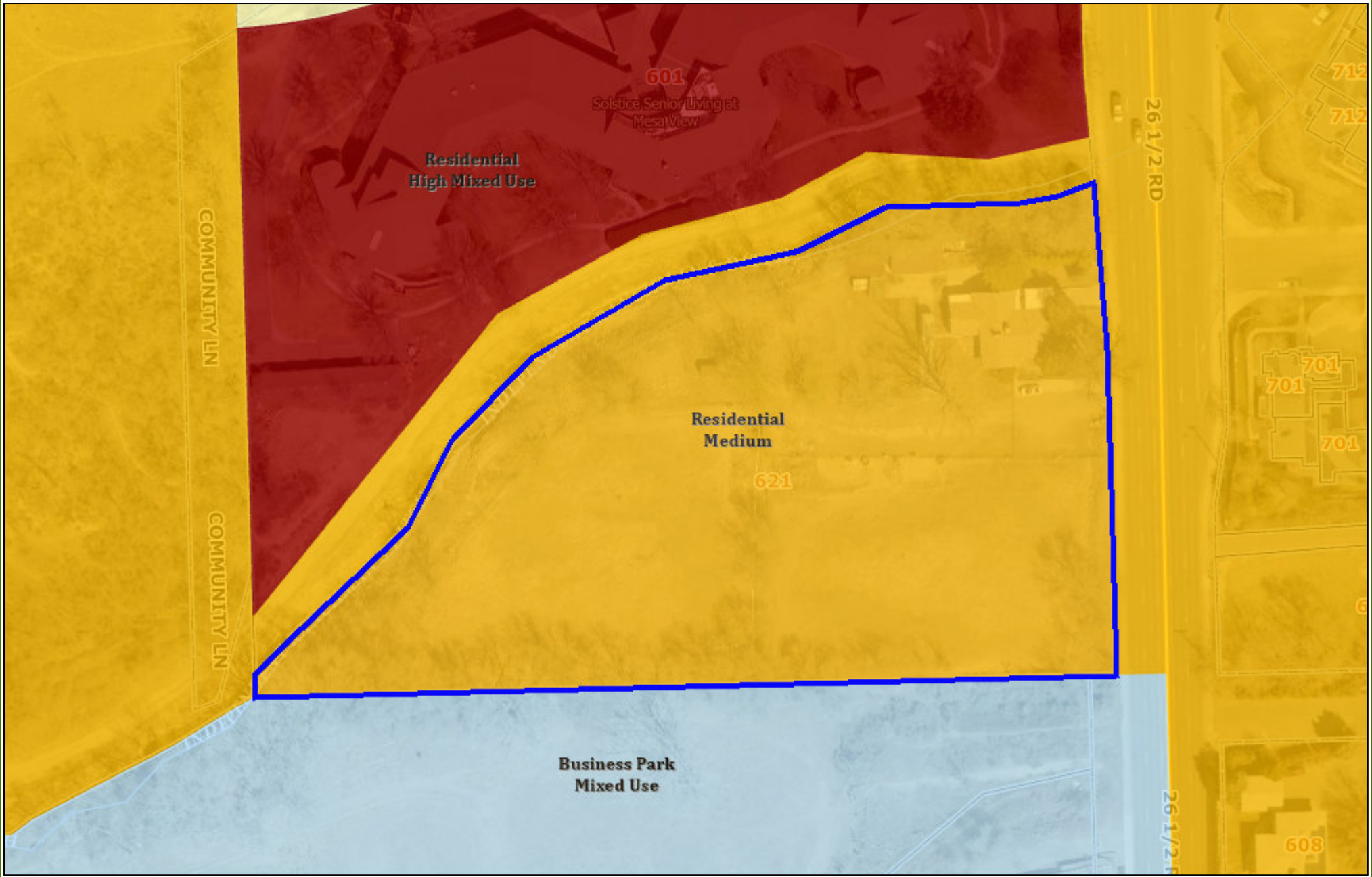


Printed: 10/22/2019

1 inch = 94 feet



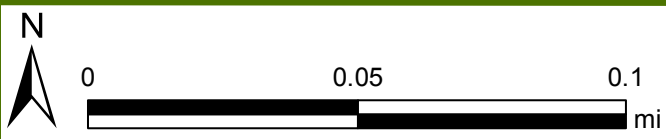
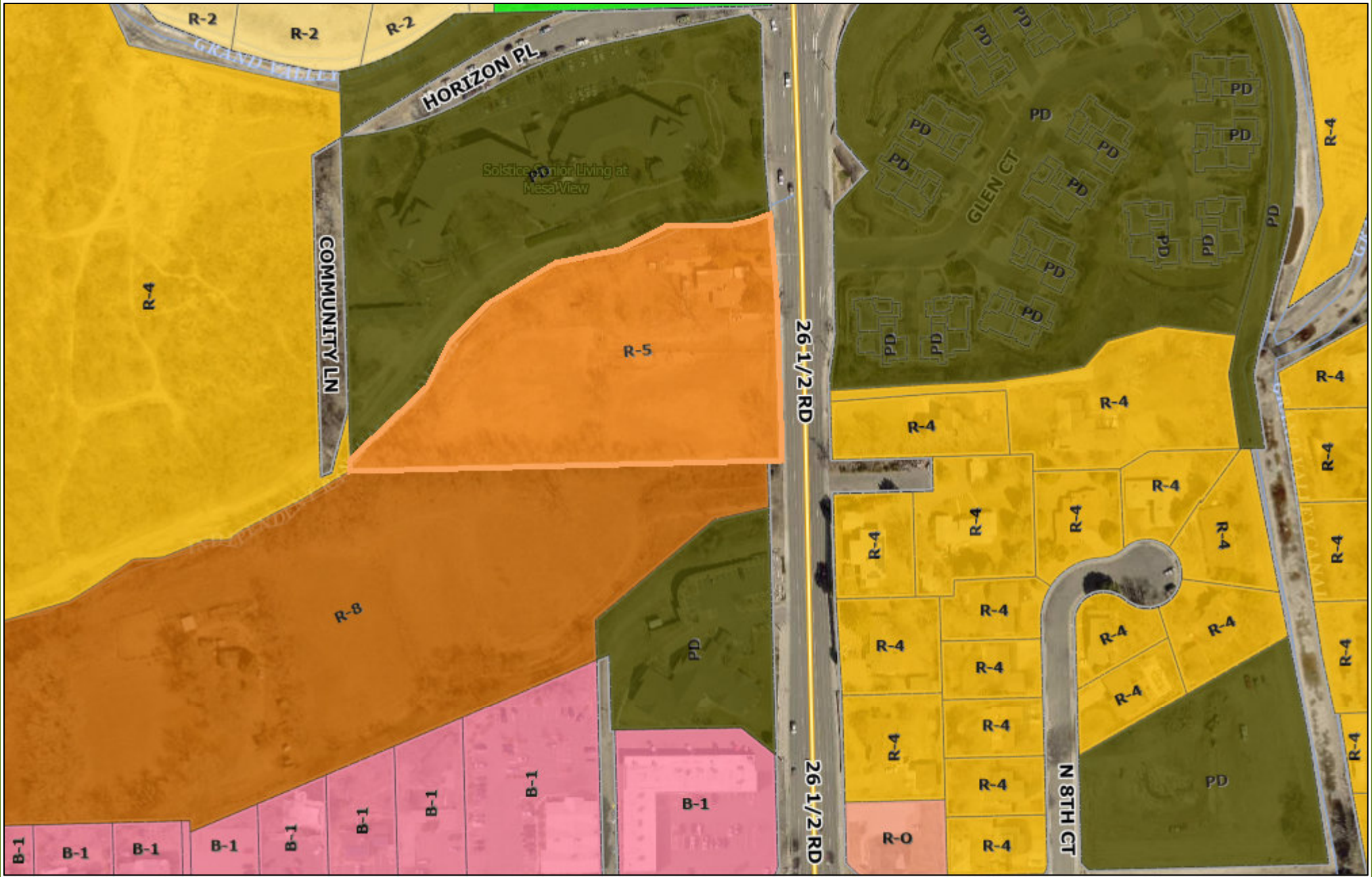
Comprehensive Plan Future Land Use Map



Printed: 10/22/2019

1 inch = 94 feet

Existing City Zoning Map



Printed: 10/22/2019

1 inch = 188 feet

Property viewed from the east



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO RESIDENTIAL HIGH MIXED USE AND REZONING TO R-24
(RESIDENTIAL 24 UNITS PER ACRE) FOR 3.58 ACRES**

LOCATED AT 621 26 1/2 ROAD

Recitals:

The applicant, REE Development LLC – Brian Scott, for 3.58 acres of land at 621 26 1/2 Road, (referred to herein and more fully described below as the “Property”), proposes a Comprehensive Plan Amendment from Residential Medium to Residential High Mixed Use and rezone from R-5 (Residential 5 du/ac) to R-24 (Residential 24 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Amendment and Rezone, and determined that it satisfies the amendment and rezoning criteria provided in GJMC 21.02.130 and 140; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the amendment to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac).

The City Council, after a public hearing and review of the proposed Comprehensive Plan Amendment and Rezone (RZN-2019-544) to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac), determined that the request satisfies the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE COMPREHENSIVE PLAN FUTURE LAND USE MAP
AMENDMENT AND REZONE ARE APPROVED:**

The following land shall have a Future Land Use designation of Residential High Mixed Use and zoned R-24 (Residential 24 du/ac):

THAT PART OF THE NE1/4. SE1/4. SW1/4 OF SECTION 2, TOWNSHIP 1 SOUTH,
RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH; EXCEPT
A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED
TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15,
1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.

Introduced for first reading on this 20th day of November, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk