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

TUESDAY, APRIL 14, 2020 @ 6:00 PM

This meeting will be conducted as a VIRTUAL MEETING

Due to COVID-19, the public may not attend in person; however, the public may participate in these ways:

1. Provide comment in advance or up to the close of the public hearing for each item at www.GJSpeaks.org
2. Leave a phone message at 970-255-1590 by 4 p.m. on April 14, 2020. This message will be public testimony and will be played for the Planning Commission to consider in review of each application.
3. View the meeting live or later at www.GJSpeaks.org.

Call to Order - 6:00 PM

Regular Agenda

1. Minutes of Previous Meeting(s) from February 25, 2020 and April 9, 2020.
2. Consider a request by Eddy at Grand JCT, LLC to Vacate a 25 foot wide by 400 lineal foot Portion of the undeveloped 27 ½ Road Public Right-of-Way (ROW) abutting the eastern property line of the property located at approximately 347 27 ½ Road.
3. Consider a request by Two R & D LLC, to extend for two additional years the approved Preliminary Plan and Filing 2 Plat for the Pinnacle Ridge Subdivision located East of Mariposa Drive near W. Ridges Blvd
4. Consider a Request by Kyle Berger and Mark Beckner to Rezone Three Properties of a Total of 10.86 acres Currently in R-1 (Residential - 1 du/ac), R-E (Residential - Estate), and R-R (Residential - Rural) Zone Districts to an R-2 (Residential - 2 du/ac) Zone District located at 2574 and 2576 Tahoe Drive and an Adjacent Unaddressed Property

5. Consider a request by the City of Grand Junction for a Rezone/Amendment to the Planned Development (PD) zone district and Outline Development Plan (ODP) for the Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue.
6. Consider a request by Terry DeHerrera to Vacate an approximate 30-foot wide by 675-foot long portion of 29 5/8 Road abutting the Northeastern Property Line of the Property Located at 359 29 5/8 Road.
7. Consider a Request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify and clarify provisions governing the Planned Development (PD) Zone District
8. Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding setbacks in the B-1: Neighborhood Business Zone District.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
February 25, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:12pm by Chairman Christian Reece.

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chair Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, Ken Scissors, and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Trent Prall (Public Works Director), Rick Dorris (Development Engineer), Jarrod Whelan (Development Engineer), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Landon Hawes (Senior Planner), and Jace Hochwalt (Associate Planner).

There were approximately 60 citizens in the audience.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda items #1-3. Commissioner Susuras seconded the motion. Motion carried unanimously 7-0.

1. Approval of Minutes

- a. Minutes of the February 11, 2020 Regular Meeting.

2. City Public Works Operations – Special Permit **File # SPT-2020-35**

Consider a request by the City of Grand Junction Public Works Department for a Special Permit to establish a materials storage and transfer site on a portion of a 74.83-acre parcel zoned CSR (Community Services and Recreation) located at 2620 Legacy Way.

3. Code Text Amendment – Seventh Street Historic District Regulations

File # ZCA-2019-716

Consider a request by the City of Grand Junction to amend Title 26.32 of the North Seventh Street Historic Residential District Guidelines and Standards regarding demolition of structures.

REGULAR AGENDA

1. Horizon Villas - Rezone

File # RZN-2019-714

Consider a request by Larson Building Solutions to rezone 2.22-acres from PD (Planned Development) to R-8 (Residential 8 units per acre) located adjacent to Horizon Glen Drive at Horizon Drive.

Staff Presentation

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

Questions for Staff

There was discussion regarding traffic in the area and a proposed traffic impact study that has not been conducted.

Commissioner Reece asked a question regarding the neighborhood center zoning designation on the Comprehensive Plan Future Land Use Map. Mr. Peterson stated the applicable zone districts in the Neighborhood Center designation.

Applicant's Presentation

Ted Ciavonne, Ciavonne Roberts & Associates, representing Larson Building Solutions, was present and made a comment regarding the request.

Public Comment

The public hearing was opened at 6:37pm.

The following spoke in opposition of the request: David Hoffman, Lily Fitch, Bill Fitch, Joe Graham, Stephanie Graham, Kevin Triplett, and Susan Madison.

The public hearing was closed at 6:54pm.

Applicant's Response

Mr. Ciavonne provided a response to public comment.

Questions for Applicant

Commissioner Reece asked questions regarding potential drainage, wildlife, and wetlands issues.

Questions for Staff

Commissioner Reece asked a question regarding the Comprehensive Plan Future Land Use Map and the ability of a minor arterial to handle a certain capacity of traffic flow.

Commissioner Scissors asked a question regarding a density miscommunication between the public comments and the staff report.

Commissioner Reece asked a question regarding the review process (e.g. rezone versus a new outline development plan).

Discussion

Commissioner Wade made a comment regarding an additional exhibit presented to the Commission from Colorado Parks and Wildlife.

Commissioner Deppe made a comment in opposition of the request.

Commissioners Gatseos, Wade, Susuras, and Ehlers made comments in support of the request.

Commissioner Gatseos made a comment regarding lack of housing.

Motion and Vote

Commissioner Wade made the following motion, "Madam Chairman, on the Horizon Villas Rezone, a request to rezone to R-8 (Residential – 8 du/ac) for the property located at Horizon Glen Drive at Horizon Drive, City file number RZN-2019-714, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Susuras seconded the motion. The motion carried 6-1.

2. Code Text Amendment – Horizon Drive Zoning Overlay File # ZCA-2019-717

Consider a request by the Horizon Drive Business Improvement District to add a Horizon Drive Zoning Overlay to the Zoning and Development Code at Title 27 of the Municipal Code.

Commissioner Reece recused herself from this item and left the auditorium.

Staff Presentation

Landon Hawes, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant's Presentation

The Applicant, Vara Kusal representing Horizon Drive BID, was present and did not make a comment regarding the request.

Public Comment

The public hearing was opened at 7:27pm.

None.

The public hearing was closed at 7:28pm.

Discussion

Commissioner Gatseos made a comment regarding the unanimous decision the Horizon Drive BID board made in support of this request.

Commissioner Scissors made a comment in support of the request and complimenting the Horizon Drive BID board.

Motion and Vote

Commissioner Deppe made the following motion, "Mister Vice-Chairman, on the Horizon Drive Zoning Overlay, City file number ZCA-2019-717, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Susuras seconded the motion. The motion carried 6-0.

Planning Commission took a break at 7:30pm.

Planning Commission started back at 7:35pm.

3. Magnus Court Subdivision – Outline Development Plan

File # PLD-2019-374 and ANX-2019-137

Consider a request by CR Nevada Associates LLC, JLC Magnus LLC and Bonds LLC for a Zone of Annexation for two (2) properties and rezone of two (2) properties from R-E (Residential Estate) and R-2 (Residential – 2 Dwelling Units per acre). All properties are seeking a zone district of Planned Development with an associated Outline Development Plan (ODP) called Magnus Court to develop 74 single-family detached lots with an R-2 (Residential – 2 du/ac) default zone district. The properties combined are 69.67 acres and are generally located at the west end of Magus Court and include the property addressed as 2215 Magus Court #A.

Staff Presentation

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

Questions for Staff

There was discussion regarding the condition of approval, the trail system, and the application process.

Applicant's Presentation

The project's representative, Tedd Ciavonne, Ciavonne Roberts & Associates, was present and gave a presentation regarding the request.

Kari McDowell Schroeder, McDowell Engineering, was present and gave a presentation regarding the request and the Traffic Impact Study that was completed.

Questions for Applicant

Commissioner Reece asked about access to two units on the plan.

Commissioner Deppe asked a question about access and parking on the auto-courts.

Commissioner Ehlers asked a question regarding the methodology for the traffic impact study.

Public Comment

The public hearing was opened at 8:39pm.

The following spoke in opposition of the request: Sharon Sigrist, Naomi Rintoul, Dennis Guenther, Nuala Whitcomb, Lisa Lefever, Lori Carlston, Michael Petri, Susan Stanton, Lora Curry, Wayne Smith, Mike Mahoney, Richard Swingle, Lisa Smith, and Jay Thompson.

The public hearing was closed at 9:12pm.

Planning Commission took a break at 9:12pm.

Planning Commission started back at 9:19pm.

Applicant's Response

Mr. Ciavonne responded to public comment.

Questions for Applicant

There was discussion regarding public access and stormwater drainage.

Commissioner Deppe asked a question regarding the origin of the applicants and if the development would also include the build-out of the subdivision.

There was discussion about auto courts, fire department access, signage, how roads connect to major roads, and City requirements to remedy road destruction due to construction traffic.

Questions for Staff

Commissioner Gatseos asked a question regarding access into Reed Mesa Drive.

Commissioner Scissors asked a question regarding construction traffic.

Discussion

Commissioners Gatseos, Deppe, and Scissors made comments in opposition of the request.

Commissioners Ehlers, Reece, and Susuras made comments in support of the request.

Commissioner Wade made a comment regarding the request.

Motion and Vote

Commissioner Ehlers made the following motion, "Madam Chairman, on the Zone of Annexation and Rezones to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district and an Outline Development Plan to develop 74 single-family detached lots, file numbers ANX-2019-137 & PLD-2019-374, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact listed in the staff report. Condition #1 being that Lot No. 3, 43, 53, 55 and 68 shall meet minimum dimensions of Hillside Regulations as adopted by Code."

Commissioner Susuras seconded the motion. A roll call vote was called:

Commissioner Susuras YES
Commissioner Deppe NO
Commissioner Scissors NO
Commissioner Reece YES
Commissioner Wade NO
Commissioner Gatseos NO
Commissioner Ehlers YES

The motion failed 3-4.

4. **EcoGen – Conditional Use Permit**

File # CUP-2020-60

Consider a request by EcoGen Laboratories, LLC, for a Conditional Use Permit (CUP) to allow for a hazardous occupancy within an I-2 (General Industrial) zone district for the property located at 1101 3rd Avenue.

Commissioner Ehlers recused himself from this item and left the auditorium.

Staff Presentation

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

Questions for Staff

Commissioner Reece asked a question regarding Condition No. 2 and the definition of Mitigation in Chapter 8.08.

Applicant's Presentation

The Applicant, Doug Watson, EcoGen Laboratories, LLC, was present and made a presentation regarding the request.

Public Comment

The public hearing was opened at 10:33pm.

None.

The public hearing was closed at 10:33pm.

Discussion

Commissioner Reece made a suggestion to modify the language in the motion to clarify Condition No. 2 to "...mitigation measures as approved by the City."

Motion and Vote

Commissioner Wade made the following motion, "Madam Chairman, on the application for a Conditional Use Permit for EcoGen Laboratories, LLC located at 1101 3rd Avenue, CUP-2020-60, I move that the Planning Commission recommend conditional approval with the findings of fact and conditions as listed in the staff report as modified to read "Condition 2. If odors become a nuisance as identified in Chapter 8.08 of the Grand Junction Municipal Code, mitigation measures will be required as approved by the City of Grand Junction."” ****Planning Commission was the final decision-making body on this item****

Commissioner Scissors seconded the motion. The motion carried 6-0.

5. Other Business

None.

6. Adjournment

The meeting was adjourned at 10:37pm.

DRAFT

GRAND JUNCTION PLANNING COMMISSION
April 9, 2020 MINUTES
12:00 p.m.

The special meeting of the Planning Commission was called to order at 12:00pm by Chairman Christian Reece.

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Isabella Vaz (Planning Technician).

This meeting was conducted virtually and is available via livestream video.

SPECIAL AGENDA

1. Resolution No. 01-20

Consider a Resolution Adopting an Emergency Policy Regarding Telephone and Electronic Participation in Grand Junction Planning Commission Meetings.

Staff Presentation

Tamra Allen gave an overview of the proposed resolution.

Discussion

Chairman Reece asked that the proposed resolution should reflect that no members of the Commission should have to be physically present for the meeting to take place, and if the quorum is met virtually the meeting could proceed. Commissioners Scissors, Gatseos, Susuras all agreed.

Motion and Vote

Chairman Reece asked for a vote of the motion on Resolution. No. 01-20, as presented including, "I move to adopt Resolution No. 01-20, a resolution providing for Telephone and Electronic Participation in Planning Commission Meetings."

Chairman Reece took a roll call vote for this motion:

Commissioner Susuras YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Teske YES

Commissioner Ehlers YES
Chairman Reece YES

2. Other Business

Tamra Allen informed the Commission that Commissioner Kathy Deppe has resigned from the Planning Commission effective immediately due to her relocating outside of City limits.

3. Adjournment

The meeting was adjourned.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: April 14, 2020

Presented By: Landon Hawes, Senior Planner

Department: Community Development

Submitted By: Landon Hawes

Information

SUBJECT:

Consider a request by Eddy at Grand JCT, LLC to Vacate a 25 foot wide by 400 lineal foot Portion of the undeveloped 27 ½ Road Public Right-of-Way (ROW) abutting the eastern property line of the property located at approximately 347 27 ½ Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Eddy at Grand JCT, LLC seeks to vacate a 400 lineal foot portion of the undeveloped public 27 ½ Road right-of-way that currently bisects their property in preparation for future development. This request for right of way vacation proposal complies with the Grand Valley Circulation Plan and Comprehensive Plan of the City of Grand Junction.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Eddy at Grand JCT, LLC seeks to vacate a portion of the undeveloped 27 ½ Road, a public right-of-way that bisects two parcels of property both owned by Eddy at Grand JCT, LCC of 7.22 acres and 3.39 acres in size for a total of approximately 10.61 acres. One property is addressed as 347 27 ½ Road and the other property is unaddressed but maintains the parcel number 2945-244-00-080. The properties generally sit at the junction of 27 ½ Road and C ½ Road at a site frequently referenced as Brady Trucking or the Rendering Plant site. Several unused buildings are currently located at this site,

though the site is otherwise vacant. The Applicant has represented an intention to combine these lots as well as an additional lot located at 2757 C ½ Road into a single lot and develop a mixed-use project on the site. Thus, the section of 27 ½ Road ROW that runs north-south through the property is not desired by the Applicant in order to develop the property as a whole.

This segment of 27 ½ Road is not shown on the Grand Valley Circulation Plan nor is this portion of right of way in the City's long-term plans for construction of a future roadway. The 27 ½ road right of way currently terminates at the Colorado River and no alignment or right of way exists on the south side of the Colorado River.

Existing utilities owned and maintained by Xcel Energy are located within the undeveloped right of way that is being requested for vacation. Xcel Energy has indicated no opposition to the vacation of the road, however expressed the need, should the ROW be vacated, for a utility easement to be provided to Xcel Energy to ensure maintenance for the existing overhead power lines and gas pipe that currently are located within this right of way.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on March 19, 2020 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representatives, as well as a city staff member, were present along with 7 attendees from the public. Questions were asked regarding geotechnical concerns, density, and trail easements pertinent to future development of the property. However, no specific questions or concerns were expressed regarding the request to vacate right of way. The attendees indicated that the recent rezone to C-1 for the property is a positive change for them.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on November 15, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on April 3, 2020. The notice of this public hearing was published on April 7, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of public right-of-way shall conform to the following:

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans

and policies of the City;

The public right of way that is proposed to be vacated has not been identified as necessary for the future development of either 27 ½ Road or C ½ Road. As such, the vacation of this portion of roadway would not conflict with the Comprehensive Plan or Circulation Plan. Additionally, Goal 4 of the Comprehensive Plan is to “support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.” The properties flanking the undeveloped right of way are adjacent to the Las Colonias Business Park and are part of the City Center district. The vacation of this right of way will help the Applicant create a more cohesive site that allows for efficient design and a wider range of potential uses.

(2) No parcel shall be landlocked as a result of the vacation;

No private or public parcels shall be landlocked as a result of the proposed vacation. Therefore, staff finds that this criterion has been met.

(3) 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;

The site will continue to have access to 27 ½ and C ½ Roads and no other access will be restricted as a result of this vacation. Therefore, staff finds that this criterion has been met.

(4) 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);

Providers of city utilities and services received invitations to provide comments regarding this request. Comments received included remarks from Ute Water and Grand Valley Drainage District, who expressed no objection to the vacation. Xcel Energy provided comments that they currently possess an underground gas line and an overhead power line in or near to the existing ROW and requested that an easement be recorded where the existing ROW is now located, should the vacation be approved. The Applicant has been working directly with Xcel Energy to determine the appropriate easement and preparing documents to be executed should the vacation be approved. In general, the proposed easement is 32.8 feet in width on its main part and 20 feet wide on its northern section abutting C ½ Road and would run the full north/south length of the requested area of 27 ½ road right of way to be vacated; approximately 400 feet. Staff recommends that should the vacate request be approved, it be conditioned upon recordation of an agreed upon easement with Xcel Energy. Staff

finds this criterion can be met subject to the recommended condition.

(5) 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 Zoning and Development Code; and

As previously mentioned, Xcel Energy has requested an easement for the purpose of maintaining an existing underground gas line and overhead power line to the property. No other utility has indicated that vacation of the ROW would cause any reduction in quality of services provided. So long as an easement is executed for the purposes of continued use by Xcel Energy, staff finds that this criterion has been met.

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

The City does not currently maintain this right of way, as it is undeveloped. Should the right of way be vacated, the City will not have future maintenance requirements for this section of right-of-way. Vacation of this right of way may provide additional opportunity for this property to develop with uses complementary to those found in the City's Riverfront at Las Colonias. Therefore, staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request by Eddy at Grand JCT, LLC for a vacation of City right-of-way, VAC-2019-459, for the approximate 25 foot by 400 lineal foot portion of the undeveloped 27 ½ Road abutting the eastern property line of that property located at 347 27 ½ Road, the following findings of fact have been made:

1. The request conforms with Section 21.02.100 of the Zoning and Development Code.

Therefore, Staff recommends conditional approval of the request with the following condition:

1. Prior to recording the vacation and subject to Xcel's review and approval, the Applicant shall grant and record an easement to Xcel Energy for the purpose of utility location, maintenance and access.

SUGGESTED MOTION:

Madam Chair, on the request for right of way vacation for an approximate 25 foot by 400 lineal foot portion of the undeveloped 27 ½ Road abutting the eastern property line of that property located at 347 27 ½ Road, City file number VAC-2019-459, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.

Attachments

1. 27.5 Road ROW vacation application packet
2. 27.5 Road ROW Vacation Neighborhood Meeting Notes
3. 27.5 Road ROW Vacation vicinity map
4. 26' ROW Exhibit 3-16-20
5. XCEL Easement Exhibit_2020-01-30
6. 27.5 Road ROW Vacation 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:

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

Existing Land Use Designation <input style="width: 90%;" type="text"/>	Existing Zoning <input style="width: 90%;" type="text"/>
Proposed Land Use Designation <input style="width: 90%;" type="text"/>	Proposed Zoning <input style="width: 90%;" type="text"/>

Property Information

Site Location: <input style="width: 95%;" type="text" value="southeast corner of 27 1/2 road & C 1/2 road"/>	Site Acreage: <input style="width: 95%;" type="text" value="3.3 acres"/>
Site Tax No(s): <input style="width: 95%;" type="text" value="2945-244-00-080"/>	Site Zoning: <input style="width: 95%;" type="text" value="I-O (proposing C-1)"/>
Project Description: <input style="width: 98%;" type="text" value="Vacating ROW on C 1/2 Road and 27 1/2 Road concurrent with a Rezone to C-1"/>	

Property Owner Information

Applicant Information

Representative Information

Name: <input style="width: 95%;" type="text" value="SLB Enterprises LLC"/>	Name: <input style="width: 95%;" type="text" value="Rain Drop Partners"/>	Name: <input style="width: 95%;" type="text" value="Ciavonne, Roberts Assoc"/>
Street Address: <input style="width: 95%;" type="text" value="5130 S 5400 E"/>	Street Address: <input style="width: 95%;" type="text" value="PO Box 102373"/>	Street Address: <input style="width: 95%;" type="text" value="222 Nth 7th St"/>
City/State/Zip: <input style="width: 95%;" type="text" value="Vernal, UT 84078"/>	City/State/Zip: <input style="width: 95%;" type="text" value="Denver, CO 80250"/>	City/State/Zip: <input style="width: 95%;" type="text" value="GJ, CO 81501"/>
Business Phone #: <input style="width: 95%;" type="text"/>	Business Phone #: <input style="width: 95%;" type="text" value="970-315-2521"/>	Business Phone #: <input style="width: 95%;" type="text" value="241-0745"/>
E-Mail: <input style="width: 95%;" type="text"/>	E-Mail: <input style="width: 95%;" type="text" value="zach@raindroppartners.com"/>	E-Mail: <input style="width: 95%;" type="text" value="ted@ciavonne.com"/>
Fax #: <input style="width: 95%;" type="text" value="n/a"/>	Fax #: <input style="width: 95%;" type="text" value="n/a"/>	Fax #: <input style="width: 95%;" type="text" value="n/a"/>
Contact Person: <input style="width: 95%;" type="text"/>	Contact Person: <input style="width: 95%;" type="text" value="Zach Frisch"/>	Contact Person: <input style="width: 95%;" type="text" value="Ted Ciavonne"/>
Contact Phone #: <input style="width: 95%;" type="text"/>	Contact Phone #: <input style="width: 95%;" type="text" value="970-315-2521"/>	Contact Phone #: <input style="width: 95%;" type="text" value="241-0745"/>

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

Date

Signature of Legal Property Owner

Date

347 27 ½ Road & 2757 C ½ Road
Vacation of ROW
August 9, 2019
Project Description

Project Overview

There are 12.2 acres currently in three parcels located on 347 27 ½ Road, a non-addressed property, and 2757 C ½ Road, which are slated to be developed by Rain Drop Partners. At present, SLB Enterprises LLC owns all three parcels.

Rain Drop Partners submitted a Comprehensive Plan Amendment along with Rezone requests, that resulted in the recent approval of all three properties being rezoned to C-1 (Light Commercial).

This proposal is to vacate the piece right-of-way of 27 ½ Road abutting the east edge of the property at 347 27 ½ and the west edge of the non-addressed property. There is no need for this piece of right-of-way as it dead ends at the Colorado River. Vacating the right-of-way of 27 ½ Road would allow this development project to be more efficient.

A. Project Description

Location and Site Features

- The parcels are located on the corner of 27 ½ Road and C ½ Road adjacent to the Las Colonias Business Park. The property is in the City.
- There is an 8” sewer main in 27 ½ Road and C ½ Road. We understand that Ute Water provides sufficient capacity to the properties.
- Surrounding land use /zoning is Planned Development (Las Colonias) and I-1 to the north, County Zoning of RSF-R to the east; R-5 Residential and CSR to the south across the Colorado River; and Planned Development (Las Colonias) to the west.
- There is currently two access points off 27 ½ Road and C ½ Road. These properties have street frontage all along 27 ½ Road and C ½ Road.
- There are a few existing, abandoned buildings that will likely be demolished at some point in the future.
- The site is generally flat, sloping west and south towards the river.
- There is a drainage or irrigation ditch that defines the east boundary of the easternmost property.
- The purpose of the right-of-way-vacation is to allow a cohesive and efficient commercial/mixed use type development to better compliment the adjacent Las Colonias Business Park.

Existing Zoning

- The parcels have been recently rezoned to C-1.

B. Public Benefit:

- The removal of unnecessary City ROW; the addition of taxable real estate;
- Infill development that utilizes existing infrastructure;

- The cohesive and efficient development of three abutting parcels with similar FLU and zoning designations;

C. Neighborhood Meeting

A Neighborhood Meeting was held on March 19, 2019 for the Rezone/Comp Plan Amendment & ROW Vacation. About 7 neighbors attended and gave positive feedback overall. Official Neighborhood Meeting notes are included in this submittal.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is under Planned Development/Industrial to the north, RSF-R to the east; the Colorado River / Residential to the south; and Planned Development to the west (Las Colonias Business Park).

3. Site Access and Traffic

There is currently one access point to C ½ Road, and 27 ½ Road extends into the properties.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: Sewer is provided by the City of Grand Junction. It is an existing 8” line located in 27 ½ Road and C ½ Road.

Domestic water will be provided by Ute Water.

6. Effects On Public Facilities

Future development of these properties will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

There is ‘floodway designation along the river edge of the property; there is 100 year floodplain on much of the property.

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation

E. Development Schedule and Phasing

- Submit ROW Vacation – August 2019
- Submit Major Site Plan - Fall 2019

NEIGHBORHOOD MEETING NOTES

March 19, 2019 @ 5:30pm

A Neighborhood Meeting was held on March 19, 2019 regarding a proposed ROW Vacation of 27 ½ Road and proposed Rezone from I-1 & I-O to C-1 at 347 27 ½ Road, 2757 C ½ Road and the adjacent parcel to the west.

In Attendance:

Representatives: Ted Ciavonne & Mallory Reams (Ciavonne, Roberts & Associates Inc.)
Kathy Portner (City of Grand Junction)

About 7 Neighbors attended the meeting and had the following comments:

- So the adjacency allows the comp plan change? –Yes.
- That area is in the floodway/flood plain. Will they have to fill it? – Can't build in the floodway. There will most likely be a trail in that area eventually. As far as the rest of the area, the soil will have to raise least 1' above flood plain grade.
- They still found it unusual that residential would be planned here as it's in the flood plain.
 - Kathy Portner informed them to keep in mind that the entire Riverside Neighborhood is in the flood plain. The city has rules and regulations in place to plan/resolve things like this and minimize risk.
- What about foundations in that type of soil? – A Geotechnical Report will be done at time of Site Plan which will come with recommendations for foundations.
- Has a geotechnical report been done? – Not yet, but that will be the next step after this rezone/ROW vacation submittal.
- Has the price of the land been decided? Under contract? – No idea.
- On the westerly parcel, is that the bike trail that goes up and around it? Will it remain that way when this develops? – The city has a 50' trail easement along these three parcels. That trail will remain, but eventually there will be another trail along the river.
- The neighbors liked that it was going to change from industrial to commercial. They don't want industrial. They are concerned with light pollution and noise that goes along with industrial uses so this is a positive change for them.
- Where will the dog park be for Las Colonias? North of this property? – No, it has moved more to the west.
- What is the maximum density allowed? – Up to 24 units/acre for C-1 with a 40' height restriction
- Are you dealing with a single owner? – We are. It is not clear if there are other investors/owners involved at this time.
- So you don't know what the uses might be? – No, but it will be a mixed use type with office, retail and some sort of residential. The potential owner wants the uses to compliment what is happening at Las Colonias Business Park.

- The neighbors wanted to mention that their neighborhood across the river is very, very quiet with an abundance of different types of wildlife around. They want the potential owner to keep that in mind when deciding what to put here.
- They informed us we should look at the wash to the north and how to improve drainage when this project goes to site plan review.
- The property surrounding Indian Road to the North; what is that going to be? Will they go MU? – It was developed as an industrial park.
- Any landscaping? – Yes there will be. It's too early to tell what the design will look like, but the city has a landscape code that we will follow when the time comes.

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Tuesday March 19, 2019 @ 5:30pm

FOR: REZONE @ 347 27 1/2 Road, 2757 C 1/2 Road and the adjacent parcel to the west.

NAME	ADDRESS	PHONE # / EMAIL
Penny Heuscher (Pauline)	24601 Sorento Sorento Ln Cedaridge, 81413 (own property on mt view ct received notice	pheuscher@gmail.com
Enno Heuscher	"	epheuscher@gmail.com
Janet Magoon	2752 Chayenne Dr.	janetmagoon@live.com
Paul Early	776 23 1/2 Rd	
Bessie Skinner	2773 C 1/2 Rd Skinner Farm 2000@	YAHOO.COM
Harry Graff	2636 Chestnut Dr. 91506	harryegllblaw.com
Diane Birmingham	333 Mtn View Ct.	dbham52@gmail.com
Kathy Portner	City of GS	
Ted Ciavonne + Malloy Reams	Ciavonne, Roberts + Associates	

Vicinity Map



RIVERFRONT DR

LAS COLONIAS DR

Las Colonias Middle Pond

LAS COLONIAS LNDG

27 1/2 ST

INDIAN RD

C 1/2 RD

Colorado River

Colorado River

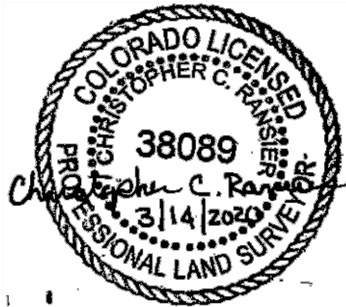
ROAD RIGHT OF WAY VACATION

A Parcel of land located within the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado and being a part of a strip of land described in document recorded at Reception No.60138 of the Mesa County Records, being more particularly described as follows:

A 25.00 foot wide strip of land, the West line of the East 12.50 feet adjoins the West line of Government Lot 2 of said Section 24, the North line of said strip of land beginning 26.00 feet South of the North line of said Government Lot 2 and terminating at the North Bank of the Colorado River and the East line of the West 12.50 feet adjoins the East line of Government Lot 3 of said Section 24, the North line of said strip of land beginning beginning 26.00 feet South of the North line of said Government Lot 3 and terminating at the North Bank of the Colorado River.

Containing an area of 9,460 square feet (.217 acres) more or less as described.

This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506



CENTER 1/4 CORNER,
SECTION 24 SECTION 24,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN

Located within the NE1/4 SW1/4 and
the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
County of Mesa, State of Colorado

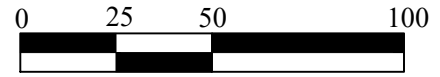
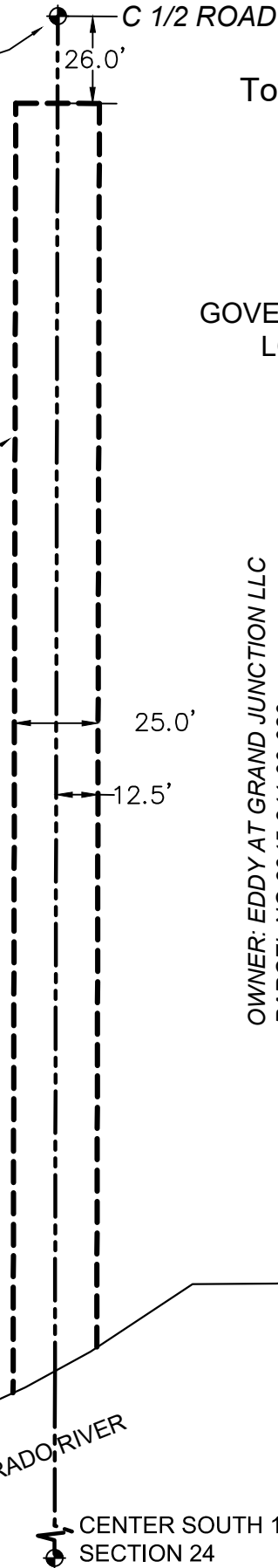
GOVERNMENT
LOT 3

GOVERNMENT
LOT 2

VACATION AREA

OWNER: EDDY AT GRAND JUNCTION LLC
PARCEL NO. 2945-243-00-081
RECEPTION NO. 2909396

OWNER: EDDY AT GRAND JUNCTION LLC
PARCEL NO. 2945-244-00-080
RECEPTION NO. 2909396



SCALE IN FEET

1"=50'

*This Exhibit is not intended to be used for
establishing or verifying property boundary lines.
*Linear units are in U.S. Survey Feet.

TOP OF NORTH BANK
COLORADO RIVER

COLORADO RIVER

CENTER SOUTH 1/16 CORNER,
SECTION 24



CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

ALTA/NSPS LAND TITLE SURVEY

Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado

PARCEL DESCRIPTION:

As Described in a Warranty Deed recorded at Reception No.2894815 in the office of the Mesa County Clerk and Recorder.

PARCEL 1:

ALL OF LOT 3, EXCEPT THE WEST 10 CHAINS THEREOF IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE C/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 24 S89°56'19"W 12.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 27½ ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°56'19" 652.12 FEET; THENCE S00°06'53"E 534.28 FEET TO THE NORTH BANK OF THE COLORADO RIVER, WHICH IS ALSO THE SOUTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 24; THENCE ALONG SAID RIVER BANK THE FOLLOWING THIRTEEN (13) COURSES: 1. S82°54'10"E 17.50 FEET; 2. N73°04'18"E 49.98 FEET; 3. N82°36'10"E 205.52 FEET; 4. N84°59'11"E 36.42 FEET; 5. N84°27'00"E 76.02 FEET; 6. N75°18'35"E 56.11 FEET; 7. N82°35'07"E 9.02 FEET; 8. S52°59'28"E 9.53 FEET; 9. N61°06'48"E 19.97 FEET; 10. N70°44'38"E 63.80 FEET; 11. N74°23'15"E 70.58 FEET; 12. N61°19'12"E 30.61 FEET; 13. N70°38'06"E 23.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF 27½ ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE N00°07'57"E 413.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 367.65 FEET OF ALL THAT PART OF LOT 2 IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN LYING WEST OF THE DRAINAGE DITCH OF THE GRAND JUNCTION DRAINAGE DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE C/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE S89°46'04"E 12.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 27½ ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE S00°07'57"W 404.92 FEET TO THE NORTH BANK OF THE COLORADO RIVER, WHICH IS ALSO THE SOUTH LINE OF GOVERNMENT LOT 2 IN SAID SECTION 24; THENCE ALONG SAID RIVER BANK THE FOLLOWING EIGHT (8) COURSES: 1. S45°37'16"E 24.34 FEET; 2. S62°32'16"E 33.07 FEET; 3. N55°25'33"E 33.87 FEET; 4. N89°54'00"E 153.40 FEET; 5. N85°02'35"E 50.54 FEET; 6. S87°09'05"E 12.51 FEET; 7. N52°08'39"E 22.53 FEET; 8. S84°02'41"E 46.74 FEET; THENCE N00°07'57"E 403.55 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID NORTH LINE N89°46'04"E 355.15 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND SITUATE IN G.L.O. LOT 2 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE C/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE ALONG THE NORTH LINE OF THE NW¼ SE¼ OF SAID SECTION 24 S89°46'04"E 367.65 FEET; THENCE S00°07'57"W 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF C/4 ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY S89°46'04"E 335.18 FEET; THENCE S33°58'56"W 457.11 FEET TO A POINT ON THE NORTH BANK OF THE COLORADO RIVER; THENCE ALONG AND PARALLEL WITH THE COLORADO RIVER N55°58'04"W 97.06 FEET; THENCE N00°07'57"E 326.08 FEET TO THE POINT OF BEGINNING.
ALL IN COUNTY OF MESA, STATE OF COLORADO.

PARCEL DESCRIPTION AS SURVEYED:

PARCEL 1:

All of Government Lot 3, except the West 10 chains thereof in Section 24, Township 1 South, Range 1 West of the Ute Meridian, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence along the North line of Government Lot 3 of said section 24 S89°56'42"W, a distance of 12.50 feet to a point on the West road right of way as described in document found at Reception No.60138 of the Mesa County Records and the Point of Beginning; thence continuing along said North line S89°56'42"W, a distance of 652.12 feet; thence S00°06'53"E, a distance of 534.35 feet to the North bank of the Colorado River; thence perpendicular to the median line of the Colorado River S03°33'44"E, a distance of 164.69 feet to a point on the median line of the Colorado River; thence Northeasterly along said median line to a point on the East line of said Government Lot 3; thence along the East line of said Government Lot 3 N00°07'10"E, a distance of 168.95 feet to a point on the North Bank of the Colorado River and a point on the Southerly road right of way as described in document found at Reception No.60138, 26014 and 39754 of the Mesa County Records; thence along said road right of way S61°42'09"W, a distance of 14.25 feet; thence along said road right of way N00°07'10"E, a distance of 410.86 feet to the Point of Beginning.
Containing 9.586 Acres, more or less as described.

PARCEL 2:

The West 367.65 feet of all that part of Government Lot 2 in Section 24, Township 1 South, Range 1 West of the Ute Meridian lying West of the drainage ditch of the Grand Junction Drainage District, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence S89°45'54"E, a distance of 12.50 feet to a point on the East road right of way as described in document found at Reception No.60138 of the Mesa County Records and the Point of Beginning; thence along said road right of way S00°05'19"W, a distance of 397.16 feet to the North bank of the Colorado River; thence along said road right of way S61°24'09"W, a distance of 14.25 feet to a point on the West line of said Government Lot 2; thence along the West line of said Government Lot 2 S00°07'10"W, a distance of 168.95 feet to the median line of the Colorado River; thence Northeasterly and Easterly along said median line to a point from which the center 1/4 corner of said Section 24 bears N32°46'02"W, a distance of 670.32 feet; thence perpendicular from said median line N01°22'02"E, a distance of 163.95 feet to a point on the North bank of the Colorado River; thence N00°08'07"E, a distance of 398.25 feet to a point on the North line of said Government Lot 2; thence along the North line of said Government Lot 2 N89°45'54"W, a distance of 355.15 feet to the Point of Beginning.
Containing 4.627 Acres, more or less as described.

PARCEL 3:

A parcel of land situate in Government Lot 2 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence along the North line of said Government Lot 2 S89°45'54"E, a distance of 355.15 feet; thence S00°08'07"W, a distance of 30.00 feet to the Point of Beginning; thence S89°45'54"E, a distance of 335.18 feet; thence S33°59'06"W, a distance of 457.11 feet to a point on the North bank of the Colorado River; thence perpendicular to the median line of the Colorado River S00°52'11"W, a distance of 153.21 feet to a point on the median line of the Colorado River; thence Westerly along said median line to a point from which the center 1/4 corner of said Section 24 bears N32°46'02"W, a distance of 670.32 feet; thence perpendicular from said median line N01°22'02"E, a distance of 163.95 feet to a point on the North Bank of the Colorado River; thence N00°08'07"E, a distance of 398.25 feet to the Point of Beginning.
Containing 2.099 Acres, more or less as described.

ALTA/NSPS Land Title Surveys

TABLE A

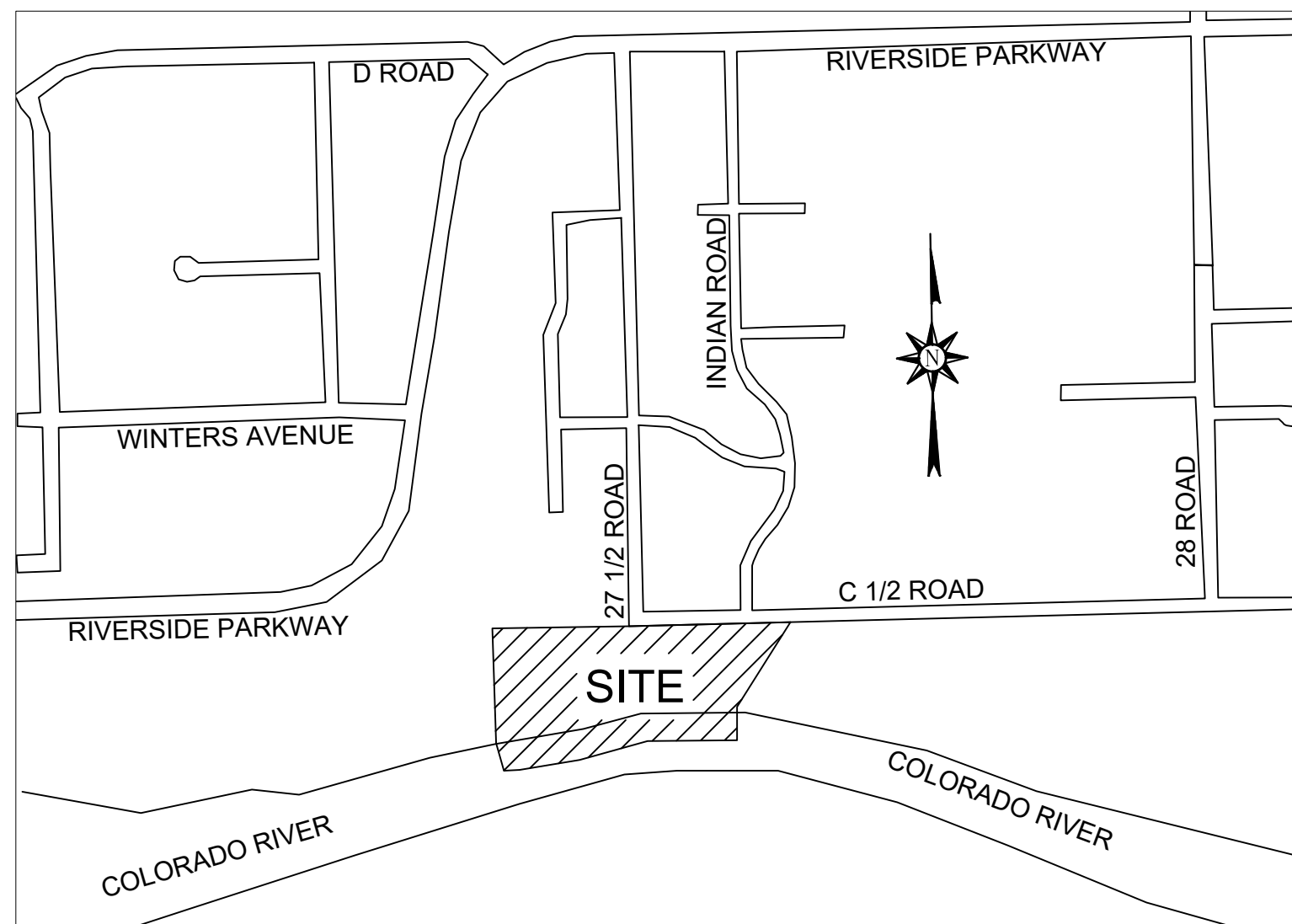
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. *Shown hereon.*
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. *347 27 1/2 Road, Grand Junction, CO 81501 & 2757 C 1/2 Road, Grand Junction, CO 81501*
- The property shown hereon is located within Zone X and Zone AE according to FEMA Panel Map Number 08077C0816F Dated July 6, 2010.
- Gross land area (and other areas if specified by the client) *Land Area 12.540± Acres, Body of Water Area 3.770± Acres, Total 16.310± Acres.*
- Not Applicable to this survey.
- (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. *Current Zoning Classification- Light Commercial (C-1) Zoning District, City of Grand Junction GIS map 12/21/2019 Building Setbacks- Front 15 feet, Rear 10 feet, Sides 0 feet. Building Height Maximum- 40 feet.*
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter. *City of Grand Junction GIS map 12/21/2019*
- Exterior dimensions of all buildings at ground level. *Shown hereon.*
Square footage of:
(1) exterior footprint of all buildings at ground level. Shown hereon.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). *Shown hereon.*
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. *no observed evidence of spaces or striping*
- Names of adjoining owners according to current tax records. *Shown hereon.*
- As specified by the client, distance to the nearest intersecting street. *Shown hereon.*
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. *No evidence of recent earth moving or construction.*
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. *This surveyor is aware of proposed road right of way vacation between Parcel 1 and Parcel 2, currently submitted to the City of Grand Junction Planning. At the time of this survey no information was provided to the surveyor as to the outcome of the City of Grand Junctions decision.*
- If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state. *No observed evidence.*
- Include any plottable office (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions). *Shown hereon.*

SURVEY NOTES:

- Underground utility marks were provided by a qualified utility locator.
- Linear units are in U.S. Survey Feet.
- Title research was supplied by Land Title Guarantee Company, File Number GJC65040774. Date: 12/19/2019.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.
- The Colorado River is defined as a Non-Navigable River. The ownership of lands on either side of the River shall extend to the Thalgew and the Thread, or Geometric (median line) center of the River. The Colorado River adjacent to this site is a natural meandering River and lands adjacent to the Colorado River may gain area due to accretion or lose lands due to erosion.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown hereon.

BASIS OF BEARINGS:

The bearing between the center 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and the center East 1/16 of Section 24, Township 1 South, Range 1 West of the Ute Meridian is S89°45'54"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System. Both Monuments are in Monument Boxes.



VICINITY MAP
NOT TO SCALE

SCHEDULE B, PART II

ORDER NUMBER: GJC65040774

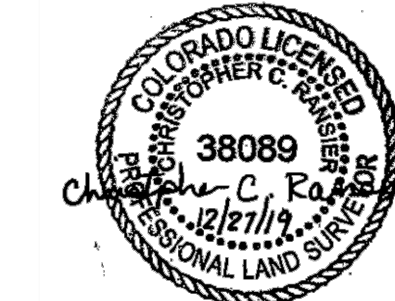
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. *NOT A SURVEY ISSUE.*
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY ISSUE.*
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. *SHOWN HEREON.*
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY ISSUE.*
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. *NOT A SURVEY ISSUE.*
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. *NOT A SURVEY ISSUE.*
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. *NOT A SURVEY ISSUE.*
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED AUGUST 21, 1897 IN BOOK 11 AT PAGE 504 UNDER RECEPTION NO. 25969. *BLANKET EASEMENT.*
- RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 21, 1897 IN BOOK 11 AT PAGE 504 UNDER RECEPTION NO. 25969. *BLANKET EASEMENT.*
- A STRIP OF LAND 30 FEET IN WIDTH, WHETHER IN FEE OR EASEMENT ONLY, ALONG THE ENTIRE EASTERN LINE OF SAID LOT THREE (3), AS SET FORTH IN DEED RECORDED OCTOBER 18, 1897 IN BOOK 46 AT PAGE 466 UNDER RECEPTION NO. 26210. *NOT APPLICABLE TO THE SURVEYED PROPERTY.*
- A STRIP OF LAND 10 FEET IN WIDTH FOR ROAD PURPOSES, AND RIGHTS INCIDENTAL THERETO, ALONG THE EAST END OF SAID LOT THREE (3), AS RESERVED IN DEED RECORDED SEPTEMBER 2, 1897 IN BOOK 57 AT PAGE 544 UNDER RECEPTION NO. 26014. *SHOWN HEREON.*
- A STRIP OF GROUND FOR ROAD PURPOSES, AND RIGHTS INCIDENTAL THERETO, ON THE WEST SIDE OF LOT TWO OF SAID SECTION 24, AS SET FORTH IN WARRANTY DEED RECORDED MARCH 28, 1902 IN BOOK 74 AT PAGE 396 UNDER RECEPTION NO. 39754. *SHOWN HEREON.*
- RIGHT-OF-WAY FOR C 1/2, AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY ASSESSOR. *SHOWN HEREON.*
- ANY QUESTION, DISPUTE OR ADVERSE CLAIM AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS IN THE COLORADO RIVER LYING WITHIN THE SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING THE SUBJECT LANDS. *SHOWN HEREON.*
- ANY RIGHTS, INTERESTS OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE UNITED STATES OF AMERICA, THE STATE OF COLORADO, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER WATERS AND PRESENT AND PAST BED AND BANKS OF THE COLORADO RIVER. *NOT A SURVEY ISSUE.*
- ANY RIGHTS, INTERESTS OR EASEMENTS WHICH EXIST OR ARE CLAIMED TO EXIST IN FAVOR OF THE PUBLIC THROUGH THE SUBJECT PROPERTY FOR ACCESS TO THE COLORADO RIVER. *NOT A SURVEY ISSUE.*
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT-OF-WAY AGREEMENT, GRANTED TO CENTRAL GRAND VALLEY SANITATION DISTRICT, RECORDED MARCH 11, 1971 IN BOOK 956 AT PAGE 409 UNDER RECEPTION NO. 1001904. *SHOWN HEREON.*
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED NOVEMBER 14, 1983 IN BOOK 1464 AT PAGE 580 UNDER RECEPTION NO. 1345103. *SHOWN HEREON.*
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED MAY 20, 1987 IN BOOK 1643 AT PAGE 936 UNDER RECEPTION NO. 1455510. *SHOWN HEREON.*
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF TRAIL EASEMENT, GRANTED TO THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY, RECORDED MARCH 10, 2014 IN BOOK 5579 AT PAGE 610 UNDER RECEPTION NO. 2684027. *SHOWN HEREON.*
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON BOUNDARY SURVEY CERTIFIED NOVEMBER 20, 2006 PREPARED BY POLARIS SURVEYING, PATRICK CLICK, P.L.S., JOB #07-48. *SHOWN HEREON.*
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT CERTIFIED AUGUST 13, 2019 PREPARED BY CR SURVEYING LLC, JOB #1051019. *SHOWN HEREON.*

CERTIFICATION:

To The Eddy at Grand Junction, LLC, a Colorado limited liability company, Land Title Guarantee Company and Old Republic National Title Insurance Company, and their respective affiliates, successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.2,3,4,6(a),6(b),7(a),7(b)(1),8,9,13,14,16,17,18,19 and 20 of Table A thereof. The fieldwork was completed on June 16th, 2019 and December 20th, 2019.

Date of Plat or Map: December 27th, 2019



Christopher C. Ransier
Colorado PLS 38089

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY
Located within the NE1/4 SW1/4 and
the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date _____
Book _____ Page _____
Deposit No. _____

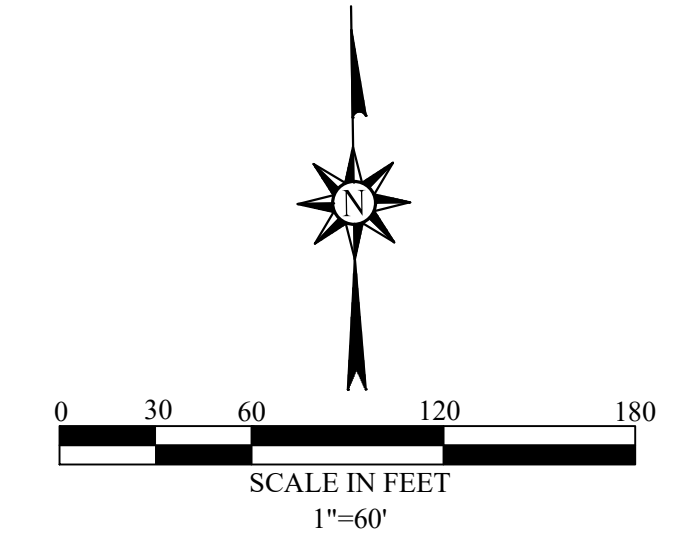
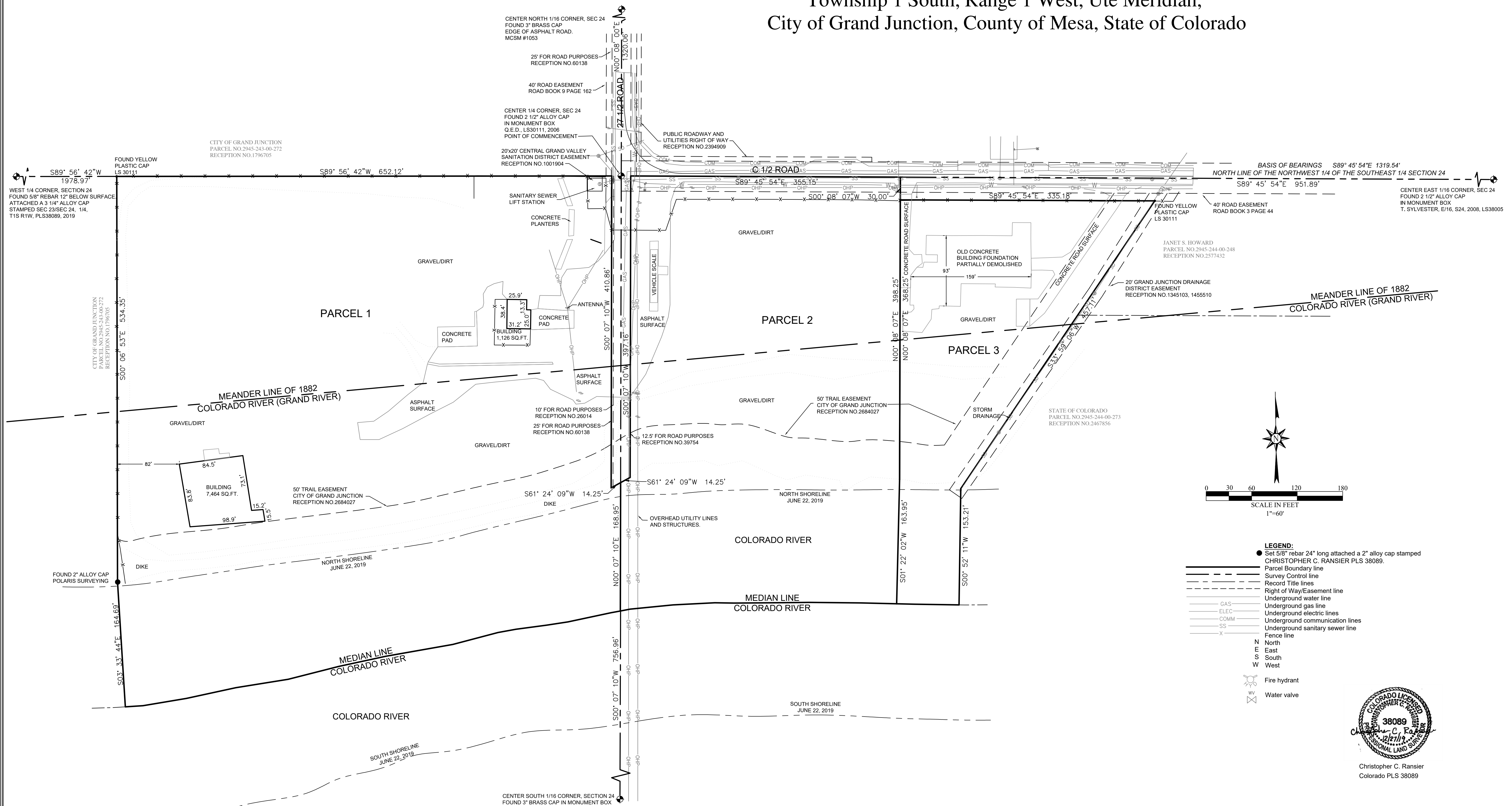


CR SURVEYING, LLC
717 CENTAURI DRIVE
GRAND JUNCTION, COLO 81506
970-201-4081

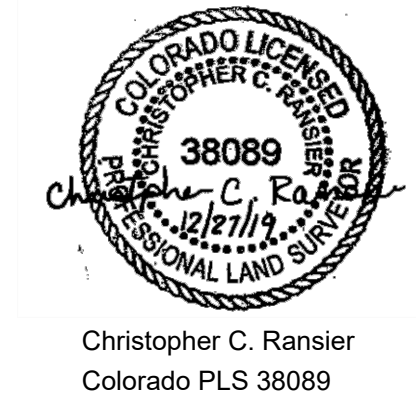
SURVEYED BY: CCR DRAWN BY: CCR JOB #: 3014119 DATE 12/27/2019

ALTA/NSPS LAND TITLE SURVEY

Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado



- LEGEND:**
- Set 5/8" rebar 24" long attached a 2" alloy cap stamped CHRISTOPHER C. RANSIER PLS 38089.
 - Parcel Boundary line
 - Survey Control line
 - Record Title line
 - Right of Way/Easement line
 - Underground water line
 - GAS Underground gas line
 - ELEC Underground electric lines
 - COMM Underground communication lines
 - SS Underground sanitary sewer line
 - X Fence line
 - N North
 - E East
 - S South
 - W West
 - ⊕ Fire hydrant
 - ⊕ Water valve



BASIS OF BEARINGS:
The bearing between the center 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and the center East 1/16 of Section 24, Township 1 South, Range 1 West of the Ute Meridian is S89°45'54"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System. Both Monuments are in Monument Boxes.


SURVEY NOTES:

- Underground utility marks were provided by a qualified utility locator.
- Linear units are in U.S. Survey Feet.
- Title research was supplied by Land Title Guarantee Company, File Number GJC65040774, Date: 12/19/2019.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.
- The Colorado River is defined as a Non-Navigable River. The ownership of lands on either side of the River shall extend to the Thalweg and the Thread, or Geometric (median line) center of the River. The Colorado River adjacent to this site is a natural meandering River and lands adjacent to the Colorado River may gain area due to accretion or lose lands due to erosion.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown hereon.

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date _____
Book _____ Page _____
Deposit No. _____

SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY
Located within the NE1/4 SW1/4 and
the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado



CR SURVEYING
LLC

CR SURVEYING, LLC
717 CENTAURI DRIVE
GRAND JUNCTION, COLO 81506
970-201-4081

SURVEYED BY: CCR DRAWN BY: CCR JOB #: 3014119 DATE: 12/27/2019

XCEL ENERGY EASEMENT

A Parcel of land located within the NW1/4 of the SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

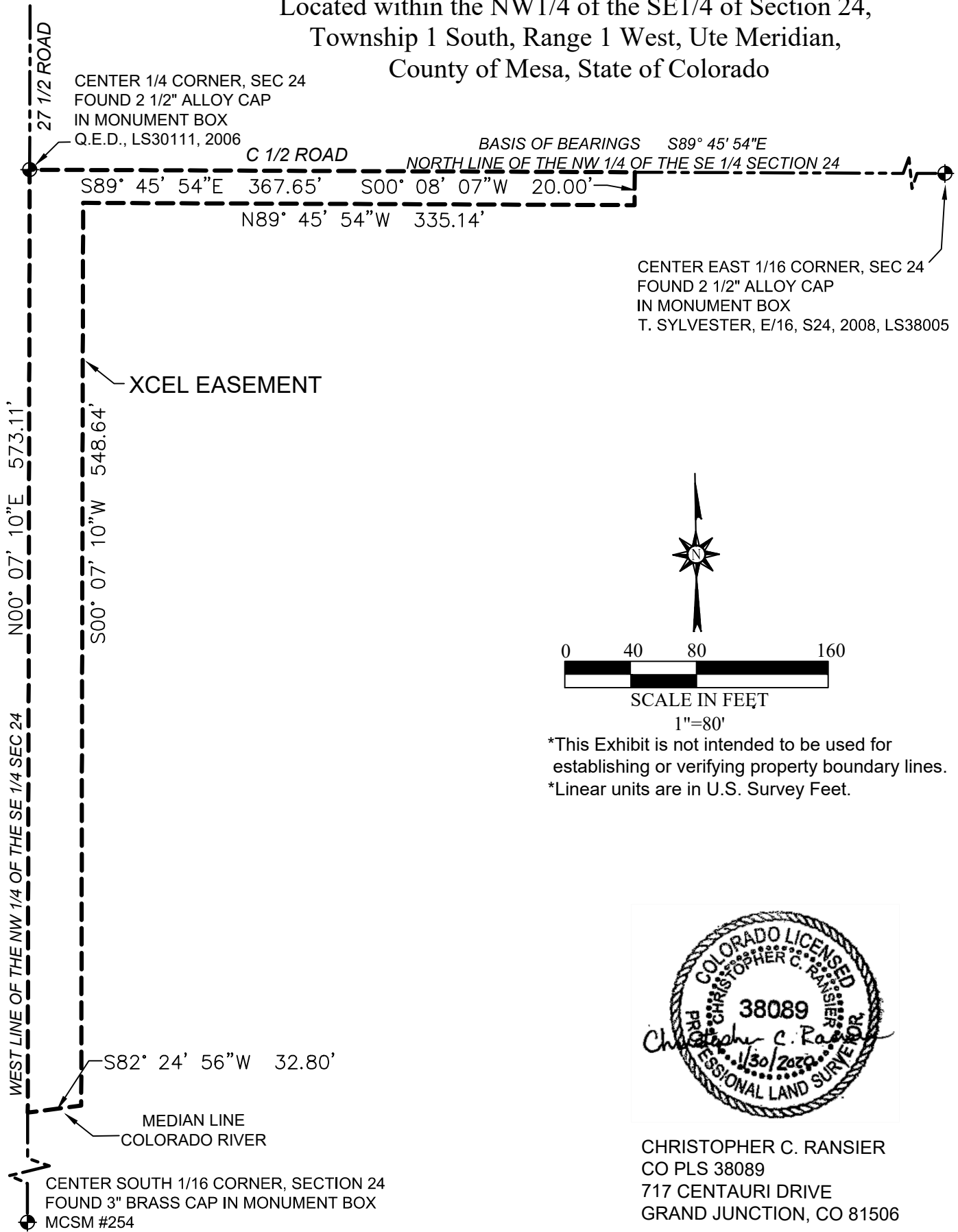
Beginning at the Center 1/4 corner of Section 24 whence the Center East corner of Section 24 bears S89°45'54"E with all bearings being relative thereto; thence S89°45'54"E, a distance of 367.65 feet; thence S00°08'07"W, a distance of 20.00 feet; thence N89°45'54"W, a distance of 335.14 feet; thence S00°07'10"W, a distance of 548.64 feet to the median line of the Colorado River; thence S82°24'56"W along the median line of the Colorado River, a distance of 32.80 feet; thence N00°07'10"E, a distance of 573.11 feet to the Point of Beginning.

Containing an area of 25,256 square feet (.579 acres) more or less as described.

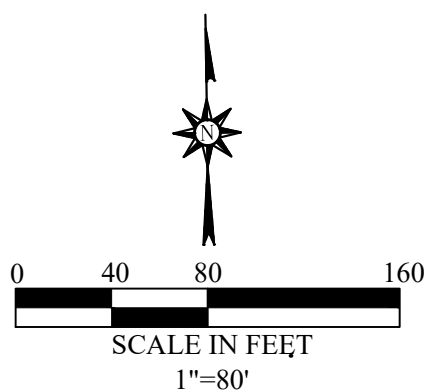
This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506



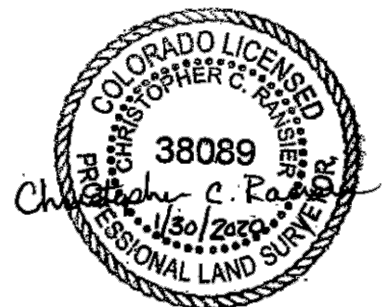
Located within the NW1/4 of the SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
County of Mesa, State of Colorado



CENTER EAST 1/16 CORNER, SEC 24
FOUND 2 1/2" ALLOY CAP
IN MONUMENT BOX
T. SYLVESTER, E/16, S24, 2008, LS38005



*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
*Linear units are in U.S. Survey Feet.



CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE VACATING A PORTION OF 27 ½ ROAD RIGHT-OF-WAY
LOCATED AT 347 27 ½ ROAD**

RECITALS:

Eddy at Grand JCT, LLC has requested to vacate 400 lineal feet of 27 ½ Road right-of-way, located at 347 27 ½ Road, in order to enable the orderly development of a future mixed-use campus on site.

Xcel Energy owns a gas line and overhead power lines that currently lie in the ROW to be vacated. The Applicant must grant an easement to Xcel Energy allowing for continued access to this gas equipment as a condition of approval.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

The Planning Commission, having heard and considered the requests, found the criteria of the Code to have been met, and recommended that the portion of 27 ½ Road right-of-way located at 347 27 ½ Road be vacated.

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

The following described dedicated alley right-of-way is hereby vacated subject to the listed conditions:

A Parcel of land located within the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, Count of Mesa, State of Colorado and being a part of a strip of land described in document recorded at Reception No.60138 of the Mesa County Records, being more particularly described as follows:

A 25.00 foot wide strip of land, the West line of the East 12.50 feet adjoins the West line of Government Lot 2 of said Section 24, the North line of said strip of land beginning 26.00 feet South of the North line of said Government Lot 2 and terminating at the North Bank of the Colorado River and the East line of the West 12.50 feet adjoins the East line of Government Lot 3 of said Section 24, the North line of said strip of land beginning beginning 26.00 feet South of the North line of said Government Lot 3 and terminating at the North bank of the Colorado River.

Containing an area of 9,460 square feet (.217 acres) more or less as described.

Conditions of Approval:

1. Applicant shall grant an easement to Xcel Energy allowing for continued access to all Xcel equipment within the right-of-way area to be vacated.
2. Applicant shall pay all recording/documentary fees for the Vacation Ordinance.

Introduced for first reading on this 6th day of May, 2020 and ordered published in pamphlet form.

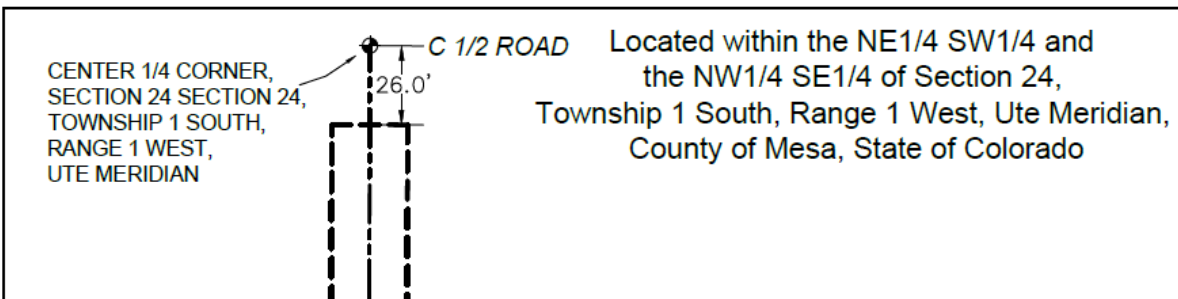
PASSED and ADOPTED this 20th day of May, 2020 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A



CENTER 1/4 CORNER,
SECTION 24 SECTION 24,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN

Located within the NE1/4 SW1/4 and
the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
County of Mesa, State of Colorado



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: April 14, 2020

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Two R & D LLC, to extend for two additional years the approved Preliminary Plan and Filing 2 Plat for the Pinnacle Ridge Subdivision located East of Mariposa Drive near W. Ridges Blvd

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Two R & D LLC, is requesting for the Pinnacle Ridge Subdivision an extension for two additional years for the approved Preliminary Plan for the development of 72 single-family lots on 45.11 acres. The Applicant is also requesting an additional two-year extension for the recordation of the approved Filing 2 Plat for the development of 8 single-family lots within the subdivision. The Applicant received administrative approval for the Preliminary Plan on April 19, 2017 and for the Final Plan for Filing 2 on December 11, 2017. The Applicant met the approval and recording date for Filing 1 by recording the subdivision plat in March 2018. Consistent with the Code, both preliminary plan and final plan for Filing 2 were approved for two years and the Director approved an additional one-year extension to the approvals. The Applicant is now requesting extension of the Preliminary Plan and Filing 2 for additional two-year periods, until April 19, 2022 and December 11, 2022 respectfully. The Code provides that additional extensions may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.

BACKGROUND OR DETAILED INFORMATION:

The 45.11-acre Pinnacle Ridge Subdivision received Preliminary Plan approval for the development of 72 single-family lots on April 19, 2017. The plan included completing the subdivision through the five phases. Section 21.02.070 (r) (6) and 21.02.070 (a) (9) (i) of the Code provides that preliminary plans are valid for up to two years and remain valid as long as a portion of the property is final platted within two years and the Plan shall automatically renew for an additional one year following the recording of each final plat so long as the entire project is platted within six years of the initial plan approval date. The Code also allows the Director to approve a 12-month extension to the preliminary plan. The Applicant requested an extension that was approved by the Director that currently sets the expiration date as April 19, 2020.

The Applicant is requesting a two-year extension for the preliminary plan that would set a new expiration of the plan approval to April 19, 2022.

The Final Subdivision Plans for Filings 1 and Filing 2 were both approved on December 11, 2017. Filing 1 subdivision plat was recorded in March 2018. Pursuant to the Code, a Final Plat may remain approved but unrecorded for a period up to two-years and that the Director may approve a 12-month extension. The Applicant previously requested a 12-month administrative extension and the Director approved that extension extending the approval of Filing 2 until December 11, 2020.

The Applicant is now requesting an additional extension of two years for Filing 2, that would set a new expiration of the plat approval to December 11, 2022.

The Code provides in Section 21.02.070(u)(4) that “Additional extensions may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.”

The Applicant has provided in the justification for the requested extensions that due to unforeseen delays with construction and development, that the project could not be completed as anticipated. The Applicant further provided that they remain optimistic given current market indicators that the project could be completed within the requested additional two-year timeframes.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.070 (r) (5) of the City’s Zoning and Development Code. Mailed notice of the meeting in the form of notification cards was sent to surrounding property owners within 500 feet and registered Neighborhood Associations within 1,000 feet of the subject property on April 3, 2020.

ANALYSIS

In accordance with Section 21.02.070(u) (4) of the Code additional extensions may be

granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.

1) Consistency with Comprehensive Plan:

Current zoning for the property is R-2, Residential – 2 du/ac and the Future Land Use Map identifies the area as Residential Low (.5 – 2 du/ac). Proposed residential density for the subdivision is 1.59 dwelling units an acre (72 dwelling units on 45.11-acres). No changes to the preliminary plan or final plats have occurred therefore staff finds the plans remain consistent with the Comprehensive Plan.

2) Consistency with current zoning requirements:

The Preliminary Plan and Final Plans were reviewed and approved in accordance with all applicable zoning and subdivision standards and criteria as identified within Sections 21.02.070 (r) and (s) of the Zoning and Development Code. The applicant is requesting no changes or deviations to the previously approved plans therefore staff finds the plans remain consistent with current zoning requirements.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Pinnacle Ridge Subdivision expiration dates for the approved Preliminary Plan and the Final Subdivision Plan for Filing 2 recording date, SUB-2015-120 & SUB-2017-273, the following findings of fact have been made:

The Preliminary Plan and Final Plan for Filing 2 remain consist with the goals and policies of the Comprehensive Plan.

The Preliminary Plan and Final Plan for Filing 2 remain consistent with the current zoning requirements as established in Title 21 of the Code.

Therefore, Staff recommends approval of the requested extensions.

SUGGESTED MOTION:

Madam Chairman, on the Pinnacle Ridge Subdivision request to amend the expiration dates of the approved Preliminary Plan and Filing 2 recording date, City file numbers SUB-2015-120 and SUB-2017-273, I move that the Planning Commission approve the requested two year extension for the Preliminary Plan until April 19, 2022 and a two year extension for Filing 2 until December 11, 2022.

Attachments

1. Planning Commission Extension Request Letter from Applicant
2. Site Location, Zoning Maps, etc.
3. Preliminary Plan
4. Limits of Development

5. Pinnacle Ridge Final Subdivision Plat - Filing 2

March 18, 2020

Ms. Christian Reece, Chair
City of Grand Junction Planning Commission
250 N. 5th Street
Grand Junction, CO 81501

Re: Pinnacle Ridge Preliminary Plan, SUB-2015-120
Pinnacle Ridge, Filing 2, SUB-2017-273
Request for Two-Year Extension

Dear Madam Chair:

On April 19, 2017, the Preliminary Plan for Pinnacle Ridge subdivision was approved administratively in accordance with Section 21.02.070(r) of the Grand Junction Municipal Code (GJMC). The subdivision is located northeast of Mariposa Drive and ¼ mile north of Monument Road, Grand Junction. As allowed by Section 21.02.070(a)(9)(ii) of the GJMC, one administrative extension has been granted by the Community Development Director.

Although the final plat for Pinnacle Ridge, Filing 1, was recorded on March 14, 2018 and construction is underway for Filing 2, due to unforeseen delays with construction, development and the recent market, I find that it is necessary to request an extension of the Preliminary Plan approval and deadline to record the plat for Filing 2 at this time.

This letter is to request a two-year extension of the Preliminary Plan approval for Pinnacle Ridge subdivision and deadline to record the plat for Filing 2 in accordance with Section 21.02.070(u)(4) of the GJMC, until April 19, 2022 and December 11, 2022 respectively.

Thank you for your assistance with this matter. Should you have any questions, please do not hesitate to contact me at 970-245-9051 or by email at rjones@vortexeng.us.

Sincerely,

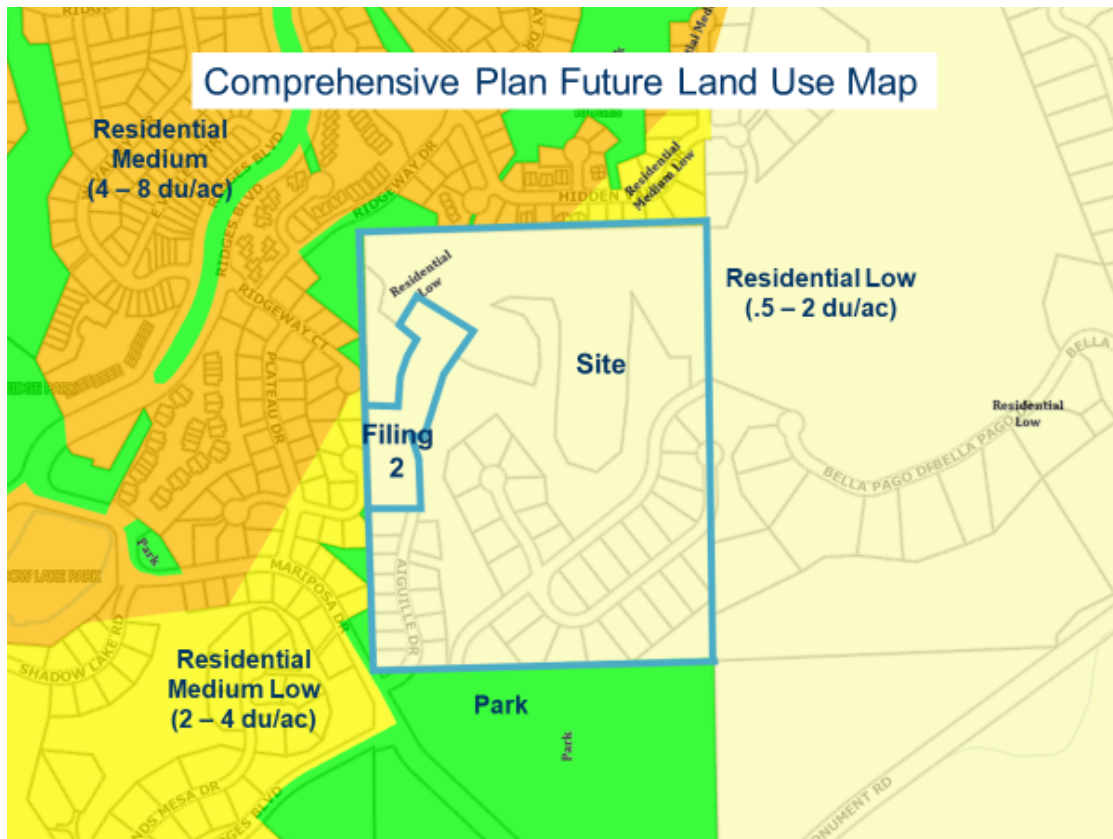


Robert W. Jones II, P.E.
Vortex Engineering & Architecture, Inc.

cc: file
Tamra Allen, Director

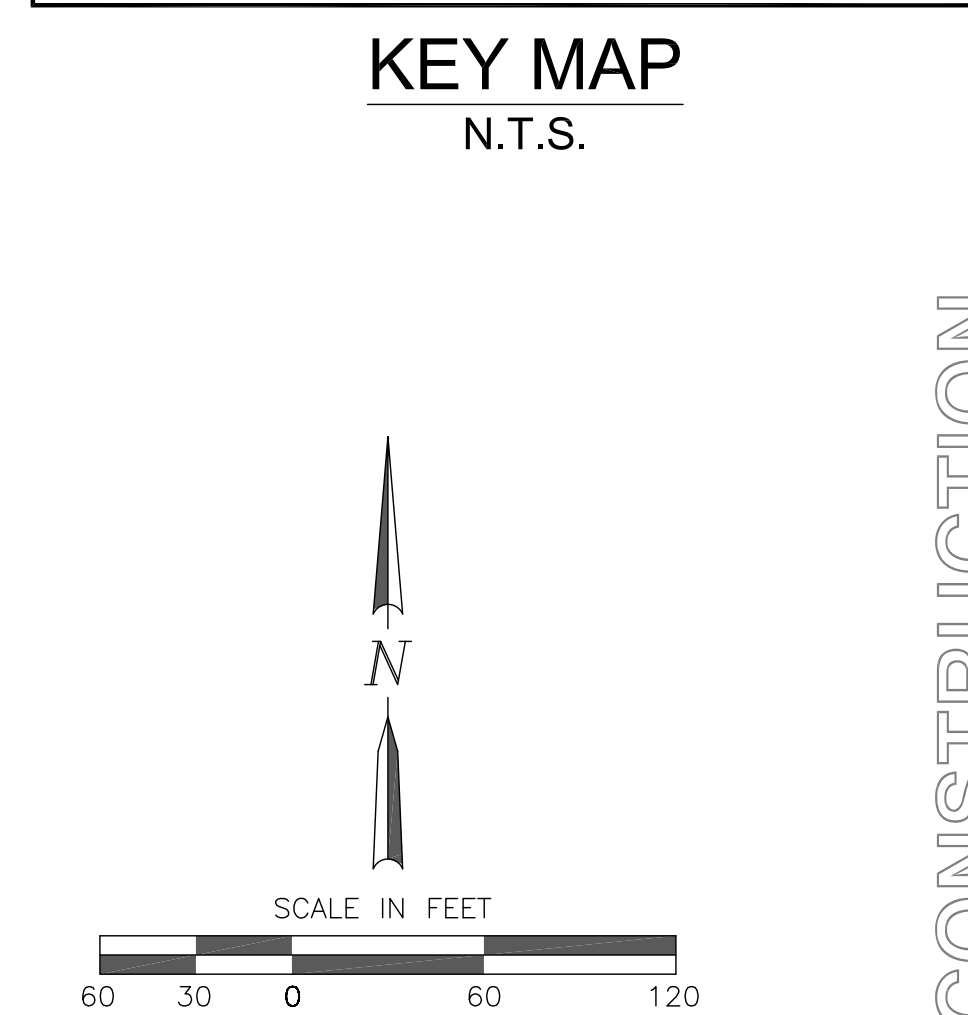
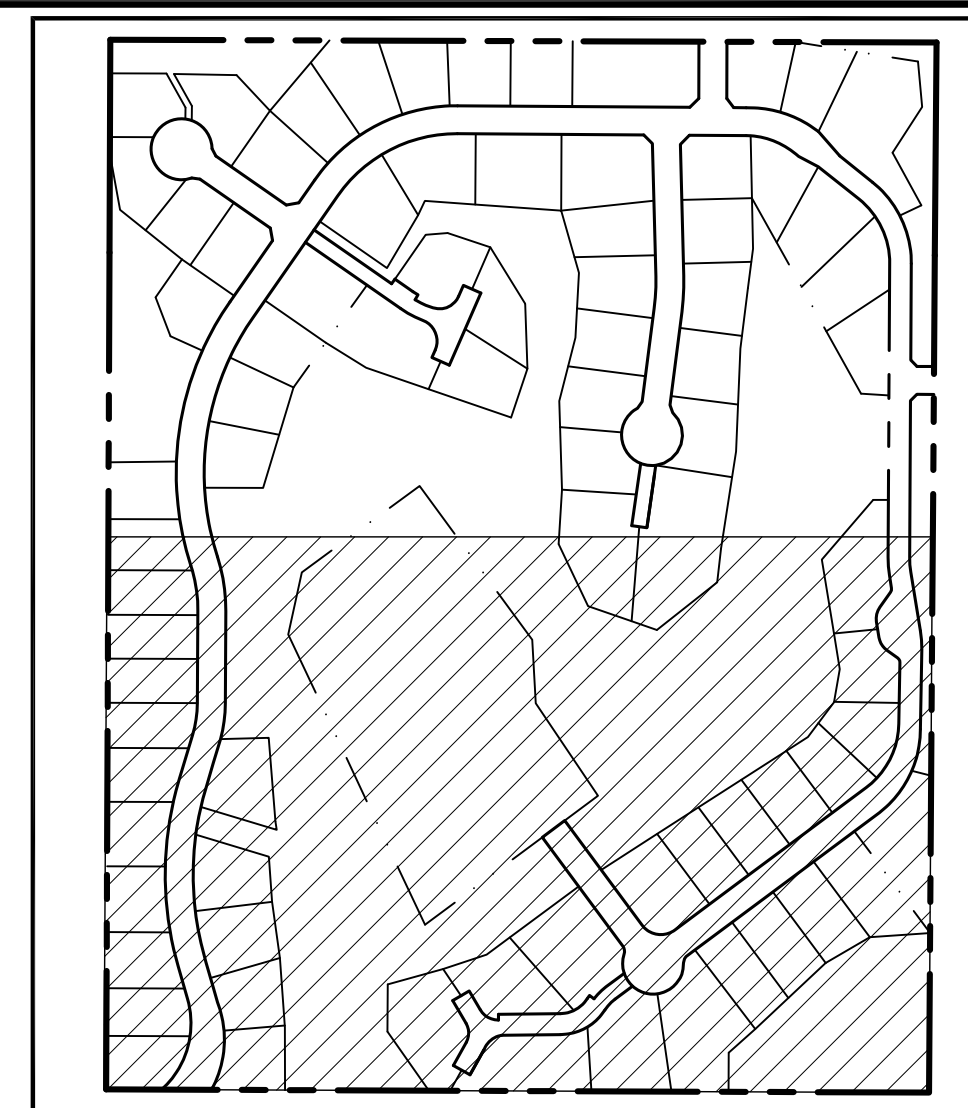
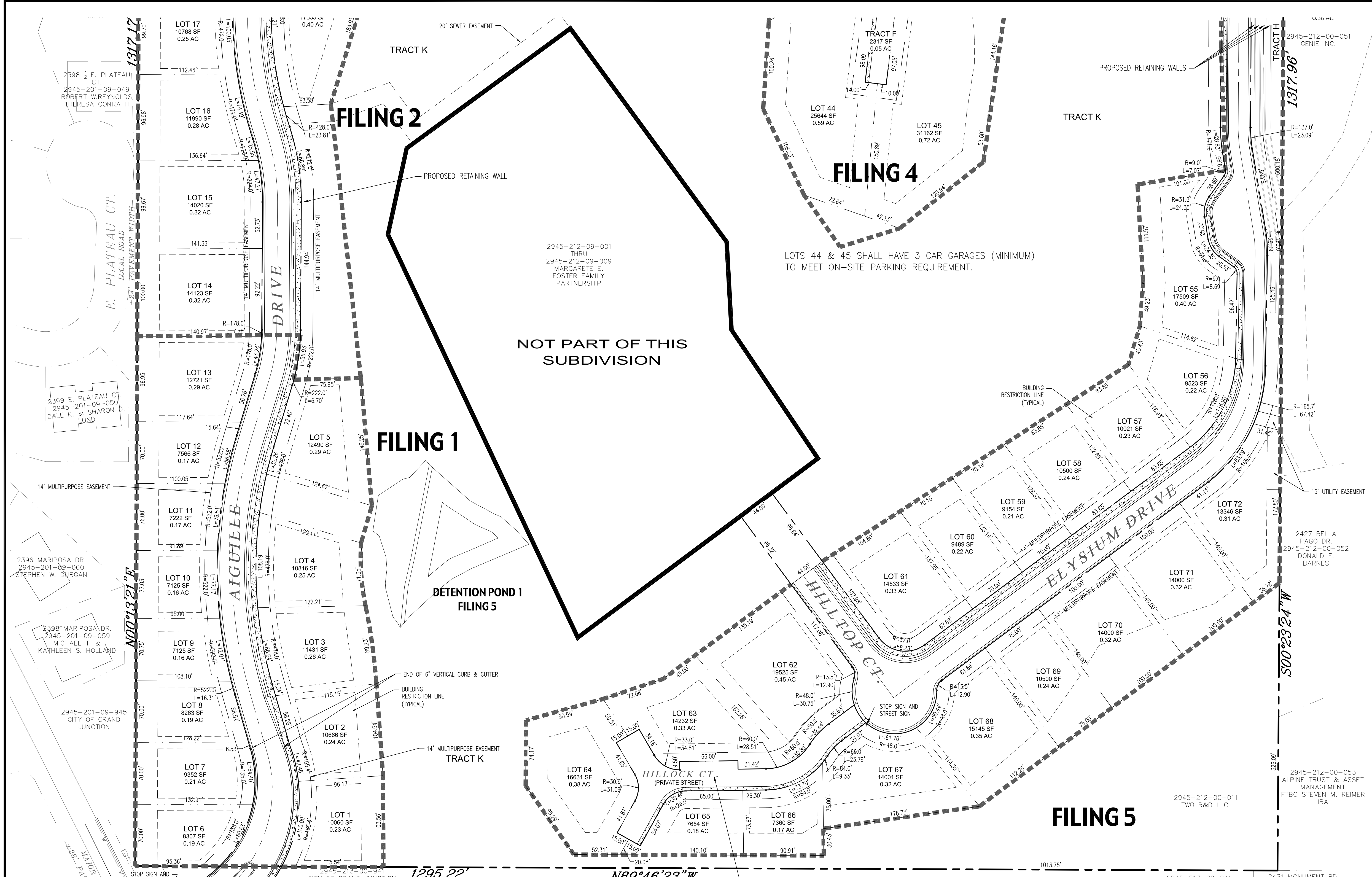


Comprehensive Plan Future Land Use Map



Existing Zoning Map





PROPOSED LAND USE TABLE			
SINGLE FAMILY LOTS (72 TOTAL)	906,662 S.F. - 20.81 AC	46.14%	OWNER: PRIVATE
TRACT A:	57,519 S.F. - 1.32 AC	2.93%	OWNER: HOA
TRACT B:	22,403 S.F. - 0.51 AC	1.14%	OWNER: HOA
TRACT C:	11,264 S.F. - 0.26 AC	0.57%	OWNER: PRIVATE
TRACT D:	20,404 S.F. - 0.47 AC	1.04%	OWNER: HOA
TRACT E:	4,732 S.F. - 0.11 AC	0.24%	OWNER: HOA
TRACT F:	2,317 S.F. - 0.05 AC	0.12%	OWNER: HOA
TRACT G:	34,357 S.F. - 0.79 AC	1.75%	OWNER: HOA
TRACT H:	16,723 S.F. - 0.38 AC	0.85%	OWNER: HOA
TRACT J:	10,664 S.F. - 0.24 AC	0.54%	OWNER: PRIVATE
TRACT K: OPEN SPACE	656,108 S.F. - 15.06 AC	33.39%	OWNER: HOA
TRACT L:	1161 S.F. - 0.03 AC	0.06%	OWNER: HOA
TRACT M:	1070 S.F. - 0.02 AC	0.05%	OWNER: HOA
RIGHT-OF-WAY:	219,641 S.F. - 5.04 AC	11.18%	OWNER: PUBLIC
TOTAL SITE AREA:	1,965,026 S.F. - 45.11 AC		

- GENERAL NOTES**
- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
 - REFER TO THE GEOTECHNICAL INVESTIGATION BY GEOTECHNICAL ENGINEERING GROUP, INC. REPORT DATED APRIL 16, 2002. FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
 - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)

APPROVAL/SIGNATURE BLOCK

CITY ENGINEER	DATE
COMMUNITY DEVELOPMENT	DATE

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
 CONSTRUCTION MANAGERS & SITE PLANNERS
 PROJECT MANAGERS
 CIVIL & CONSULTING ENGINEERS

2394 Patterson Road, Suite 201
 Grand Junction, CO 81505
 Phone: (970) 245-9051
 Fax: (970) 245-7639

James C. Atkinson
 PROFESSIONAL ENGINEER
 COLORADO LICENSE No. 19828

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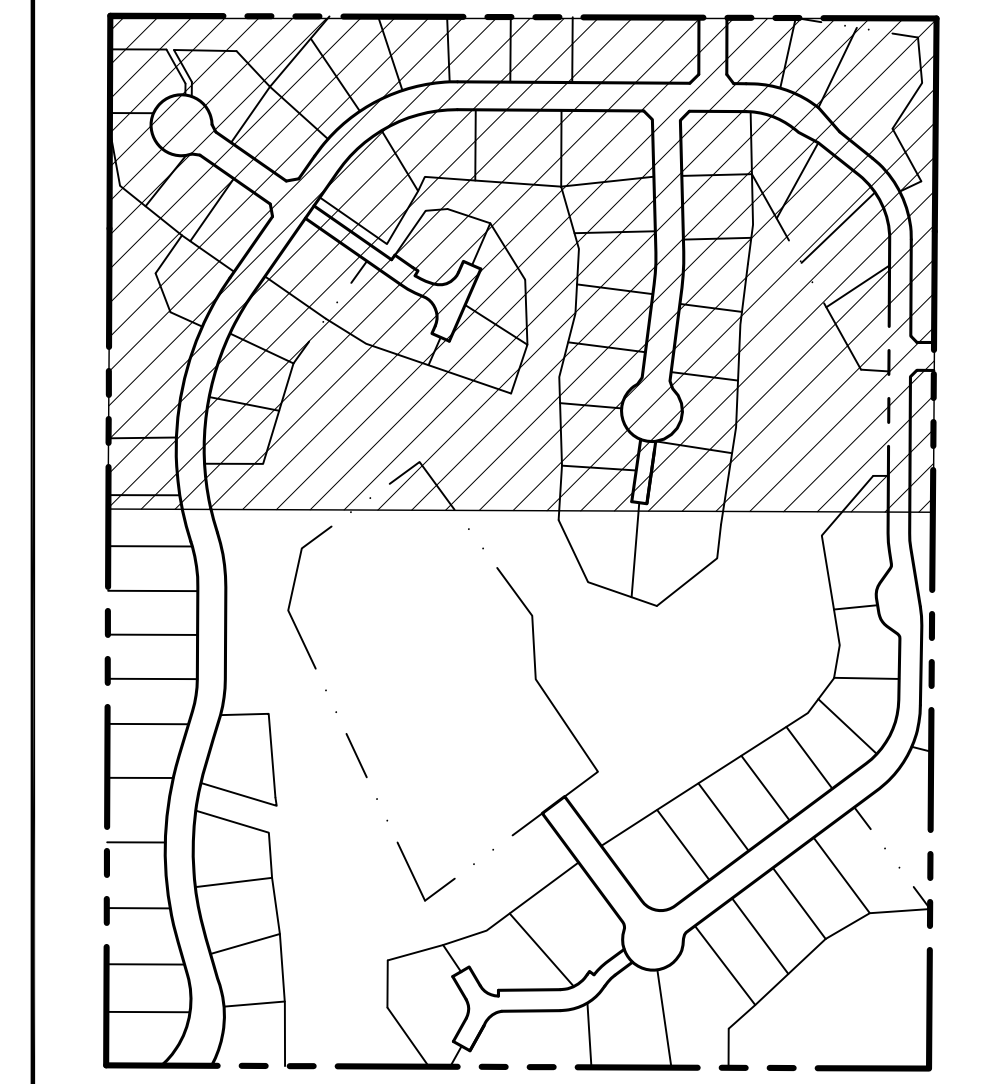
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2	10/14/15	REVISED PER CITY COMMENT DATED 10/15/15
3	12/16/15	REVISED PER CITY COMMENT DATED 11/19/15
4	02/09/16	REVISED PER CITY COMMENT DATED 02/09/16

Subdivision Plan
 SHEET 1 OF 2

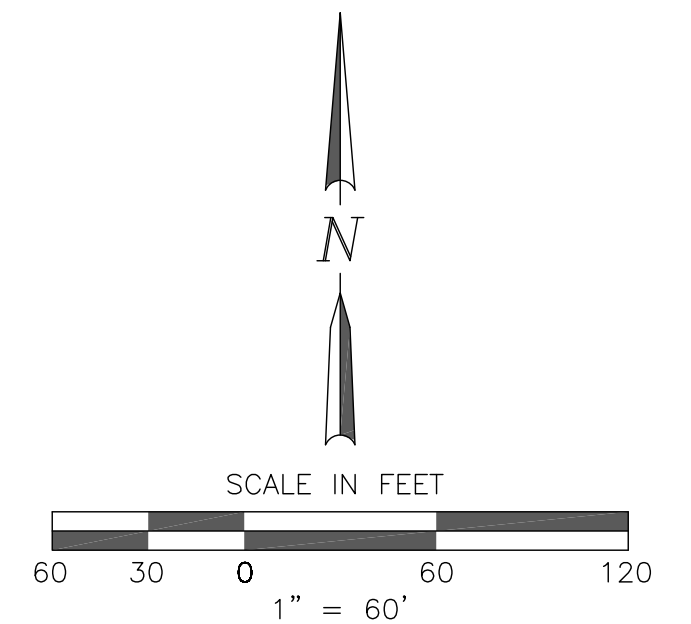
Pinnacle Ridge Subdivision
 Mariposa Drive
 Grand Junction, Colorado 81507

PROJECT NO: F04-006
 DATE: 03/19/15
 SCALE: 1"=60'
 CAD ID: 1subp.dwg

~SHEET~
5



KEY MAP
N.T.S.



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MAJOR SUBDIVISION PRELIMINARY PLAN

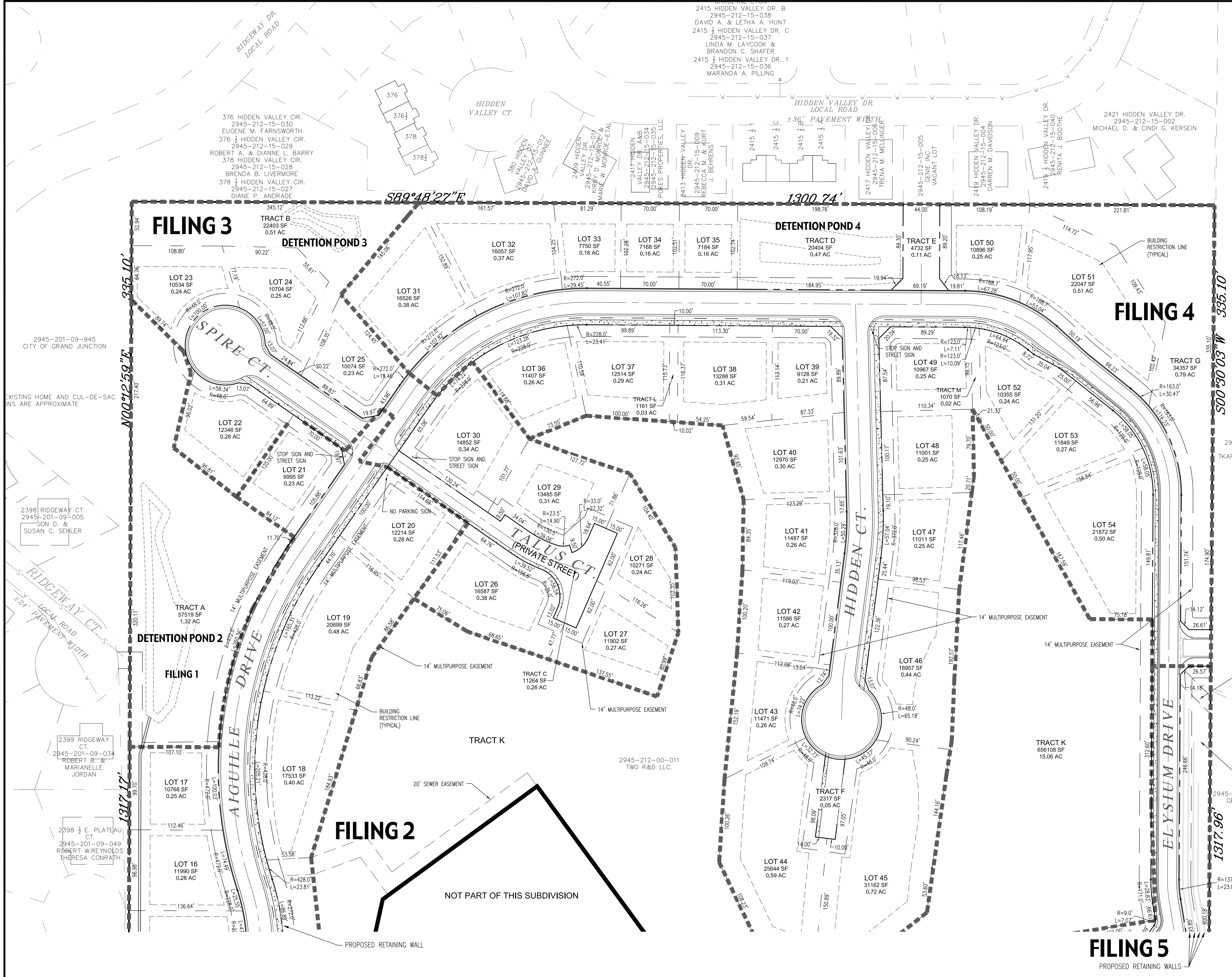
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3	12/16/15 REVISION PER CITY COMMENT ROUND NO. 3 DATED 12/16/15
2	10/14/15 REVISION PER CITY COMMENT ROUND NO. 2 DATED 10/14/15
1	07/14/15 REVISION PER CITY COMMENT ROUND NO. 1 DATED 07/14/15

Subdivision Plan
SHEET 2 OF 2
Pinnacle Ridge Subdivision
Mariposa Drive
Grand Junction, Colorado 81507

PROJECT NO: F04-006
DATE: 03/19/15
SCALE: 1"=60'
CAD ID: 1subp.dwg

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6

FOR REVIEW - NOT FOR CONSTRUCTION



- GENERAL NOTES**
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 - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)

APPROVAL/SIGNATURE BLOCK

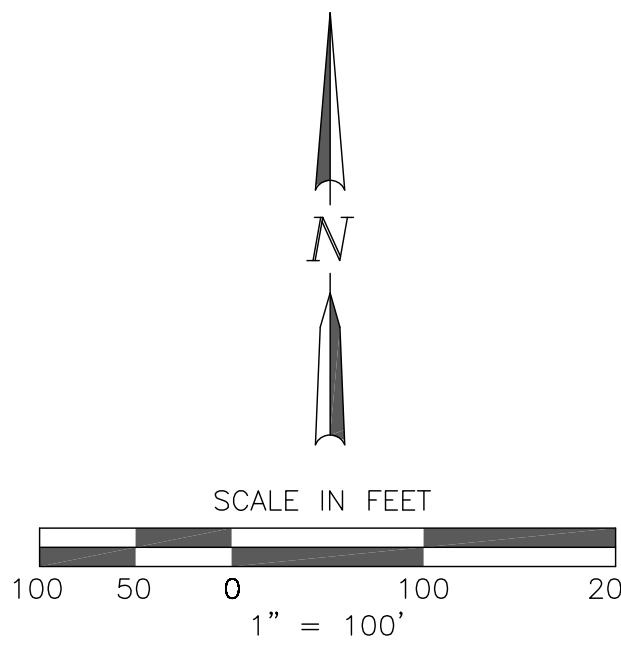
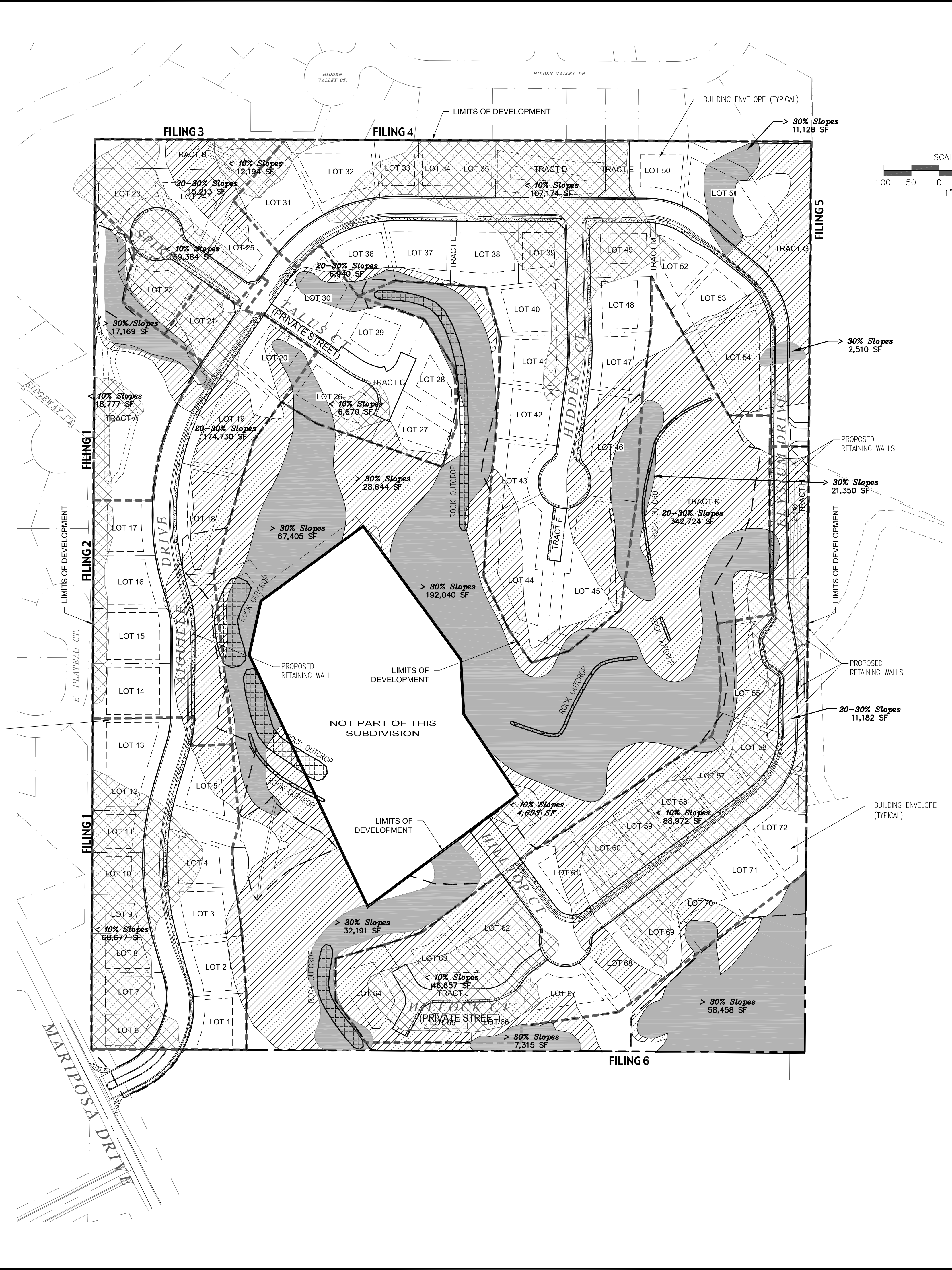
CITY ENGINEER	DATE
COMMUNITY DEVELOPMENT	DATE

REV.	DATE	BY	DESCRIPTION
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3	12/19/15	JST	REVISED PER CITY COMMENT ROUND NO. 3 DATED 12/19/15
2	10/14/15	JST	REVISED PER CITY COMMENT ROUND NO. 2 DATED 10/14/15
1	07/14/15	JST	REVISED PER CITY COMMENT ROUND NO. 1 DATED 07/14/15

REV.	DATE	BY	DESCRIPTION
1	07/14/15	JST	REVISED PER CITY COMMENT ROUND NO. 1 DATED 07/14/15

Limits of Development/Slope Analysis
Pinnacle Ridge Subdivision
Mariposa Drive
Grand Junction, Colorado 81507

PROJECT NO: F04-006
DATE: 03/19/15
SCALE: 1"=40'
CAD ID: 0cover.dwg



Filing No.	Lot No.	Lot Area (SF)	Lot Area (AC)	Minimum Lot Size (SF)	Meets minimum Lot Area	Lot Width	Minimum Lot Width	Meets Minimum Lot Width	Average Slope (%)	
1	1	10060	0.23	10,000	yes	100.70	100	yes	10-20	
	2	10666	0.24	10,000	yes	101.72	100	yes	10-20	
	3	11431	0.26	10,000	yes	100.00	100	yes	10-20	
	4	10816	0.25	7,125	yes	101.97	70	yes	0-10	
	5	12490	0.29	10,000	yes	117.84	100	yes	10-20	
	6	8307	0.19	7,125	yes	87.35	70	yes	0-10	
	7	9352	0.21	7,125	yes	71.15	70	yes	0-10	
	8	8283	0.19	7,125	yes	72.78	70	yes	0-10	
	9	7125	0.16	7,125	yes	71.92	70	yes	0-10	
	10	7125	0.16	7,125	yes	77.16	70	yes	0-10	
	11	7222	0.17	7,125	yes	76.47	70	yes	0-10	
	12	7566	0.17	7,125	yes	72.09	70	yes	0-10	
	13	12721	0.29	10,000	yes	100.17	100	yes	10-20	
2	14	14123	0.32	10,000	yes	100.00	100	yes	10-20	
	15	14020	0.32	10,000	yes	100.07	100	yes	10-20	
	16	11990	0.28	10,000	yes	100.00	100	yes	10-20	
	17	10768	0.25	10,000	yes	100.00	100	yes	10-20	
	18	17533	0.40	15,000	yes	200.00	200	yes	20-30	
	19	20699	0.48	15,000	yes	200.00	200	yes	20-30	
	20	12214	0.28	10,000	yes	115.00	100	yes	10-20	
	21	3995	0.23	7,125	yes	120.00	70	yes	0-10	
	22	12346	0.28	7,125	yes	128.09	70	yes	0-10	
	23	10534	0.24	7,125	yes	106.25	70	yes	0-10	
3	24	10704	0.25	10,000	yes	120.49	100	yes	10-20	
	25	10074	0.23	10,000	yes	106.95	100	yes	10-20	
	26	16587	0.38	10,000	yes	200.00	100	yes	10-20	
	27	11902	0.27	10,000	yes	103.81	100	yes	10-20	
	28	10271	0.24	10,000	yes	112.69	100	yes	10-20	
	29	13485	0.31	10,000	yes	185.06	100	yes	10-20	
	30	14852	0.34	10,000	yes	132.79	100	yes	10-20	
	31	16526	0.38	10,000	yes	112.57	100	yes	10-20	
	32	16057	0.37	10,000	yes	115.27	100	yes	10-20	
	33	7750	0.18	7,125	yes	72.18	70	yes	0-10	
	34	7168	0.16	7,125	yes	70.00	70	yes	0-10	
	35	7184	0.16	7,125	yes	70.00	70	yes	0-10	
	36	11407	0.26	10,000	yes	114.69	100	yes	10-20	
	37	12514	0.29	10,000	yes	119.01	100	yes	10-20	
	38	13288	0.31	10,000	yes	113.30	100	yes	10-20	
	39	9128	0.21	7,125	yes	105.60	70	yes	0-10	
	40	12970	0.30	10,000	yes	100.00	100	yes	10-20	
4	41	11487	0.26	10,000	yes	100.00	100	yes	10-20	
	42	11596	0.27	10,000	yes	100.00	100	yes	10-20	
	43	11471	0.26	10,000	yes	111.64	100	yes	10-20	
	44	25644	0.59	15,000	yes	259.55	200	yes	20-30	
	45	31162	0.72	15,000	yes	296.30	200	yes	20-30	
	46	18957	0.44	15,000	yes	200.00	200	yes	20-30	
	47	11011	0.25	10,000	yes	104.65	100	yes	10-20	
	48	11001	0.25	10,000	yes	100.17	100	yes	10-20	
	49	10967	0.25	7,125	yes	110.74	70	yes	0-10	
	50	10896	0.25	10,000	yes	100.00	100	yes	10-20	
	51	22047	0.51	10,000	yes	200.00	100	yes	10-20	
	52	10355	0.24	10,000	yes	118.26	100	yes	10-20	
	53	11849	0.27	10,000	yes	106.31	100	yes	10-20	
	54	21872	0.50	15,000	yes	200.00	200	yes	20-30	
	55	17509	0.40	15,000	yes	221.79	200	yes	20-30	
	56	9523	0.22	7,125	yes	105.06	70	yes	0-10	
	5	57	10021	0.23	7,125	yes	83.65	70	yes	0-10
		58	10500	0.24	7,125	yes	83.65	70	yes	0-10
59		9154	0.21	7,125	yes	70.00	70	yes	0-10	
60		9489	0.22	7,125	yes	70.00	70	yes	0-10	
61		14533	0.33	10,000	yes	201.32	100	yes	10-20	
62		19525	0.45	7,125	yes	160.45	70	yes	0-10	
63		14232	0.33	7,125	yes	140.50	70	yes	0-10	
64		16631	0.38	10,000	yes	192.02	100	yes	10-20	
65		7654	0.18	7,125	yes	129.26	70	yes	0-10	
66		7360	0.17	7,125	yes	96.01	70	yes	0-10	
67		14001	0.32	10,000	yes	142.41	100	yes	10-20	
68		15145	0.35	10,000	yes	123.78	100	yes	10-20	
69		10500	0.24	7,125	yes	75.00	70	yes	0-10	
70		14000	0.32	10,000	yes	100.00	100	yes	10-20	
71		14000	0.32	10,000	yes	100.00	100	yes	10-20	
72		13346	0.31	10,000	yes	138.68	100	yes	10-20	

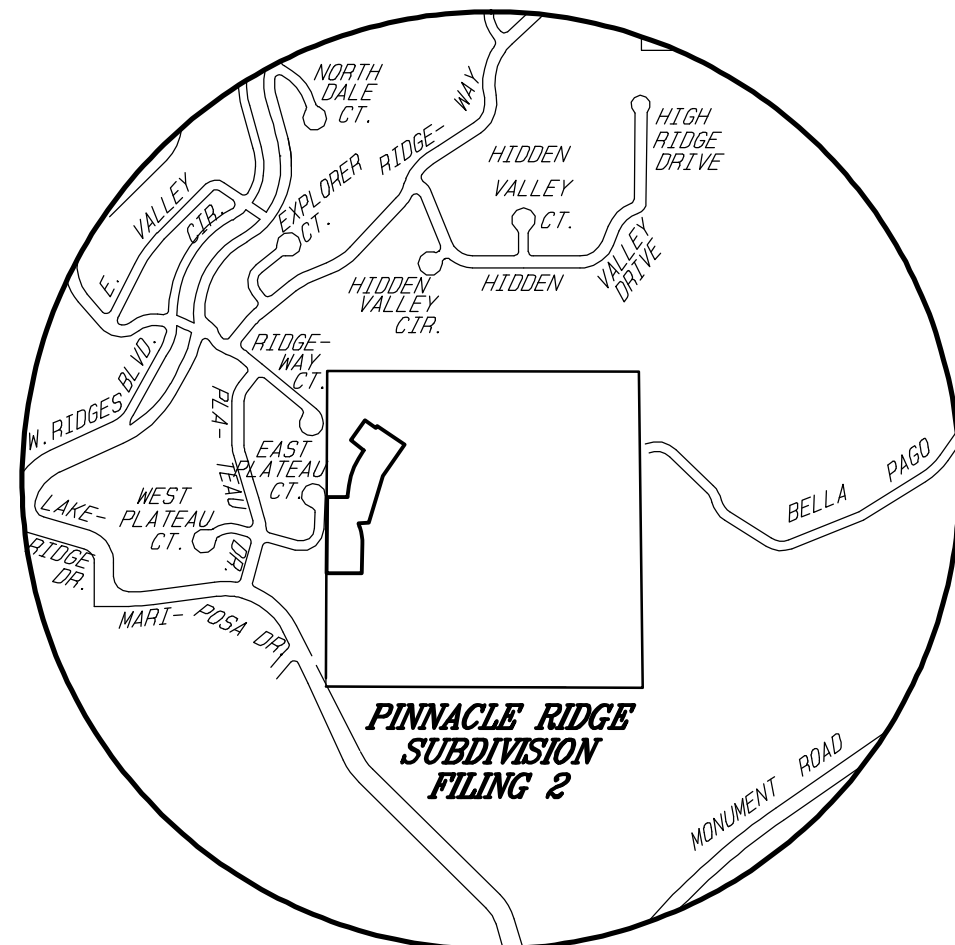
LEGEND:

- 0-10%
- 10.01-20%
- 20.01-30%
- 30%+ NO BUILD ZONE
- ROCK CROPS
- NOT TO BE DISTURBED

FOR REVIEW - NOT FOR CONSTRUCTION

PINNACLE RIDGE SUBDIVISION, FILING 2

A REPLAT OF LOT 100, PINNACLE RIDGE SUBDIVISION FILING 1, Reception No. ***** W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.
City of Grand Junction, Mesa County, Colorado



VICINITY MAP
N.T.S.

LEGEND & ABBREVIATIONS

- FD MESA COUNTY SURVEY MARKER
- ⊗ FD 3.25" ALUMINUM CAP STAMPED THOMPSON LANGFORD CORP LS 18480
- FD #5 REBAR W/1.5" ALUMINUM CAP STAMPED LS 5333
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- M.P.E. = MULTIPURPOSE EASEMENT
- SEC. = SECTION
- DED. = DEDICATED
- SQ.FT. = SQUARE FEET

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Declaration of Covenants, Restrictions and Conditions of the Pinnacle Ridge Homeowner's Association, Inc.
recorded under Reception No. _____

Drainage Easements are conveyed to the Pinnacle Ridge Homeowner's Association
recorded under Reception No. _____

CITY APPROVAL

This plat of PINNACLE RIDGE SUBDIVISION, FILING 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 2017 A.D.

City Manager City Mayor

CLERK AND RECORDER'S CERTIFICATE

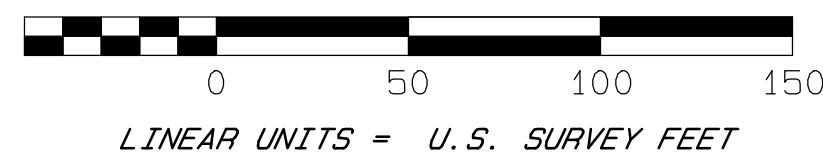
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at _____ o'clock _____, on this _____ day of _____, 2017 A.D., and was recorded at Reception No. _____, Drawer No. _____ and Fees _____.

Clerk and Recorder Deputy

AREA SUMMARY

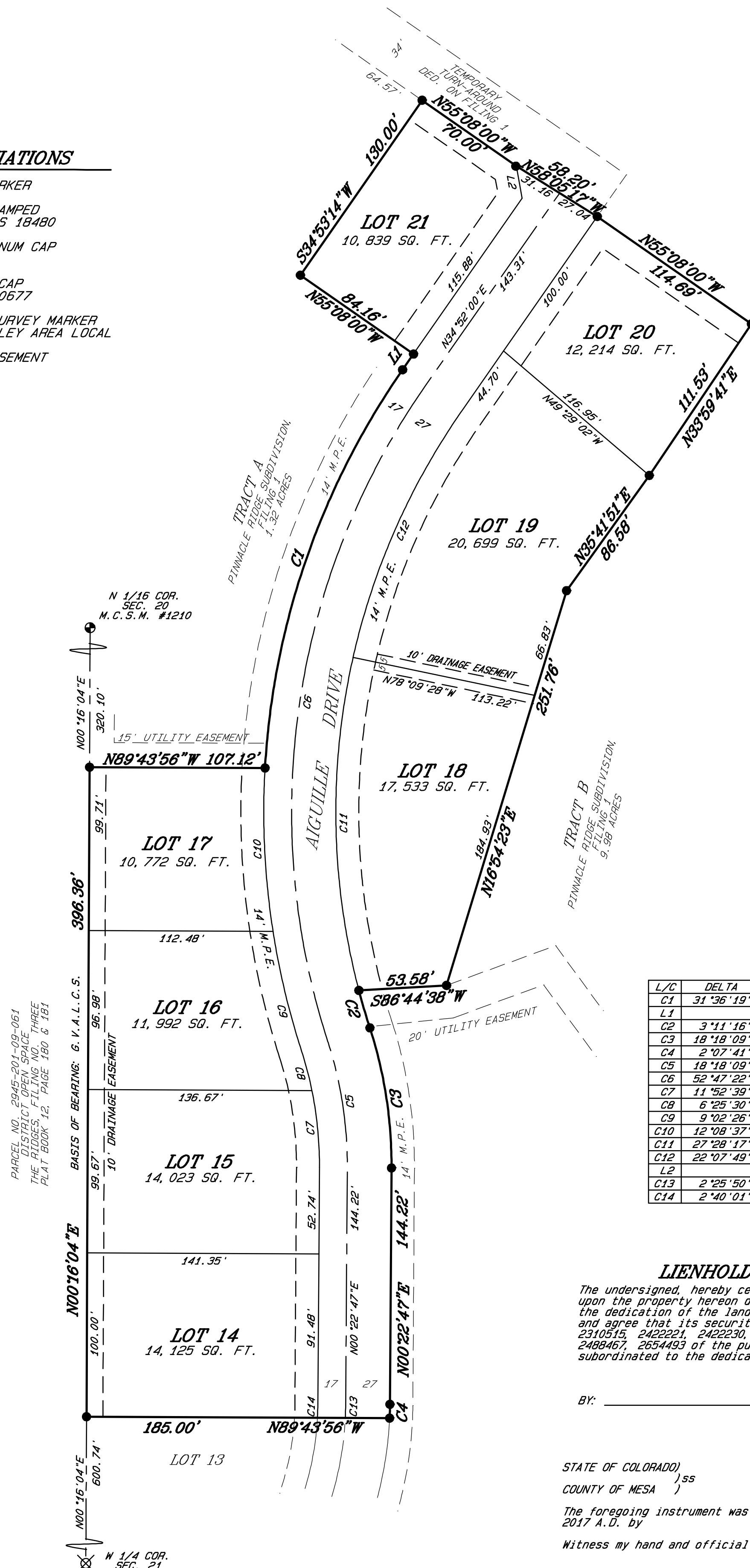
LOTS = 2.58 AC. / 77%
DED. ROADS = 0.80 AC. / 23%
TOTAL = 3.38 AC. / 100%

GRAPHIC SCALE 1"=50'



LINEAR UNITS = U.S. SURVEY FEET

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	31°36'19"	260.36'	472.00'	257.07'	N19°03'51"E
L1	11.70'				S34°52'02"W
C2	3°11'16"	23.81'	428.00'	23.81'	S16°19'43"E
C3	18°18'09"	86.88'	271.98'	86.51'	S08°46'17"E
C4	2°07'41"	8.43'	227.00'	8.43'	S01°26'37"W
C5	18°18'09"	78.26'	244.98'	77.93'	S08°46'17"E
C6	52°47'22"	419.21'	455.00'	404.54'	S08°28'20"W
C7	11°52'39"	47.26'	237.98'	47.18'	N09°33'32"W
C8	6°25'30"	25.57'	227.98'	25.55'	N14°42'35"W
C9	9°02'26"	74.48'	472.00'	74.40'	N13°24'08"W
C10	12°08'37"	100.04'	472.00'	95.85'	N02°48'37"W
C11	27°28'17"	205.21'	428.00'	203.25'	S00°59'57"E
C12	22°07'49"	165.31'	428.00'	164.29'	S23°48'06"W
L2	19.97'				S10°08'00"E
C13	2°25'50"	8.48'	208.00'	8.48'	S01°35'42"W
C14	2°40'01"	8.52'	183.00'	8.52'	N01°42'47"E

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded under Reception No. 2236040, 2310315, 2425251, 2425270, 2435103, 2488494, 2534484, 2531445, 2351400, 2435196, 2488467, 2654493 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: _____ FOR: Alpine Bank

STATE OF COLORADO)
COUNTY OF MESA)
ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 A.D. by _____

Witness my hand and official seal: _____
Notary Public

My commission expires: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, TWO R & D, LLC a Colorado limited liability company is the owner of that real property situate in the W 1/2 NW 1/4 of Section 21, Township 1 South, Range 1 of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Lot 100, Pinnacle Ridge Subdivision, Filing 1, Reception No. _____

Said parcel contains 3.37 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, and Tracts as shown hereon, and designated the same as PINNACLE RIDGE SUBDIVISION, FILING 2 in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements are granted to the Homeowner's Association by separate instrument.

Robert W. Jones II, Managing Member

STATE OF COLORADO)
COUNTY OF MESA)
ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 A.D. by TWO R & D, LLC, Robert W. Jones II, Managing Member.

Witness my hand and official seal: _____
Notary Public

My commission expires: _____

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Heritage Title Company, 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 TWO R & D, LLC, a Colorado limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: _____ By: _____

SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Heritage Title Company under FILE NUMBER: 598-H0502823-900-670.

FOR REVIEW

PINNACLE RIDGE SUBDIVISION
FILING 2

LOCATED IN THE
W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. W. D.	Checked By	E. E. B.	Job No.	129-04-03
Drawn By	TMODEL	Date	MAY 2017	Sheet	1 OF 1

REVISED 07/28/17
REVISED 09/27/17
REVISED 11/20/17



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: April 14, 2020

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 Properties of a Total of 10.86 acres Currently in R-1 (Residential - 1 du/ac), R-E (Residential - Estate), and R-R (Residential - Rural) Zone Districts to an R-2 (Residential - 2 du/ac) Zone District located at 2574 and 2576 Tahoe Drive and an Adjacent Unaddressed Property

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicants, Kyle Berger and Mark Beckner, are requesting a rezone of three properties totaling 10.86 acres located at 2576 Tahoe Drive, 2574 Tahoe Drive, and an adjacent unaddressed parcel from the R-R (Residential - Rural), R-E (Residential - Estate), and R-1 (Residential - 1 du/ac) zone districts to an R-2 (Residential - 2 du/ac) 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 property 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 includes a small permanent structure that was formerly 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. A simple subdivision is being reviewed concurrent with this rezone proposal; that subdivision request includes the three properties proposed for rezoning here as well as the property at 2591 G Rd. The property at 2591 G Road, adjacent to the northeast of the proposal, is part of the concurrent subdivision proposal but is not part of this rezone application. The property at 2591 G Road is currently zoned R-2, and is primarily used as a single-family residence with farming and agriculture, and has a greenhouse on site in addition to the principal residential structure and accessory structures closely adjacent thereto.

The subject properties 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.

The unaddressed subject property has never been subdivided in the City of Grand Junction. 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 the R-2 zone district, 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 only agricultural operations for the existing business called Rooted Gypsy Farms. The Applicant has resolved, as of February 11, 2020, to ensure that no business is conducted on the property that would be considered an inappropriate use in the R-2 zone district, such that packaging, aggregation, and sales activities related to the Rooted Gypsy Farms business will no longer take place on the property.

If the subdivision request is approved, it will result in a lot in the southwest corner of the development area, taking access from Tahoe Drive, designed to allow construction of a single-family home. This is the only near-term plan for new residential development on the subject properties. Future residential development could be more dense under the R-2 zoning district as considered in this zoning review, which would allow up to 2 dwelling units per acre and also allow two-family residential dwellings. Rezoning would have other consequences on allowed uses. For example, rezoning the existing single-family residential property at 2574 Tahoe Drive from R-R to R-2 will 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. The overall effect would be to shift the allowed uses on the parcels from typically rural uses to low- and medium-density urban uses.

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, generally in line with the proposed R-2 zoning. 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 category 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.

As alluded to above, a code enforcement case was opened by the City of Grand Junction regarding the operations of the Rooted Gypsy Farms business on the subject properties. On October 30, 2019 a Notice of Violation was issued to Rooted Gypsy Farms. The violation was the use of the property for retail sales of farm produce, which is not an allowed use in either the current zone districts of R-R, R-E, and R-1, nor under the proposed R-2 zone district. Working with Code Enforcement, the operators of Rooted Gypsy Farms and the Applicants have identified and committed to a remedy for this violation. Agricultural activities may continue on the subject properties, and a limited home office may be approved as a Home Occupation per the standards of GJMC 21.04.040(g). Any and all activities that are categorized as uses that are not appropriate for the R-2 zone district—specifically processing, assembly, and distribution of agricultural products sourced from off-site—have ceased and will not be reinitiated on the subject properties. This remedy was confirmed on February 11, 2020, allowing this rezone review and the concurrent subdivision review to be carried out.

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 at the neighborhood meeting 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 Code Enforcement case was opened to examine whether operations constituted retail or manufacturing/processing rather than agricultural operations. That Code enforcement case has since been resolved, such that current business on the property fits within the allowed agricultural use.

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 March 3, 2020 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 again, with updated information, on March 2, 2020 and notice of the public hearing was published on March 17, 2020 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.

Just one of the subject properties, the property at 2574 Tahoe Drive, was rezoned from R-R to R-E in 2018, in relation to a contemporaneous simple subdivision. Other than that rezone, the most recent zoning decision made regarding all of the subject properties 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 rezone 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 Community Development 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 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. The Valley Meadows North Subdivision was developed beginning in 2005, leading to the establishment of 22 single-family residences abutting the subject properties to the west. 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 currently provides a means for improved ingress/egress to two of the subject properties and will provide an access alternative to G Road for future residential development on all of the subject properties, constitutes a change to the character and condition of the area that supports the consideration of R-2 zoning for 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 a 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 Wastewater Treatment, and Xcel Energy electricity and natural gas. 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 districts. 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) R-R (Residential – Rural), and R-1 (Residential – 1 du/ac) to the R-2 (Residential – 2 du/ac) 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 a R-E (Residential – Estate), R-R (Residential – Rural), and R-1 (Residential – 1 du/ac) zone district to a R-2 (Residential, 2 du/ac) zone district, with the findings of fact listed in the staff report.

Attachments

1. Application Packet
2. Location Maps and Photos
3. Proposed Ordinance

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

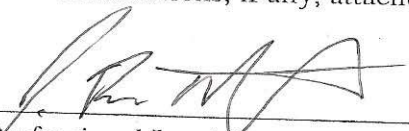
Plat Name AUGUSTINE BLUE SUBDIVISION

- | | 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

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

<u>Property Owner Information</u>	<u>Applicant Information</u>	<u>Representative Information</u>
Name: <u>See Attachment</u>	Name: <u>Mark Beckner</u>	Name: <u>Larry Beckner</u>
Street Address: _____	Street Address: <u>2591 G Road</u>	Street Address: <u>200 Grand Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Gr. Jct., CO 81506</u>	City/State/Zip: <u>Gr. Jct., CO 81501</u>
Business Phone #: _____	Business Phone #: <u>640-5419</u>	Business Phone #: <u>(970) 986-3400</u>
E-Mail: _____	E-Mail: <u>mbeckner@inotekgroup.com</u>	E-Mail: <u>lbeckner@hfak.com</u>
Fax #: _____	Fax #: _____	Fax #: <u>986-3401</u>
Contact Person: _____	Contact Person: _____	Contact Person: <u>Larry Beckner</u>
Contact Phone #: _____	Contact Phone #: _____	Contact Phone #: <u>986-3400</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:  Date: 8/27/19
 Signature of Legal Property Owner:  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

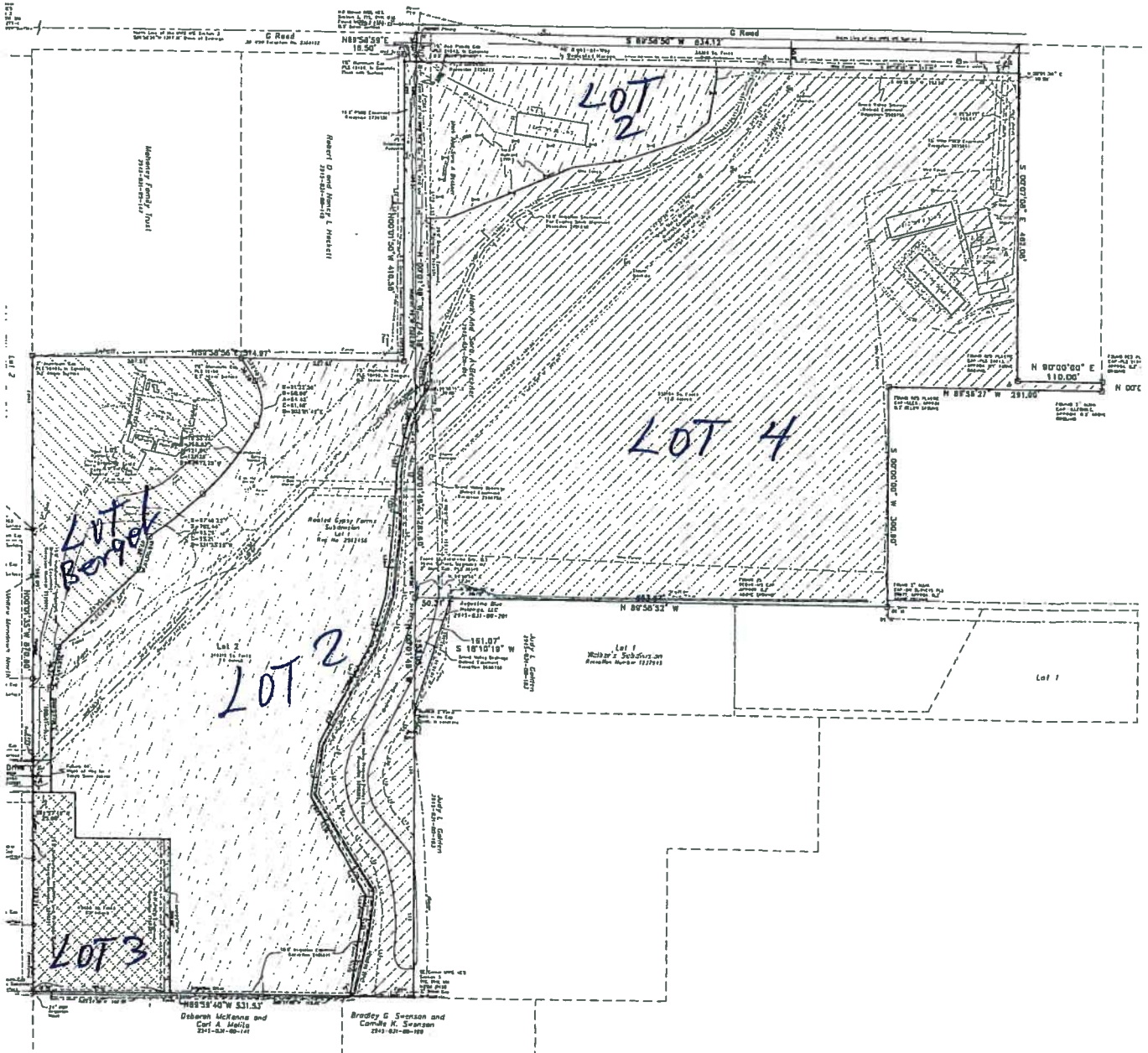


Exhibit A

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

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

FRIEDRICHS 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

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.

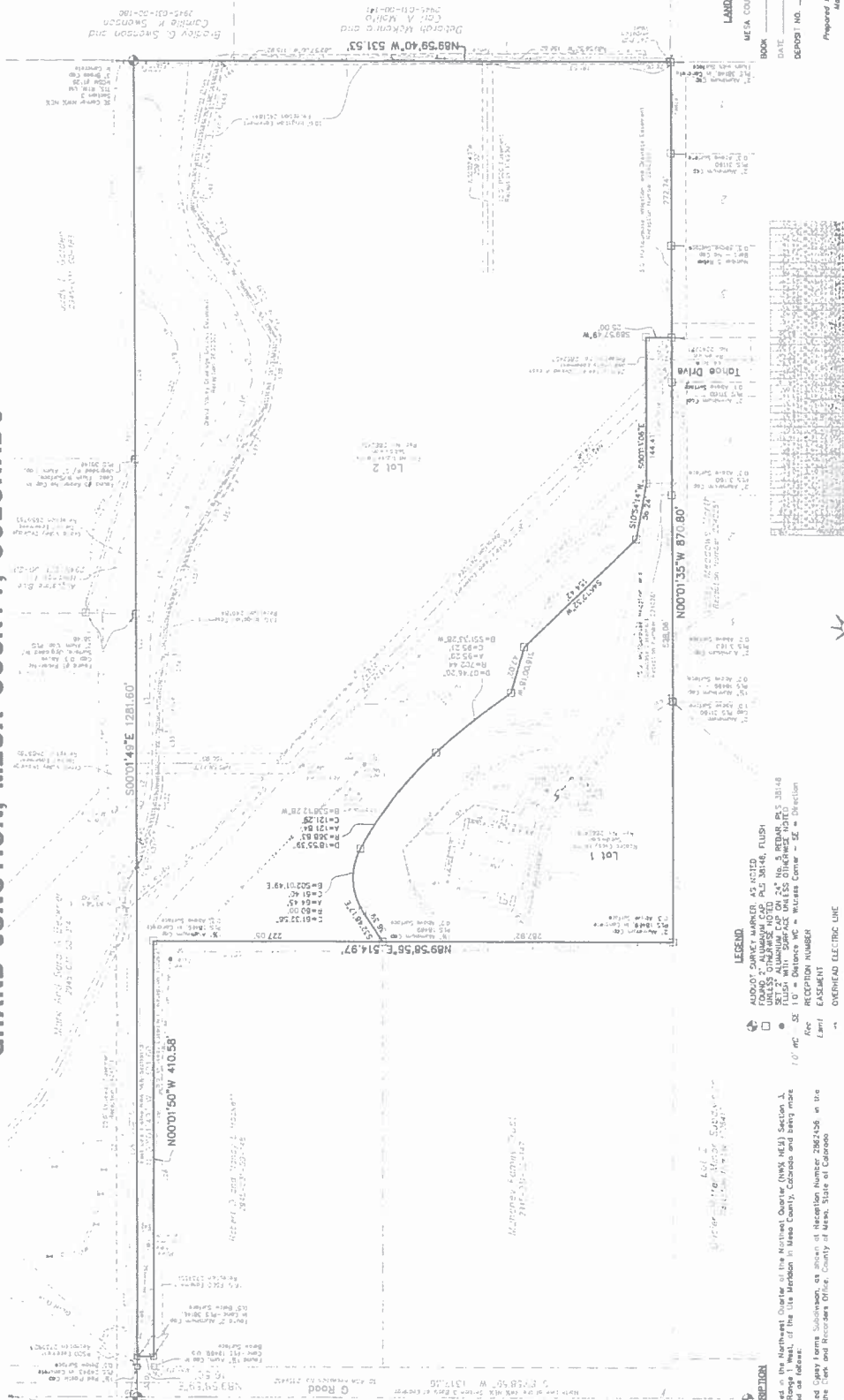
11. *Impact of Project on geology.* None.

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



LAND SURVEY DEPOSIT
MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____ DEPOSIT NO. _____

Prepared for:
Agnie Richter

IMPROVEMENT SURVEY
NW1/4 NE1/4 SECTION 3
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO
High Desert Surveying, LLC
Grand Junction, Colorado 81505
Telephone: 970-244-0451
Fax: 970-244-0451



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 in accordance with the provisions of the Colorado Surveying Act, and that the same is the best of my knowledge and belief, in a plat conforming to the standards of practice, statutes, and laws of the State of Colorado. I am a duly Licensed Surveyor in the State of Colorado. My license is in good standing and I am not a party to any litigation involving the survey or plat.

LEGEND

- ▲ ADJUSTED POINT
- 4" ALUMINUM CAP, 1/2" NIPPLE, FLUSH
- 2" ALUMINUM CAP, 1/2" NIPPLE, FLUSH
- 1" ALUMINUM CAP, 1/2" NIPPLE, FLUSH
- 1" BENCH MARK - "E" = Elevation
- 1" BENCH MARK - "S" = Station
- 1" BENCH MARK - "C" = Corner
- 1" BENCH MARK - "D" = Distance
- 1" BENCH MARK - "I" = Intersection
- 1" BENCH MARK - "M" = Monument
- 1" BENCH MARK - "R" = Reference
- 1" BENCH MARK - "T" = Tie
- 1" BENCH MARK - "U" = Unknown
- 1" BENCH MARK - "V" = Vertical
- 1" BENCH MARK - "W" = Water
- 1" BENCH MARK - "X" = Other
- 1" BENCH MARK - "Y" = Other
- 1" BENCH MARK - "Z" = Other

OVERHEAD ELECTRIC LINE
GUY WIRE(S)
FENCE (4 BARBED WIRE UNLESS OTHERWISE NOTED)
POWER POLE
WATER VALVE
CONCRETE
TELEPHONE PEG/STAKE ON BOX
TELEPHONE PEG/STAKE

PROPERTY DESCRIPTION

That property located in the Northwest Quarter of the Northwest Quarter (NW1/4) 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 2982456 in the official records of the Clerk and Recorder's Office, County of Mesa, State of Colorado.

GENERAL NOTES

Examined and The Information provided by Colorado Title & Closing Services, LLC, Order No. M2102246 dated August 19, 2018 at 3:00 pm for Lot 1, Order No. M2102248, dated August 19, 2018 at 3:00 pm for Lot 2, Rooted Gypsy Farms Subdivision.

Base of bearings in the North Line of the NW1/4 NE1/4 Section 3 is based on the South (S) 89°28'50" West line based on the NAD 83 datum for Horizontal and MAM 06 datum for Vertical on this line are based on the survey monuments as shown on the face of this plat.

All level units shown herein in U.S. Survey feet.

NOTE: ALL MONUMENTS SHOWN HEREON ARE UNLESS OTHERWISE NOTED TO BE CONCRETE OR METAL. ALL MONUMENTS SHOWN HEREON ARE UNLESS OTHERWISE NOTED TO BE CONCRETE OR METAL. ALL MONUMENTS SHOWN HEREON ARE UNLESS OTHERWISE NOTED TO BE CONCRETE OR METAL.

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GENERAL NOTES

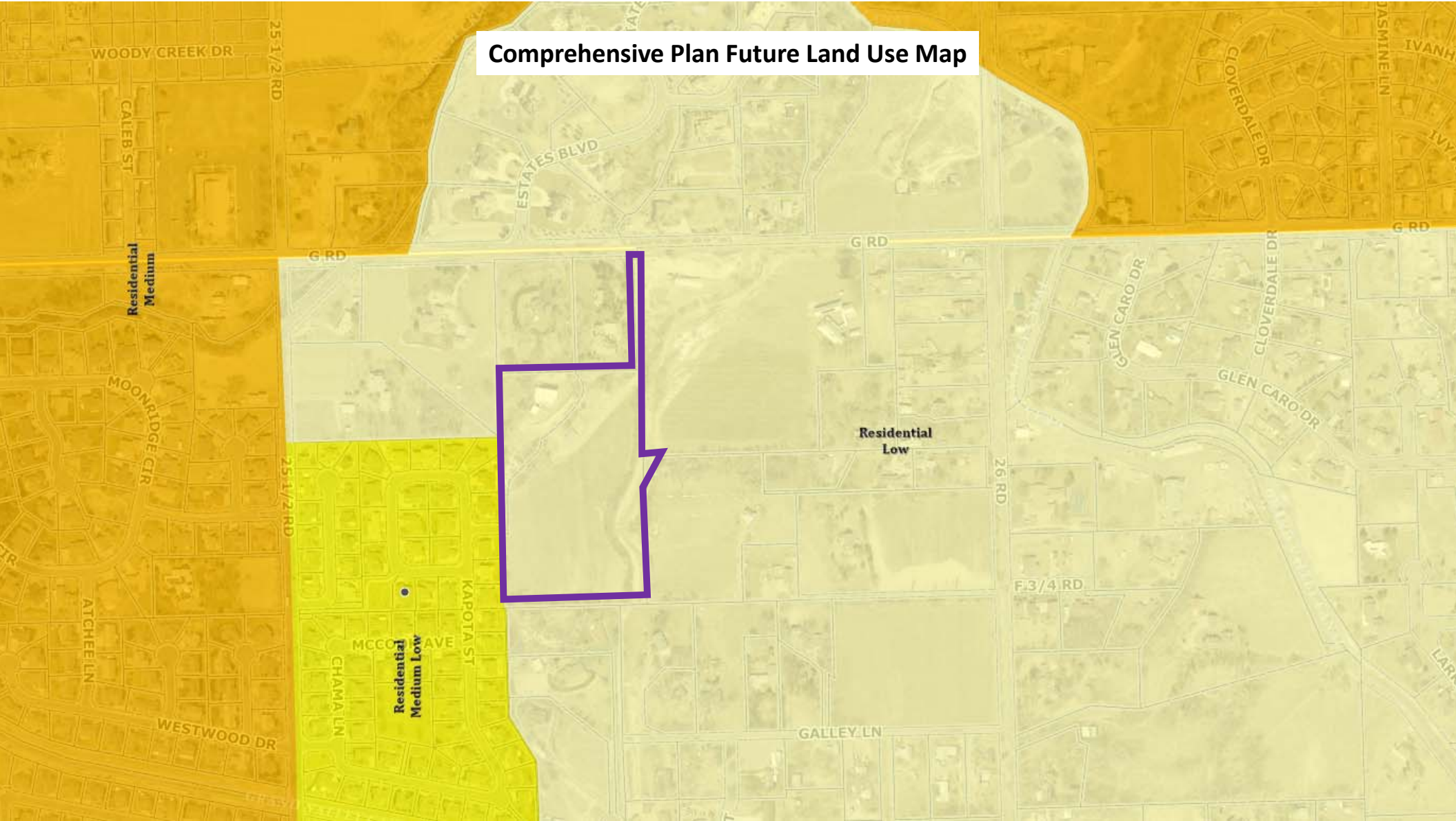
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Comprehensive Plan Future Land Use Map



Existing City Zoning Map



Vicinity Map



The Estates Subdivision

Rooted Gypsy Farms

SITE

Glen Caro Subdivision

Moonridge Falls Subdivision

Valley Meadows Subdivision

Valley Meadows North Subdivision

Valley Meadows East Subdivision

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 #5.

Meeting Date: April 14, 2020

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider a request by the City of Grand Junction for a Rezone/Amendment to the Planned Development (PD) zone district and Outline Development Plan (ODP) for the Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, the City of Grand Junction, requests approval of an amended Planned Development (PD) zoning ordinance and Outline Development Plan (ODP) to add approximately 8.4 acres of property to the Riverfront at Dos Rios Planned Development and add an access point off the Riverside Parkway. In April 2019, the City approved Ordinance 4898 including the ODP that established the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. Since that time, the City has acquired adjacent properties. In addition, there is a remnant parcel on the east side of Riverside Parkway also owned by the City. The City is requesting inclusion of the properties in the PD and ODP. These properties are specifically located at 2600 Riverside Parkway; 603 Lawrence Avenue; 201, 205, 211 and 219 Hale Avenue; and 201 and 206 Lila Avenue.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City acquired the approximately 60-acre area now known as the Riverfront at Dos Rios from the Jarvis family in 1990. The property is located on the northeast bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail extended, and a backwater pond for endangered fish was created between the trail and River. The developable acreage was purchased with the intent of future redevelopment and the City has started constructing the infrastructure within the development.

The approved ODP is intended to create a riverfront commercial/mixed use center with one point of access to Riverside Parkway and two points of access onto Hale Avenue. Development pods are identified for specific types of uses, including approximately 17 acres for parks and open space, 9.8 acres for Light Industrial/Commercial, 10.5 acres of mixed use and 4.1 acres of mixed use/outdoor recreation. The property within the development, excluding the open space, has been offered for sale and one parcel has already transferred to a private party. There is also .9 acres of leasable space along the riverfront. The remainder of the 58.8 acres includes the public elements that were shown on the original ODP such as street rights-of-way and common parking areas.

The addition of the properties recently purchased by the City and the remnant property on the east side of the Riverside Parkway will add approximately 2.4 acres of Mixed-Use area (MU-6) and 6 acres of Light Industrial/Commercial area (an addition to LI/C-1 and new LI/C-6) to the development. All of the properties to be added to the PD/ODP are presently zoned I-O (Industrial Office).

The revised ODP also proposes elimination of the common parking area that was to be developed by the City. Instead, this approximately .5-acre area on the original ODP will be absorbed in area MU-3. This will give the developer more acreage for mixed uses and the flexibility to place off-street parking in other locations than as shown on the original ODP.

The ODP also defined the major street access points on Hale Avenue and the Riverside Parkway. The existing ODP shows one access from the Parkway which has already been constructed. In speaking with potential developers, it has been recommended that a second access on the Parkway be provided to better serve the overall development. Thus, the revised ODP proposes a second access road between the Hale Avenue and the existing access points.

In addition to the land use areas and street network, the approved ODP established specific performance standards that the development will be required to meet and conform with, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The standards were all included in the original PD zoning ordinance and are not proposed to be revised.

Section 21.02.150 of the Zoning and Development Code (Code) sets the purpose of a Planned Development (PD) to apply to mixed use or unique single use projects to provide design flexibility. The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved.

Floodplain and Drainage:

Much of the property is located within the regulated 100-year floodplain of the Colorado River and a small area directly adjacent to the riverbank is within the floodway. The City will retain ownership of the area within the Floodway to be used as open space and recreational area. Property within the 100-year floodplain will be developed in accordance with the Flood Hazard regulations found in section 21.07.010 of the Zoning and Development Code. Stormwater management will be provided as a part of the overall development of the project.

Establishment of Uses:

The original ODP established four general categories of land use types including Light Industrial/Commercial (LI/C), Mixed Use (MU), Mixed Use/Outdoor Recreation (MU/OR) and Parks and Recreation (PR). The original PD zoning ordinance established the specific land uses allowed in each of the categories. The only proposed revision to the uses with the addition of these properties is to add the following to be allowed in the LI/C area on the east side of Riverside Parkway (Area LI/C 4 on the revised ODP):

- Research Testing and Lab Facilities – Indoors Including Marijuana Testing Facilities
- Mini Warehouse

Default Zone and Deviations:

The default zone for the original and the amended ODP is BP (Business Park). No change is proposed to the default zone district for the PD/ODP.

Architectural Standards:

Architectural standards were adopted with the original PD/ODP that require all structures within Riverfront at Dos Rios be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development. There are no changes to the standards proposed.

NOTIFICATION REQUIREMENTS

As required by Section 21.02.080(e) of the Zoning and Development Code, a Neighborhood Meeting was held on March 9, 2020 for the proposed Amended PD/ODP. Ten people attended the meeting along with City Staff. Questions concerned clarification of new properties to be included in the ODP, the land uses and

types of housing proposed, the definition of a PD and the construction schedule for the infrastructure. There were no objections noted to the Dos Rios development plans.

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 application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the subject property was posted with an application sign on March 9, 2020. The notice of this public hearing was published April 7, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The property has a Future Land Use designation of Business Park Mixed Use (BPMU) and Park along the banks of the Colorado River. The BPMU designation allows for business, light industrial, employment-oriented areas with the allowance of multi-family development and the existing as well as proposed amendment to the PD and ODP best implement the intent of the mixed use for this unique property and proposed development. The land used proposed for the development is consistent with the land use designation in the types of uses proposed. Also, the area designated as Park will be preserved as open space. Therefore, the proposed amended ODP is consistent with the Future Land Use Map of the Comprehensive Plan.

The Grand Valley Circulation Plan identifies Riverside Parkway as a Principal Arterial. The limited access proposed is consistent with standards for access to an arterial. The Riverfront Trail, as identified on the Active Transportation Corridors map, will remain through the length of the property.

Further, the amendment to the PD/ODP request is consistent with the following goals and/or policies of the Comprehensive Plan by providing a mixed-use development conveniently located to services and the preservation of 27% of the site as open space.

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 number of trips generated for shopping and commuting and decrease vehicle miles traveled 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 B: Encourage mixed-use development and identification of locations for increased density.

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

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air and freight movement while protecting air, water and natural resources.

Policy D: A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policy B: Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

As proposed, the application is in conformance with the Grand Junction Comprehensive Plan and Circulation Plan.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code as follows.

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

The City has approved a PD zone district and ODP for the Riverfront at Dos Rios property which surrounds the parcels proposed to be added to the development. The ODP envisions a mixed-use center with development pods identified for specific types of uses, including parks and open space, light industrial/commercial, mixed use/outdoor recreation and mixed use. The City is now proposing to rezone the additional properties that are presently zoned I-O (Industrial Office) to PD and include them in the ODP to better define the type and mix of uses for the various development pods and establish specific performance standards.

The adoption of the existing ODP for the mixed-use conceptual plan that included specific performance standards to establish a cohesive character for the Riverfront at Dos Rios is a subsequent event that has invalidated the original premises of the I-O

zoning. Therefore, Staff finds this criterion has 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 Riverfront at Dos Rios is a proposed extension of the Riverfront at Las Colonias development on to the east of 5th Street/Highway 50. The community investment in Las Colonias Park has resulted in the completion of the park facilities surrounding the Botanic Gardens and the amphitheater. Work is continuing to complete the Las Colonias Business Park that is transforming that area into a vibrant center of activity. The same is intended with the Dos Rios development. The PD/ODP that assigns a mixed-use category of land use along Hale Avenue will provide a better transition from this new type of development to the existing Riverside Neighborhood than the I-O zoning of these properties would otherwise provide. Staff finds that the character and/or condition of the riverfront area has changed such 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

Existing public and community facilities and services are available to the properties and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is near the Downtown area, which provides many commercial services. In addition, the existing street network including the Riverside Parkway and Hale Avenue and enhancement of the riverfront trail through the development will provide adequate multimodal transportation infrastructure. Parks and open space exist in the vicinity and will be expanded and enhanced with the Riverfront at Dos Rios.

The public and community facilities are adequate to serve the type and scope of the mixed-use development; therefore, staff finds 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 Riverfront at Dos Rios is an infill development project. The City is requesting an amendment to the plan to develop the property as a Planned Development (PD) to better define the types of uses allowed and to establish specific performance standards. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

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

The proposed density and intensity are consistent with the Business Park Mixed Use land use category and the Planned Development allows for the further refinement of the type of desired and compatible uses within this area. The uses will address and capture the importance of the river front location as well as the proximity to the Riverside neighborhood that a I-O zone district would not. Should the development be constructed in full and/or in part, the City will derive benefit from the resulting development that addresses the site-specific assets of the area.

Further, the area will derive benefits from the zoning of PD (Planned Development) by providing more effective and efficient infrastructure, reducing traffic demands by providing the opportunity for live, work and play in one area and access to the Riverfront Trail system, providing 17 acres of open space that preserves and protects the banks of the Colorado River, and developing a bicycle playground as a recreational amenity.

Staff, therefore, finds this criterion has been met.

c) The planned development requirements of Section 21.05 of the Zoning and Development Code;

As per Section 21.05.040(f), Development Standards, exceptions may be allowed for setbacks in accordance with this section.

(1) Setback Standards. (i) Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that buildings can be safely designed and that the design is compatible with the lesser setbacks, (ii) reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space, (iii) reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural areas.

For maximum flexibility in the design of this site, the approved ODP included a reduction in the setbacks to those consistent with the B-2 (Downtown Business) zone district, which is the type of development that is proposed in Dos Rios. No further change to the approved setbacks is proposed with this amendment and all of the proposed development is internal to the property and is not directly adjacent to any other private development.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

Approximately 17 acres of open space will be provided, which is one-third of the area, exceeding the Code requirement for residential projects to provide 10% of the land area in open space.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Fencing and/or screening will comply with Section 21.04.040(i) of the Code and standards approved with the original ODP that address materials, height and quality of fencing. The standards are not proposed to change with this amendment to the ODP.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail. Specific standards were included in the approval of the ODP which are not proposed to change.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

Streets within Riverfront at Dos Rios shall be constructed, and access controlled as to allow and encourage on-street parking on both sides of the street that will provide approximately 280 spaces. In addition, it is anticipated that, as each site is developed, parking will be provided as applicable per the PD design standards. There will also be a number of uses within the development that will be able to share parking due to overlapping hours of operation and demand. Additional standards, including the modification to the code not requiring off-site parking, were included in the approval of the ODP are not proposed to change with this amendment.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The design and construction of streets, alleys and easements within the Dos Rios development will meet Code requirements.

d) The applicable corridor guidelines and other overlay districts (Section 21.02.150(b)(2)(iv)).

There are no corridor guidelines or overlay district that are applicable for this

development.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development (Section 21.02.150(b)(2)(v)).

Existing public and community facilities and services are available to the property and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is in close proximity to the Downtown area, which provides a number of commercial services.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed (Section 21.02.150(b)(2)(vi)).

The proposed project will have two access points onto Riverside Parkway, one at the existing Hale Avenue and one approximately 1,000 feet to the south on Dos Rios Drive. In addition, there will be two access points onto Hale Avenue at Lawrence Avenue and Rockaway Avenue. The proposed access points provide adequate circulation and meet or exceed all code provisions for connectivity.

g) Appropriate screening and buffering of adjacent property and uses shall be provided (Section 21.02.150(b)(2)(vii)).

No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses as follows:

- Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.
- Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.
- If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

h) An appropriate range of density for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(viii)).

The ODP proposes residential density of 12 units per acre as a minimum and no maximum density.

i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

For maximum flexibility in the design of this site, the Applicant is requesting a reduction in the front yard setback from 15 feet to 0 feet-10 feet for principal structures and from 25 feet to 10 feet for accessory structures; a reduction in the rear yard setback from 10 feet to 0 feet for principal structures and from 25 feet to 5 feet for accessory structures; and a reduction in the side yard setback from 15 feet to 3 feet for accessory structures. The proposed reduced setbacks are similar to those allowed in the B-2 Downtown Business zone district, which is the type of development that is proposed. All of the proposed development is internal to the property and is not directly adjacent to any other private development. Staff has found these standards that exist for the adopted PD/ODP are appropriate for the amended PD/ODP and are not proposed to be changed with this amendment.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(x)).

Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for Rezone to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios (PLD-2020-121), the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.

Therefore, Staff recommends approval of the request for the rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios.

SUGGESTED MOTION:

Madam Chairman, on the Rezone and Amendment to Planned Development (PD) with a BP (Business Park) default zone district and an Outline Development Plan for a mixed use development known as the Riverfront at Dos Rios, file number PLD-2020-121, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Neighborhood Meeting Information
2. Riverfront at Dos Rios Maps
3. Original Riverfront at Dos Rios PD Ordinance No. 4849 - 2019
4. Amended Dos Rios PD ODP Ordinance



Adjacent Property Owners
VIA U.S. Mail

February 27, 2020

RE: Amendment to Riverfront at Dos Rios Planned Development (PD)

Dear Property Owner:

The City of Grand Junction would like to amend the previously approved Planned Development for the Riverfront at Dos Rios. The amendment includes adding approximately 3.3 acres of property to the PD and previously approved Outline Development Plan (ODP), including the properties at 603 Lawrence Avenue; 201, 205, 211 and 219 Hale Avenue; and 206 Lila Avenue. Consistent with the previously approved PD, the 3.3 acres would be allowed to be utilized for a mix of uses ranging from residential to light industrial.

A Neighborhood Meeting will be held at the Dual Immersion Academy in the Cafeteria, located at 552 West Main Street in the Riverside Neighborhood. The meeting is scheduled for Monday, March 9, 2020 from 6:00 to 7:00 pm.

The Neighborhood Meeting is held to allow the neighborhood an opportunity to review the proposed plan, answer questions and to provide information about the review and decision-making process. Representatives from the City of Grand Junction will be at the meeting to discuss the proposed amendment to this Planned Development and Outline Development Plan.

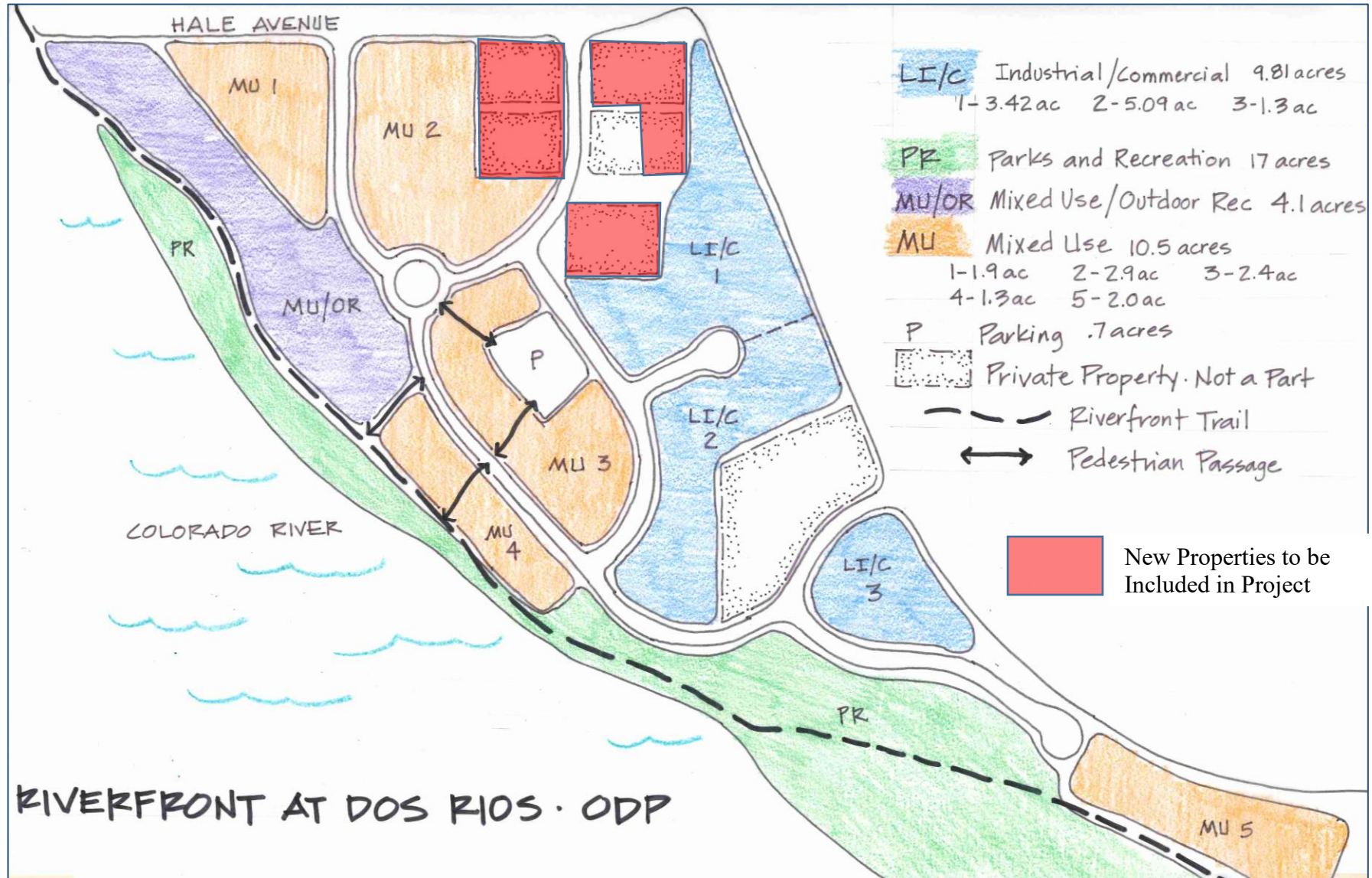
Please do not hesitate to contact me at 970-244-1491 or kristena@gjcity.org if you have any questions about the Riverfront at Dos Rios project or the upcoming meeting.

Sincerely,

A handwritten signature in blue ink that reads "Kristen Ashbeck".

Kristen Ashbeck, AICP
Principal Planner

RIVERFRONT AT DOS RIOS - EXISTING OUTLINE DEVELOPMENT PLAN





Community Development Department

RIVERFRONT AT DOS RIOS PLANNED DEVELOPMENT AMENDMENT NEIGHBORHOOD MEETING 3/9/2020 – PLEASE SIGN IN

10

NAME	ADDRESS	PHONE	EMAIL
Eudoro ^{Morfin} & Mary	523 Rockaway Ave	970-243-4398	
CINDY ENOS-MARTINEZ	408-C WEST COLO AVE	970-270-6962	cindy.enosmartinez@yahoo.com
Reona Beltran	645 West Colo Ave	970-201-2614	reona71@gmail.com
Ana Beltran	324 Fairview Ave	(970) 270-3890	CincosLC@gmail.com
Alberto Ibarra / Andrea Robles	431 Rockaway Ave	(970) 433-3804	andrearobles5051@gmail.com

Jen Taylor

Greg

Trent

Kris

Riverfront at Dos Rios PD/ODP Amendment
Neighborhood Meeting – March 9, 2020 6:00-7:00 pm
Duel Immersion Academy Cafeteria

City Staff in Attendance: Greg Caton, City Manager; Trent Prall, Public Works Director; Kristen Ashbeck, Principal Planner

There were 10 citizens in attendance. Topics of discussion and questions:

- Clarification of new properties to be included in the plan
- Definition of a Planned Development
- Clarification of land uses / type of housing
- Infrastructure construction schedule
- Cross section of Hale Avenue
- Bridge over Railroad ROW / Downtown connection
- Overview of Proposed El Jets Cantina and Sky Outpost
- Concerns with increase in property taxes within Riverside Neighborhood due to adjacent new development

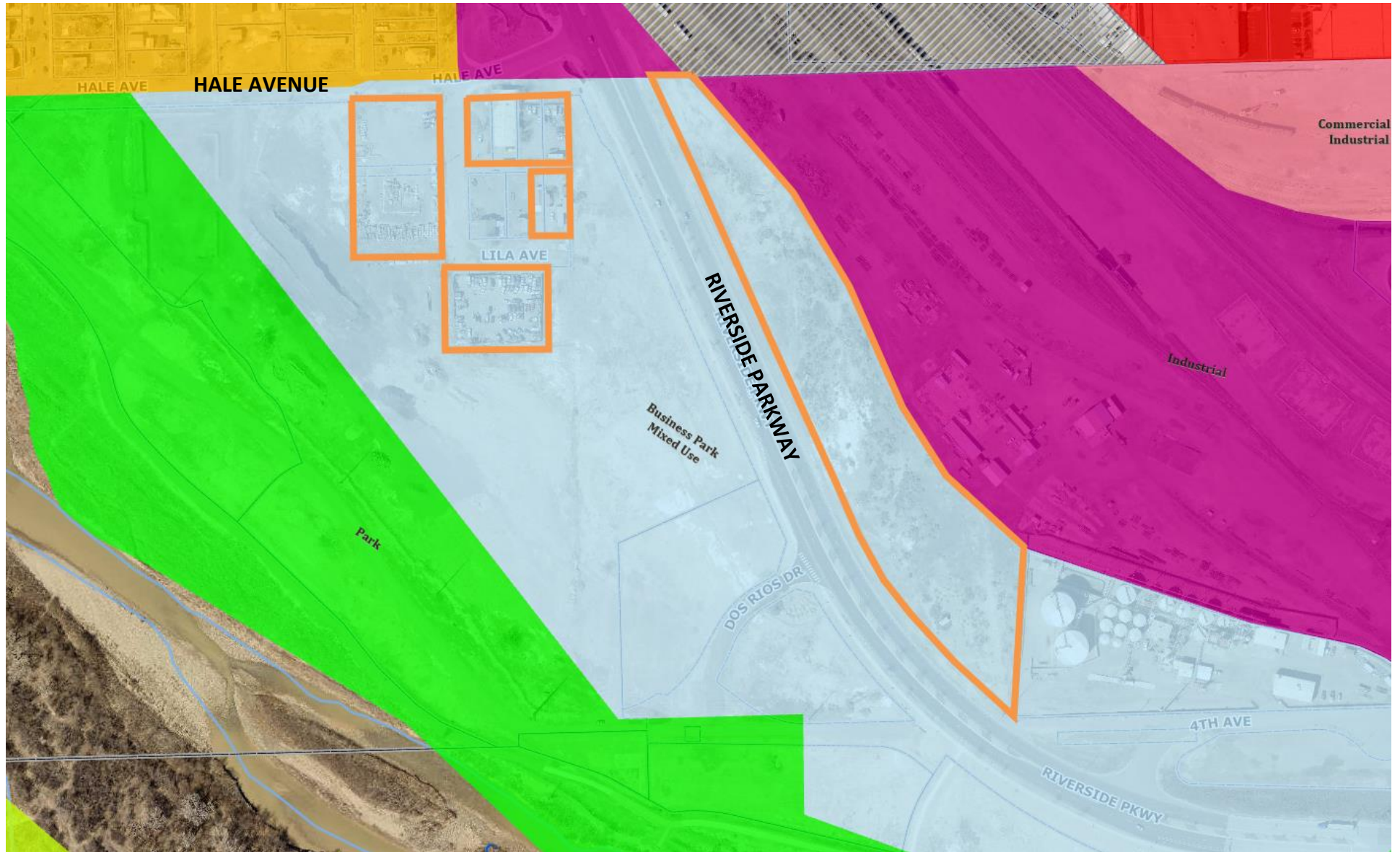
RIVERFRONT AT DOS RIOS PD AMENDMENT

BLUE AREAS – PARCELS TO BE ADDED

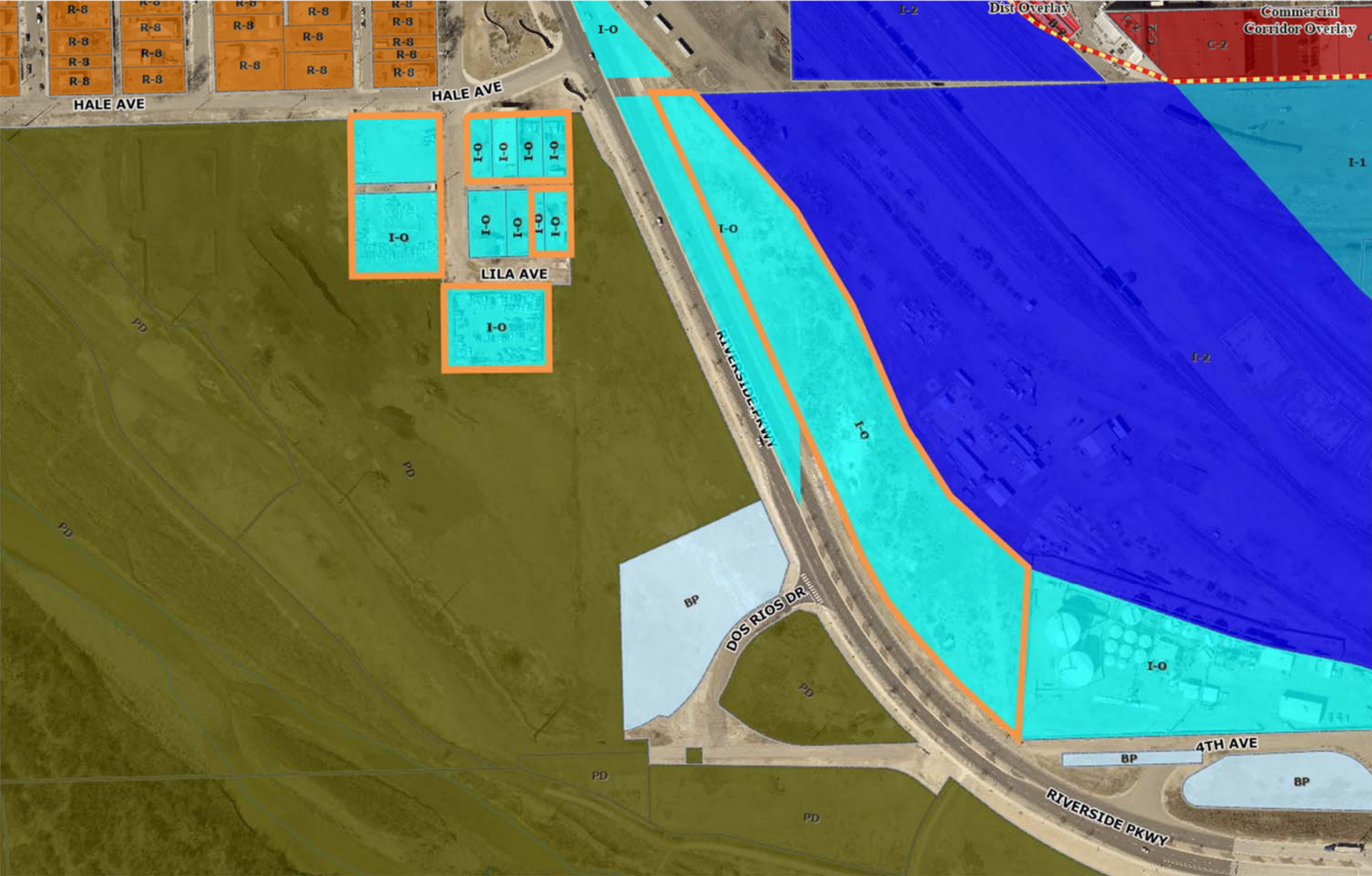
RED OUTLINE – EXISTING PD



RIVERFRONT AT DOS RIOS – PARCELS TO BE ADDED TO PD/ODP – FUTURE LAND USE MAP



RIVERFRONT AT DOS RIOS – PARCELS TO BE ADDED TO PD/ODP – EXISTING ZONING MAP



**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE 4849**

**AN ORDINANCE APPROVING A REZONE TO PLANNED DEVELOPMENT (PD)
AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR
THE RIVERFRONT AT DOS RIOS**

**LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER
BETWEEN HIGHWAY 50 AND HALE AVENUE**

Recitals:

The requested Planned Development (PD) zoning and Outline Development Plan (ODP) will establish the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 56.8 acres located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. The request for the rezone and ODP have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning of Business Park (BP), land uses and design standards and guidelines for the ODP for the Riverfront at Dos Rios.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed ODP and determined that the ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

A. This Ordinance applies to the following described properties and depicted in Exhibit A:

ALL of Lots 3, 4, 5, 6, 7 and that portion of Lot 9 lying East of the East edge of water for the Colorado River, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, TOGETHER WITH, Lot 13 of Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, all in the Public Records of Mesa County, Colorado, including all public rights of way within said Jarvis Subdivisions Filings One and Three.

CONTAINING 56.8 Acres, more or less, as described.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards. Additions/revisions noted in **red type**.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail , Commercial Services			
Lot			
Area (min. acres)	± No Minimum except .5 in LI/C		
Width (min. ft.)	400 25		
Frontage (min. ft.)	n/a		
Setback	Principal		Accessory
Front (min. ft.)	45 0-10*		25 10
Side (min. ft.)	0		15 3
Side-abutting residential (min. ft.)	40	-	5
Rear (min. ft.)	40 0		25 5
Bulk			
Lot Coverage (max.)	n/a		
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4		
Density (min.)	8 12 units/acre		
Density (max.)	24 units/acre No Max		
Building Size (max. sf)	n/a		

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined

and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* **Single Family Attached.** A one-family dwelling **attached** to one or more other one-family dwelling by common walls and located entirely on its own lot.

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios shall be constructed and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

Mixed Use Areas 3 and 4: No Parking Requirement

All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided

under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.
3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.
2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).
3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.
4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.
5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.
2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.

- a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.
 - b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).
 - c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.
 - d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.
2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.
 - a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.
 - b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.
 - c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.
2. Monument signs shall be located no closer than 2 feet from the front property line.
3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.
4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.
5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.
7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.
8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.
9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

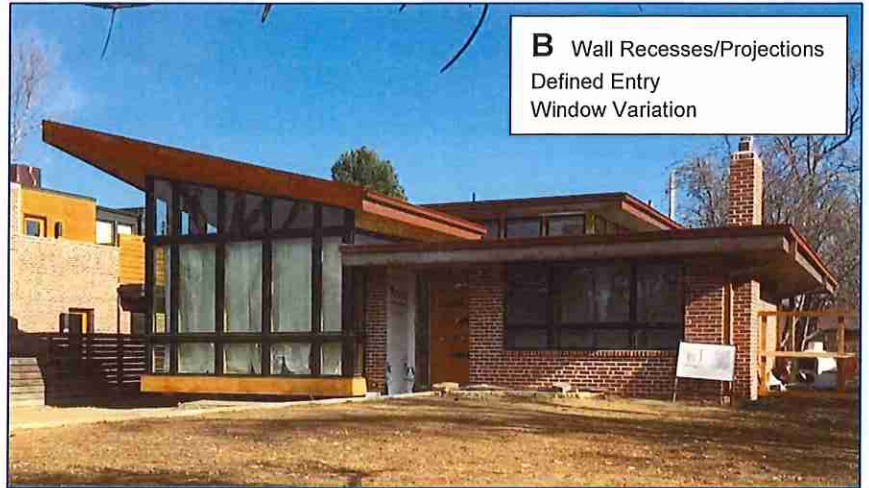
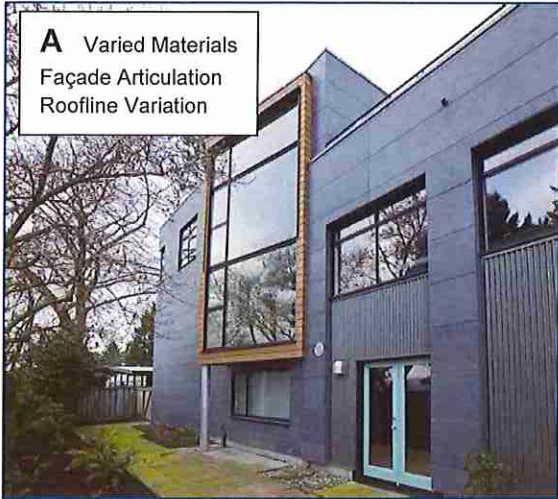
It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.
2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.
3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.
4. Wall recesses or projections that break up scale and massing.
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.
7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.
8. Other architectural details that provide visual interest such as:
 - use of accent colors
 - awnings or porticoes

- other variations in materials, details, surface relief and texture.

9. Building(s) on the site utilize renewable energy sources or passive solar.

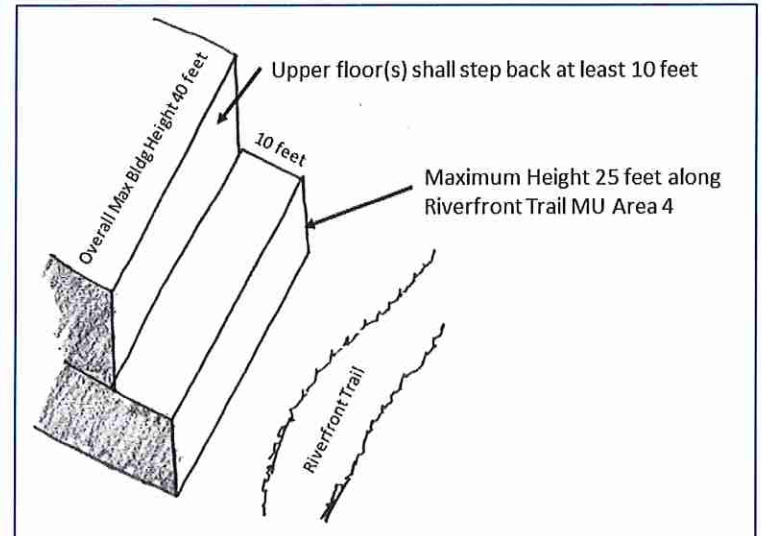
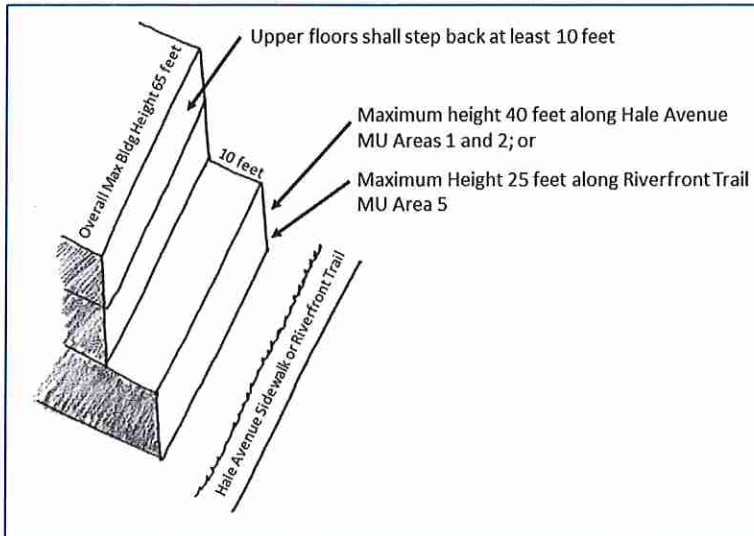


B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.





E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this 3rd day of April, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 17th day of April, 2019 and ordered published in pamphlet form.

ATTEST:



President of City Council

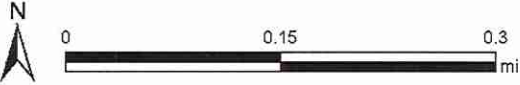
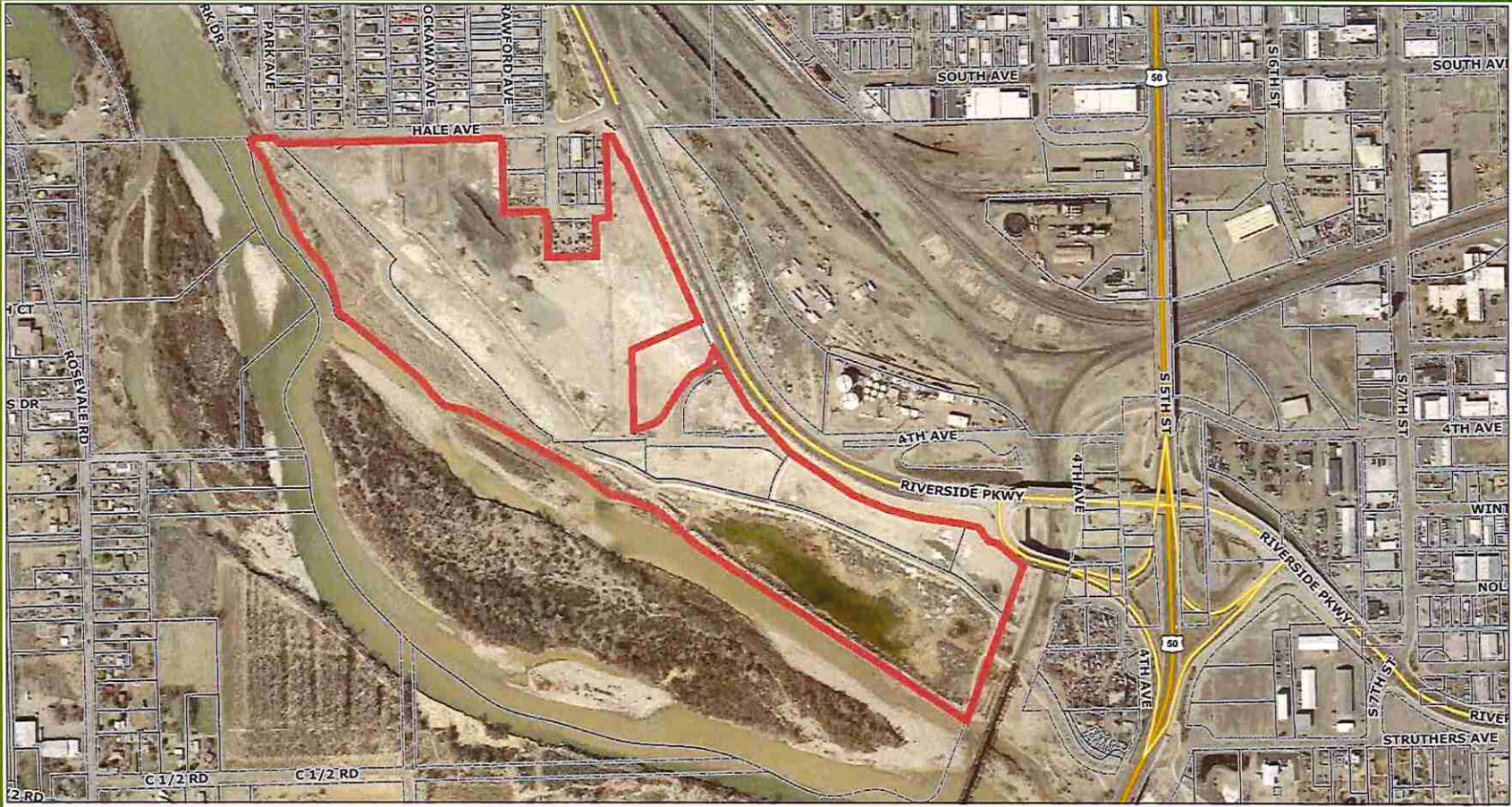


City Clerk



EXHIBIT A

Dos Rios PD Boundary

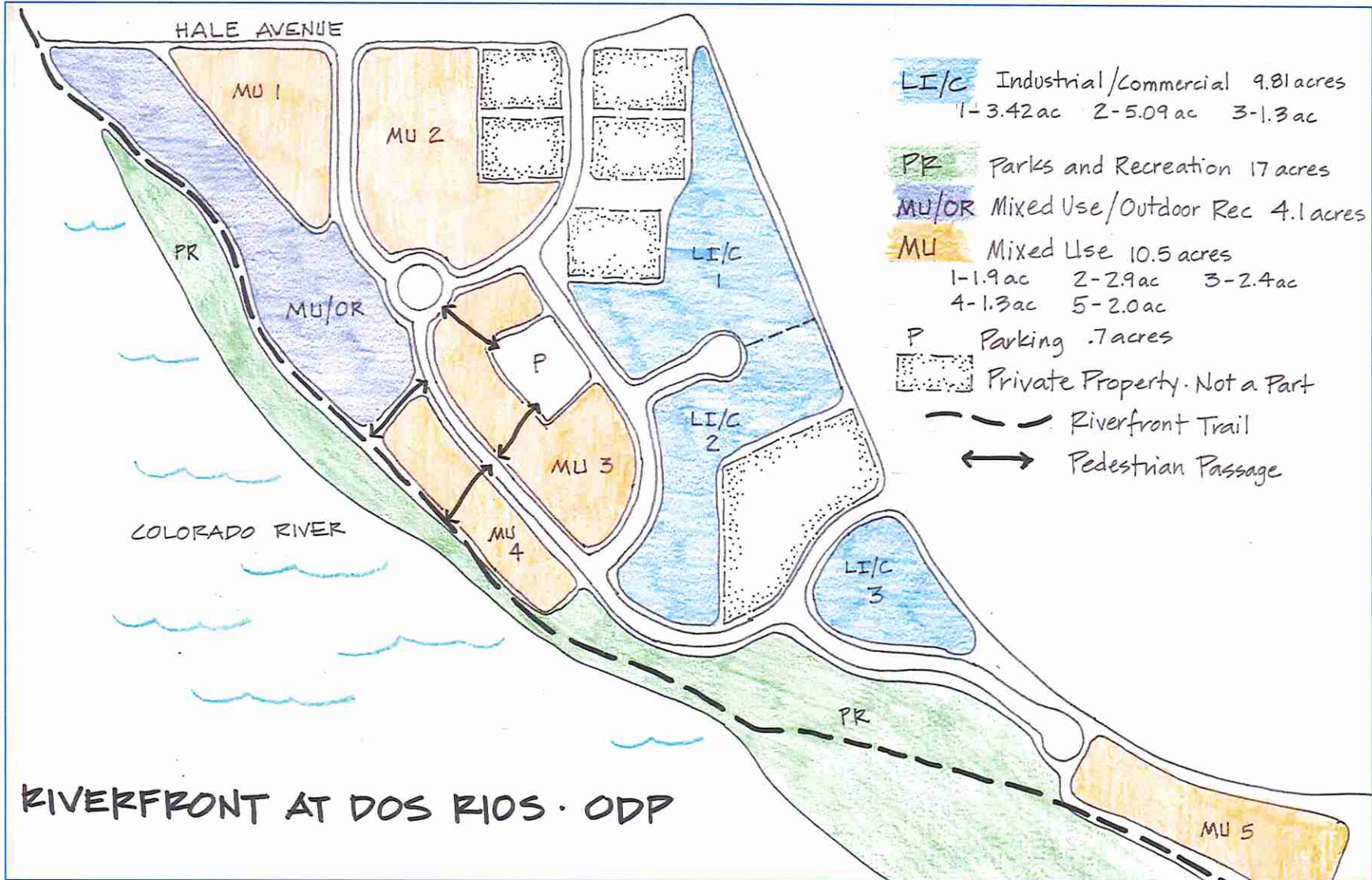


Date: 3/27/2019

1 inch = 376 feet



EXHIBIT B



RIVERFRONT AT DOS RIOS · ODP

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4849 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of April, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of April, 2019, at which Ordinance No. 4849 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of April, 2019.


Deputy City Clerk

Published: April 5, 2019
Published: April 19, 2019
Effective: May 19, 2019

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____**

**AN ORDINANCE AMENDING AND REPLACING ORDINANCE 4849
TO REZONE TO PLANNED DEVELOPMENT (PD)
AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR
THE RIVERFRONT AT DOS RIOS**

**LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER
BETWEEN HIGHWAY 50 AND HALE AVENUE**

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 4849 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to the following described properties as included in the Amended Development Boundary depicted in Exhibit A and the Amended ODP depicted in Exhibit B:

ALL of Lots 3, 4, 5, 6, 7 and that portion of Lot 9 lying East of the East edge of water for the Colorado River, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, TOGETHER WITH, Lot 13 of Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, all in the Public Records of Mesa County, Colorado, including all public rights of way within said Jarvis Subdivisions Filings One and Three. CONTAINING 56.8 Acres, more or less, as described; and

260000 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15, 22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

603 Lawrence Avenue: The East 175 feet of Lot A in Block 2 of O’Boyle’s Subdivision and Lots 21, 22, 23, 24, 25, 26, and 27 in Block 2 O’Boyle’s Subdivision; together with that portion of the north half of vacated Lila Avenue adjoining said lots on the South, as vacated by City of Grand Junction Colorado Ordinance 4767 recorded January 3, 2018 under reception number 2826306 of the Mesa County Records, all in County of Mesa, State of Colorado; and

201, 205, 211 and 219 Hale Avenue: Lots 1 through 6, inclusive in Block 1 of O’Boyle’s Subdivision and commencing at the Northeast Corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, 495 feet West and 30 feet South for the Point of Beginning, thence East 50 feet, thence South 130 feet, thence West 50 feet, thence North 130 feet to the point of beginning; and 201 Lila Avenue: Lots 1 through 8 in Block 3 of O’Boyle’s Subdivision, County of Mesa, State of Colorado; and

206 Lila Avenue: Lot 7 Block 1 of O’Boyle’s Subdivision, County of Mesa, State of Colorado.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards. Additions/revisions noted in red type.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)	No Minimum except .5 in LI/C		
Width (min. ft.)	25		
Frontage (min. ft.)	n/a		
Setback			
	Principal		Accessory
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3

Rear (min. ft.)	0		5
Bulk			
Lot Coverage (max.)	n/a		
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4		
Density (min.)	12 units/acre		
Density (max.)	No Max		
Building Size (max. sf)	n/a		

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
General Offices	A	A		
Recreation and Entertainment, Outdoor				

	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
ALLOWED LAND USE				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* **Single Family Attached.** A one-family dwelling **attached** to one or more other one-family dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios shall be constructed and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

Mixed Use Areas 3 and 4: No Parking Requirement

All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e).

2. Off-street parking for multifamily or mixed use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.
3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.
2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is

required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.
2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.
3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.
4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.
 - a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.
 - b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).
 - c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.
 - d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.
2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.
 - a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.
2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.
3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.
4. Wall recesses or projections that break up scale and massing.
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.
7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.
8. Other architectural details that provide visual interest such as:
 - use of accent colors
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 - other variations in materials, details, surface relief and texture.
9. Building(s) on the site utilize renewable energy sources or passive solar.

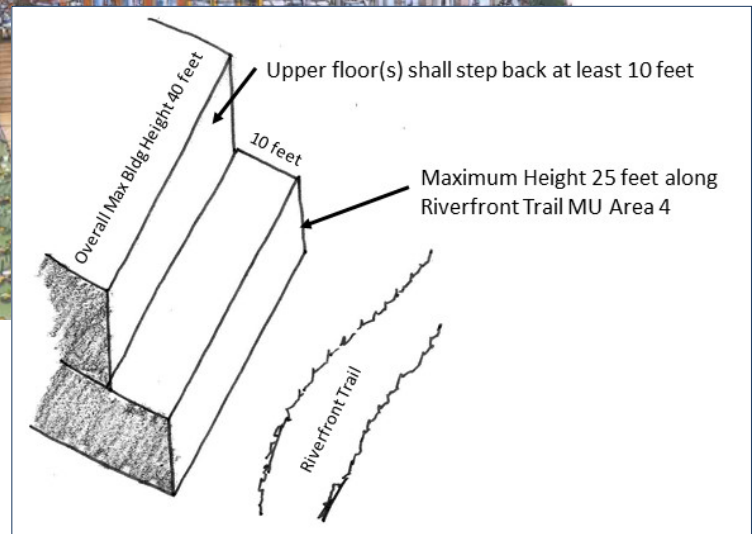
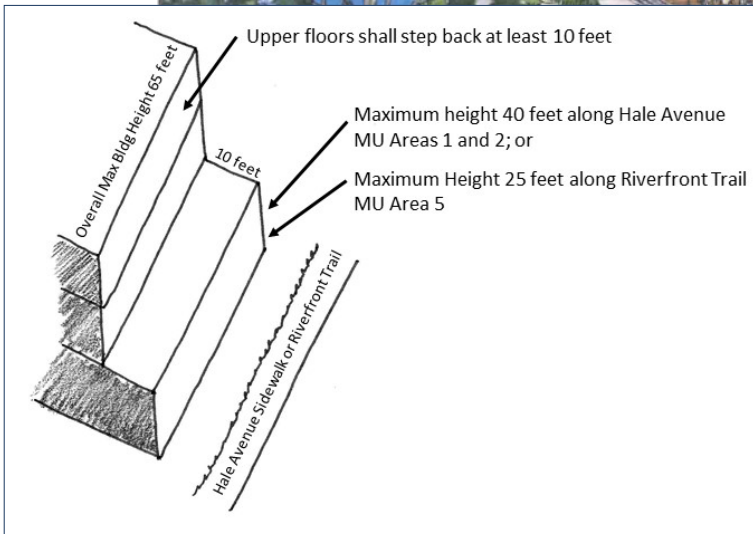


B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.

Example: Buildings Step Down to Pedestrian Level



E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this ____ day of _____, 2020 and ordered published in pamphlet form.

PASSED and ADOPTED this ____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

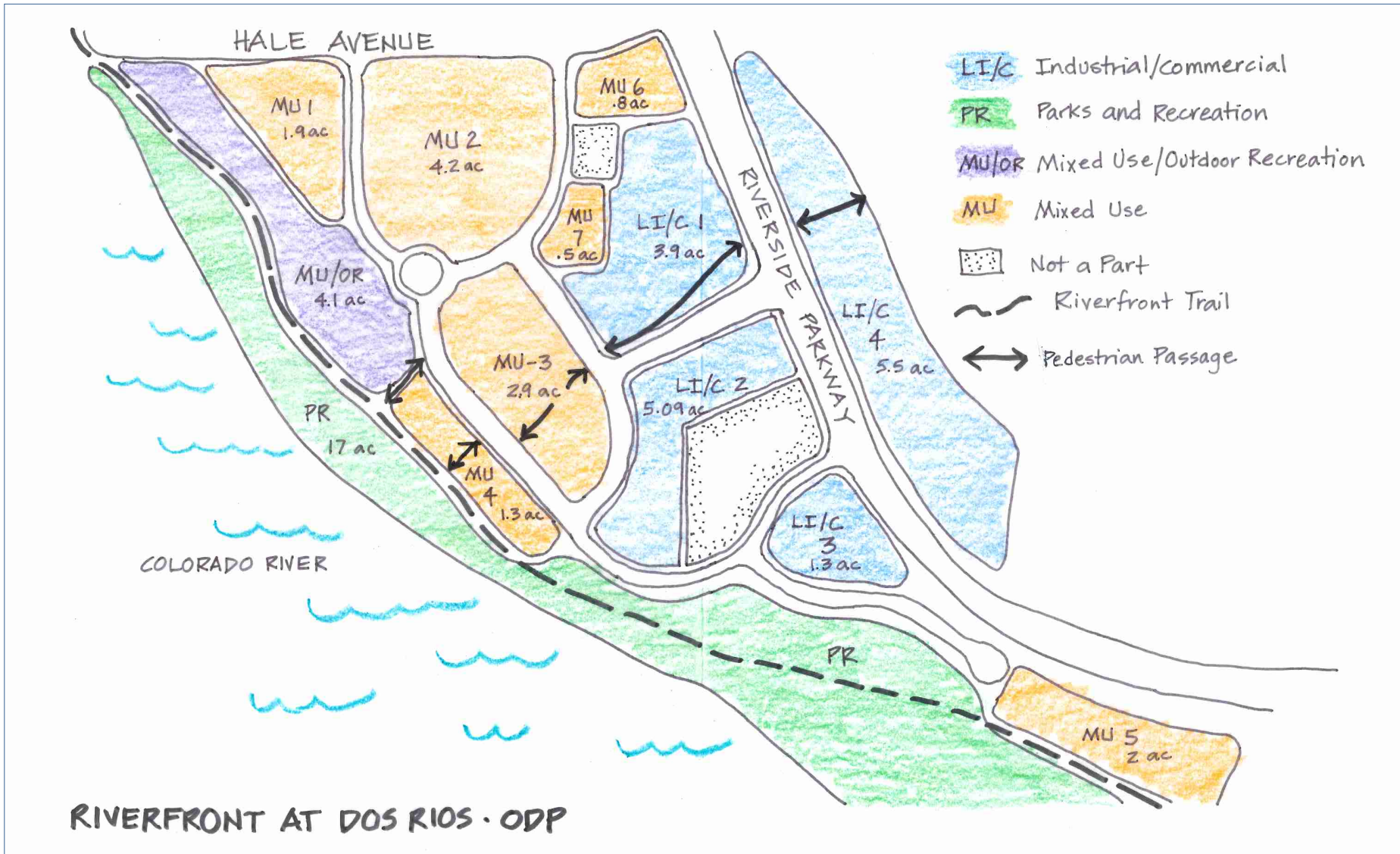
EXHIBIT A

BLUE AREAS – New Parcels

RED OUTLINE – Original ODP Boundary



EXHIBIT B





Grand Junction Planning Commission

Regular Session

Item #6.

Meeting Date: April 14, 2020

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Terry DeHerrera to Vacate an approximate 30-foot wide by 675-foot long portion of 29 5/8 Road abutting the Northeastern Property Line of the Property Located at 359 29 5/8 Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Terry DeHerrera, is requesting the vacation of an approximate 30-foot wide by 675-foot-long portion of public right-of-way of 29 5/8 Road (0.525-acres) in anticipation of future residential subdivision development for the proposed Goose Downs Subdivision to be located at 359 29 5/8 Road. The request to vacate is consistent with the City's Comprehensive Plan and Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

The existing right-of-way for 29 5/8 Road width is 60 feet and was conveyed in 2001 by Reception No. 1988158 within Mesa County jurisdiction. With this application, the Applicant is requesting to vacate 30 feet of the 60 feet width for the stretch of 29 5/8 Road starting at the intersection of C 3/4 Road moving in a southeastern direction to the point where 29 5/8 Road becomes aligned in a north/south direction; a point approximately 675 lineal feet southeast of the intersection of C 3/4 Road. This area of right-of-way contains no existing utility infrastructure and the road surface is presently gravel. Since the Applicant is requesting to vacate only half of the right-of-way, access for the adjacent properties at 374 29 5/8 Road and the remainder of the five properties

located at the end of 29 5/8 Road which now utilize this right-of-way, would still be maintained with the remaining 30 foot wide right-of-way. In addition, should the proposed subdivision for Goose Downs be developed, access to the existing five lots could also be through the new subdivision whereby they could connect to 29 1/2 Road and then onto D Road. In the longer term, if/when the adjacent property located at 374 29 5/8 Road would annex and develop into a subdivision, the City would require that the remaining 30 foot wide portion of the 29 5/8 Road right-of-way (that is not included with the Applicant's request) be vacated and street improvements be constructed at that time including asphalt street section, curb, gutter, sidewalk; These improvements would be for the north/south and east/west portions of 29 5/8 Road and C 3/4 Road (see attached maps).

The subject property was annexed into the City limits in 2008 and zoned R-4 (Residential – 4 du/ac) at that time. New rights-of-way for the proposed subdivision would be dedicated as necessary on the plat or by separate instrument.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Vacation of Right-of-Way and Preliminary Subdivision Plan was held on October 15, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's Representative and City staff were in attendance along with nine area residents. Comments received regarding the two proposals centered around future access for their properties and the proposed development impacts to the neighborhood.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on January 31, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on April 3, 2020. The notice of the Planning Commission public hearing was published on April 7, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

The vacation of this portion of right-of-way will narrow the currently 60 feet right of way

in this area to 30 feet in width. Consistent with City standards, local residential street classifications should provide 44 feet of right-of-way, however, this contemplates a road that is fully constructed to City standards and includes improvements such as curb, gutter, sidewalk and width for on-street parking. A typical drive lane for a residential street is 10 feet wide, or 20 feet in total. This right of way width reduction will not impact the ability of residents to utilize the existing gravel surfaced road or access adjacent properties. Staff or other referral agencies have not identified any other impact on public facilities or services provided to the general public.

Should the proposed Goose Downs Subdivision occur in the future, new internal rights-of-way would be required to be granted to the City as part of the subdivision process which would provide new access points to 29 ½ Road. Consistent with the adopted Circulation Plan, other future development in this area would require the construction of the north/south section of 29 5/8 Road to form a T-intersection with C ¾ Road and would be designed to replace the portion of 29 5/8 Road that exists in the southeastern alignment.

Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A. City and County land use decisions will be consistent with the Future Land Use Map.

Goal 5 / Policy C. Increasing the capacity of housing developers to meet housing demand.

Goal 7 / Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Therefore, staff has found the request to vacate existing public rights-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City and therefore this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;

This request is to vacate 30 feet of a 60 feet wide portion of an existing dedicated right-of-way. As such, no parcels will be landlocked as a result of the proposed vacation request. The adjacent residential properties which utilize this portion of 29 5/8 Road will have continued access to the remaining 30 feet of right-of-way for access to their properties and/or until such a time as the future Goose Downs Subdivision would be developed, access could then be through the subdivision which provides access to 29 ½ Road. Therefore, staff has found this criterion has been met.

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

The portion of right-of-way requested to be vacated would not physically impact access to any parcel. As such, staff finds this criterion has been met.

(4) 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;

Access, as exists today, will continue to be provided to adjacent properties. No comments were received from utilities or other service providers that this vacation request would create any adverse impacts or that facilities or services would be diminished, therefore staff has found that this criterion to be met.

Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

City Engineering staff has identified that retaining 30 feet of right of way is adequate to maintain the existing service and access to this area. Therefore, neither staff nor utility providers have identified that this partial right-of-way vacation request will inhibit the provision of adequate public facilities and services, therefore staff finds that this criterion has been met.

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

Maintenance requirements for the City will not change as a result of the proposed vacation as the vacation will not impact the maintenance of the existing gravel surface of this section of 29 5/8 Road. The anticipated benefit of the vacation request is the ability for the Applicant to develop the property with road infrastructure that is constructed to City standards as well as the construction and alignment of roads consistent with the City's adopted Circulation Plan. As such, Staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to vacate a portion of 29 5/8 Road, City file number VAC-2020-51, for the property located at 359 29 5/8 Road, the following findings of fact have been made:

The request conforms with Section 21.02.100 (c) of the of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Madam Chairman, on the request to Vacate an approximate 675 lineal foot portion of 29 5/8 Road, located at 359 29 5/8 Road, City file number VAC-2020-51, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

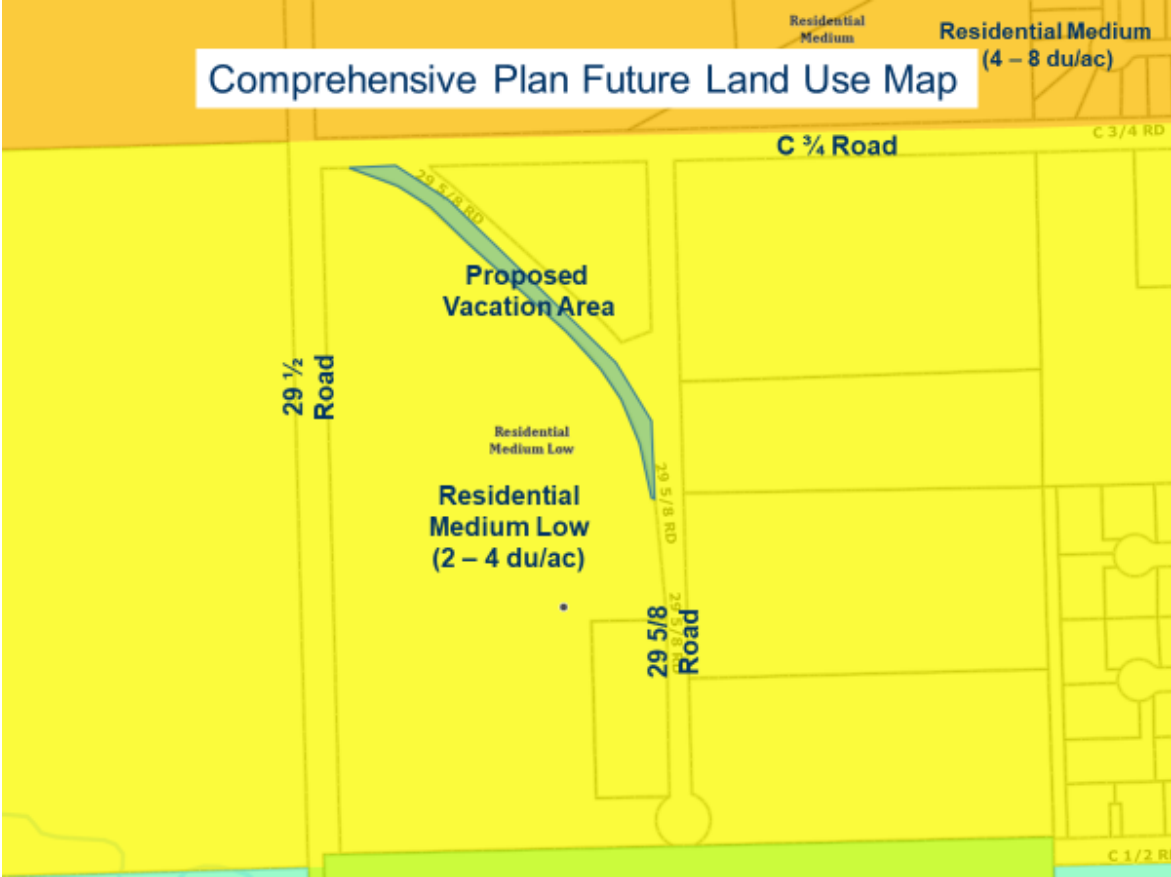
Attachments

1. Site Location, Aerial & Zoning Maps, etc.
2. Submittal Application Dated January 27, 2020
3. Neighborhood Meeting Notes & Sign-In Sheet
4. Vacation Ordinance

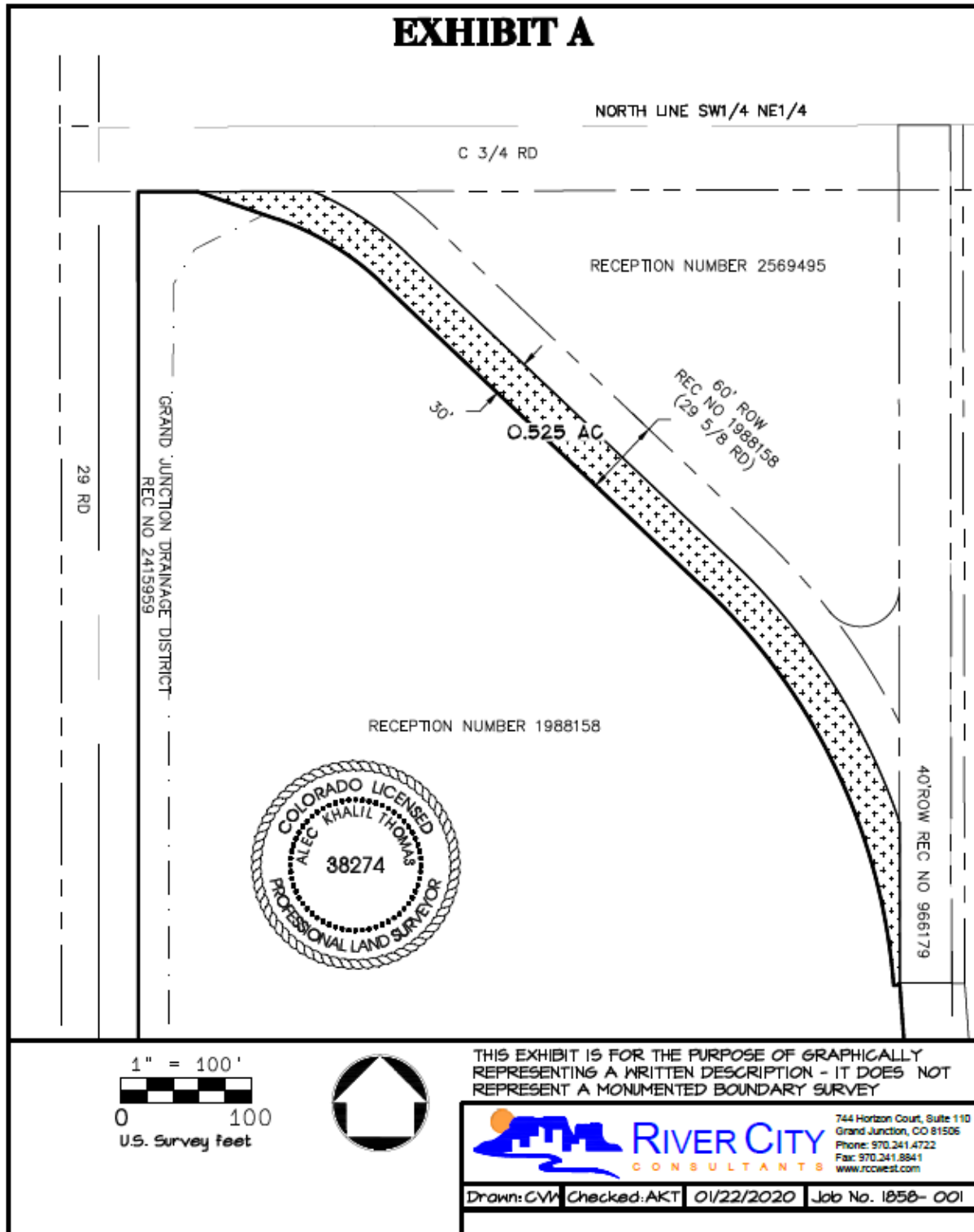




Comprehensive Plan Future Land Use Map



Proposed Vacation Area:



Google Street View Located at the Intersection of 29 1/2 Road and 29 5/8 Road looking Southeast



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: Vacation - Right-of-way

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

Existing Land Use Designation	Existing Zoning
Proposed Land Use Designation	Proposed Zoning

Property Information

Site Location: 359 29 5/8 Road Grand Junction, CO 81504	Site Acreage: 13.23
Site Tax No(s): 2943-201-00-105	Site Zoning: R-4
Project Description: to vacate half (1/2) the right-of-way of the curve portion of 29 5/8 Road	

Property Owner Information

Name: Terry D DeHerrera

Street Address: 2693 Continental Dr.

City/State/Zip: G.J CO 81506

Business Phone #: 234-3201

E-Mail: COfishman@aol.com

Fax #: n/a

Contact Person: Terry D DeHerrera

Contact Phone #: 234-3201

Applicant Information

Name: Terry D DeHerrera

Street Address: 2693 Continental Dr.

City/State/Zip: G.J CO 81506

Business Phone #: 234-3201

E-Mail: COfishman@aol.com

Fax #: n/a

Contact Person: Terry D DeHerrera

Contact Phone #: 234-3201

Representative Information

Name: Ciavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

City/State/Zip: G.J CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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		Date	9-26-19
Signature of Legal Property Owner		Date	9/26/19

2 PAGE DOCUMENT

Recorded at _____ o'clock _____ M., _____
Reception No. _____ Recorder

QUITCLAIM DEED

Grantor(s) **Terry D. DeHerrera and Kelly A. DeHerrera** whose address is , **2805 Cottage Lane, Grand Junction, CO 81506***County of **Mesa State of Colorado**, for the consideration of Ten Dollars, in hand paid, hereby sell(s) and quitclaims to **Terry D. DeHerrera**

Book 3121 Page 581
2068362 07/29/02 0424PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

581

whose address is **2805 Cottage Lane, Grand Junction,*** County of **Mesa**, and State of **Colorado**, the following real property, in the County of **Mesa**, and State of **Colorado**, to wit:
See Exhibit A attached hereto and made a part of

also known as street and number:**359 29 5/8 Road, Grand Junction, CO 81504**

assessor's schedule or parcel number: **2943-201-00-105**
with all its appurtenances.

Signed this 29th day of July, 2002.

[Signature]

Terry D. DeHerrera
[Signature]

Kelly A. DeHerrera

STATE OF COLORADO,
County of **Mesa**

} ss.
The foregoing instrument was acknowledged before me this 29th day of July, 2002 by **Terry D. DeHerrera and Kelly A. DeHerrera**

Witness my hand and official seal My Commission Expires
My commission expires: April 17, 2004
[Signature]
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

Exhibit A

BOOK 3121 PAGE 582

Commencing at the Northwest corner of the Southwest Quarter Northeast Quarter of Section 20, Township 1 South, Range 1 East, Ute Meridian, from whence the Northeast corner of the Southwest Quarter Northeast Quarter of said Section 20 bears S 89°56'28" E 1314.72 feet distance for a basis of bearings, all bearings hereon relative thereto;

thence S 00°10'30" W 50.00 feet;

thence N 89°56'28" E 30.00 feet to the point of beginning;

thence S 89°56'28" E 45.82 feet;

thence S 70°46'38" E 64.85 feet to the beginning a horizontal curve;

thence along said curve to the right with a radius of 220.00 feet and a length of 93.59 feet, whose chord bears S 58°35'24" E 92.89 feet;

thence S 46°24'10" E 345.91 feet to the beginning a horizontal curve;

thence along said curve to the right with a radius of 470.00 feet and a length of 346.75 feet, whose chord bears S 25°16'02" E 338.94 feet;

thence N 85°52'05" E 5.00 feet;

thence S 04°01'25" E 210.13 feet;

thence S 00°30'53" W 8.63 feet;

thence N 89°54'45" W 136.00 feet;

thence S 00°05'15" W 320.29 feet;

thence S 89°54'45" E 131.82 feet to a point of a non tangent horizontal curve;

thence along said curve to the left with a radius of 50.00 feet and a length of 125.92 feet, whose chord bears S 17°45'59" E 95.18 feet;

thence N 89°54'45" W 629.33 feet;

thence N 00°10'30" E 1242.71 feet to the point of beginning.

**Goose Downs Subdivision
Vacation of ROW
January 27, 2020
Project Description**

Project Overview

There are 13.23 acres currently located at 359 29 5/8 Road. At present, Terry Deherrera owns the property and will also be developing it.

This proposal is to vacate half (1/2) the right-of-way of the curve portion of 29 5/8 Road.

A. Project Description

Location and Site Features

- The parcel is located between 29 1/2 Road and 29 5/8 Road, south of C 2/3 Road. It is zoned R-4 within the City of Grand Junction.
- There is an 18” sanitary sewer main in C 3/4 Road, and an 8” main in 29 5/8 Road. There is a 12” water main in C 3/4 Road supplied by Ute Water.
- There is an existing metal, commercial office building on site, but will be removed prior to subdivision.
- The site is generally flat, sloping southeast.
- There is a freshwater pond and wetlands on the south end of the property.

Existing Zoning

- The parcel is zoned R-4.

B. Public Benefit:

- The removal of unnecessary city ROW; the addition of taxable real estate;
- Infill development that utilizes existing infrastructure;

C. Neighborhood Meeting

A Neighborhood Meeting was held on October 15, 2019. Notes are included with submittal package.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is RSF-R/R-8 (single family residence/agriculture) to the north, R-R (sand and gravel operations) to the west, RSF-R (single family residence) to the east, and RSF-R (single family residence) to the south.

3. Site Access and Traffic

There are currently two access points off of 29 5/8 Road. The proposed accesses will be off of C 3/4 Road, 29 5/8 Road, and C 1/2 Road.

4 & 5. Availability of Utilities and Unusual Demands

There is an 18” sanitary sewer main (supplied by the City of Grand Junction) in C ¾ Road, and an 8” main in 29 5/8 Road. There is a 12” water main in C ¾ Road supplied by Ute Water.

6. Effects On Public Facilities

Future development of these properties will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

N/A

9. Hours of Operation N/A

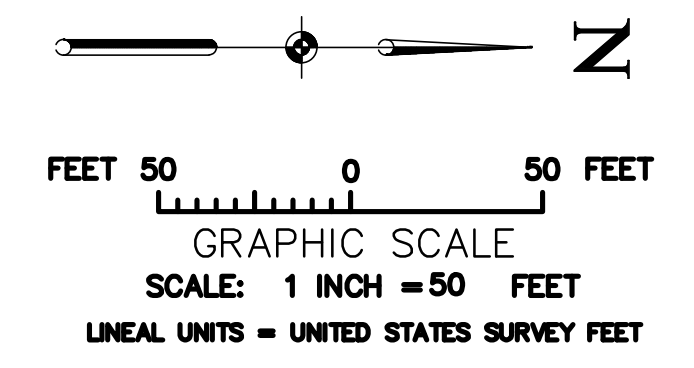
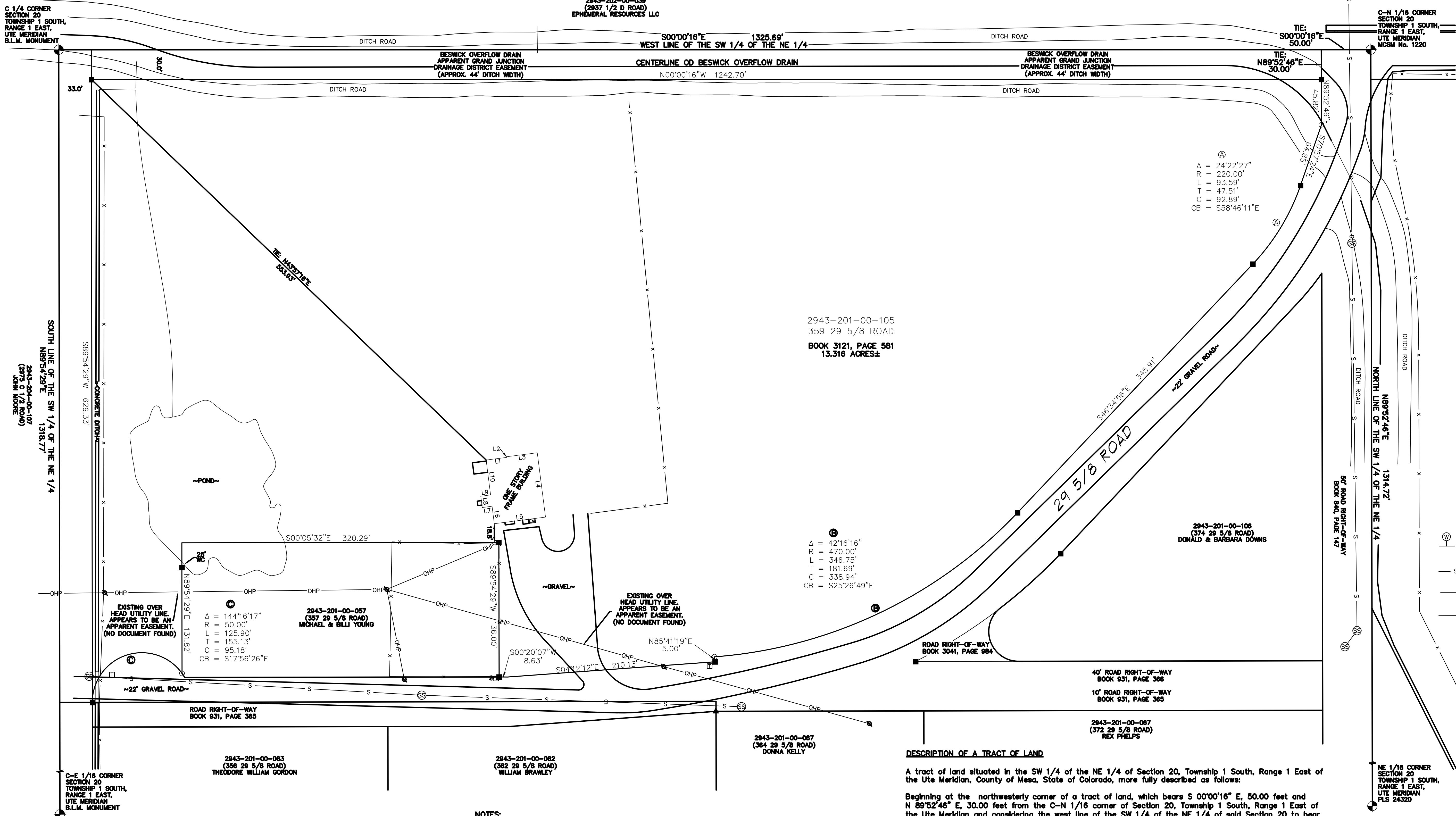
10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation

E. Development Schedule and Phasing

- Submit ROW Vacation – Winter 2020
- Submit Prelim/Final Subdivision – Winter/Spring 2020



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 33650.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 24320.
- FOUND THIS SURVEY, 5/8" REBAR WITHOUT CAP.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- B.L.M. BUREAU OF LAND MANAGEMENT.
- S.F. SQUARE FEET.
- AC. ACRES.
- WC WITNESS CORNER.
- RM REFERENCE MARKER.
- ⊞ TELEPHONE PEDESTAL.
- ⊞ ELECTRIC METER.
- ⊞ WATER LINE, METER AND MANHOLE.
- ⊞ SANITARY SEWER LINE AND MANHOLE.
- ⊞ OVERHEAD POWER LINE AND POWER POLE.
- ⊞ WIRE FENCE.

2943-201-00-105
359 29 5/8 ROAD
BOOK 3121, PAGE 581
13.316 ACRES±

ⓐ Δ = 42°16'16"
R = 470.00'
L = 346.75'
T = 181.69'
C = 338.94'
CB = S25°26'49"E

ⓑ Δ = 144°16'17"
R = 50.00'
L = 125.90'
T = 155.13'
C = 95.18'
CB = S17°56'26"E

DESCRIPTION OF A TRACT OF LAND

A tract of land situated in the SW 1/4 of the NE 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the northwesterly corner of a tract of land, which bears S 00°00'16" E, 50.00 feet and N 89°52'46" E, 30.00 feet from the C-N 1/16 corner of Section 20, Township 1 South, Range 1 East of the Ute Meridian and considering the west line of the SW 1/4 of the NE 1/4 of said Section 20 to bear S 00°00'16" E, with all other bearings contained herein relative thereto;

1. Thence N 89°52'46" E, 45.82 feet;
2. Thence S 70°57'24" E, 64.85 feet;
3. Thence southeasterly 93.59 feet along the arc of a circular curve to the right with a radius of 220.00 feet, a delta of 24°22'27", and a chord bearing S 58°46'11" E, 92.89 feet;
4. Thence S 46°34'56" E, 345.91 feet;
5. Thence southeasterly 346.75 feet along the arc of a circular curve to the right with a radius of 470.00 feet, a delta of 42°16'16", and a chord bearing S 25°26'49" E, 338.94 feet;
6. Thence N 85°41'19" E, 5.00 feet;
7. Thence S 04°12'12" E, 210.13 feet;
8. Thence S 00°20'07" W, 8.63 feet;
9. Thence S 89°54'29" W, 136.00 feet;
10. Thence S 00°05'32" E, 320.29 feet;
11. Thence N 89°54'29" E, 131.82 feet;
12. Thence southeasterly 125.90 feet along the arc of a circular curve to the left with a radius of 50.00 feet, a delta of 144°16'17", and a chord bearing S 17°56'26" E, 95.18 feet;
13. Thence S 89°54'29" W, 629.33 feet;
14. Thence N 00°00'16" W, 1242.70 feet to the point of beginning.

Tract of land, as described above contains 13.316 acres more or less.

LINE	BEARING	DISTANCE
L1	N07°19'25"W	21.00'
L2	S82°40'35"W	0.66'
L3	N07°19'25"W	31.22'
L4	N82°40'35"E	65.56'
L5	S07°19'25"E	52.22'
L6	S82°40'35"W	17.80'
L7	S07°19'25"E	10.00'
L8	S82°40'35"W	11.50'
L9	N07°19'25"W	10.00'
L10	S82°40'35"W	35.60'

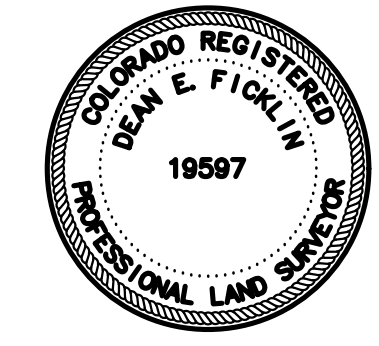
NOTES:

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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. Basis of Bearing: The west line of the SW 1/4 of the NE 1/4 of Section 20, Township 1 South, Range 1 East, Ute Meridian, having a grid bearing of S 00°00'16" E and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
3. Lineal units are United States Survey Feet.
4. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
5. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00920632 C, dated September 8, 2007.
6. This map is based on a field survey performed by Vista Engineering Corp. dated July 31, 2007.
7. Posted address: 359 29 5/8 ROAD, Grand Junction, Colorado.
7. The location of underground utilities as shown hereon are based on visible evidence from above ground structures and additional underground utilities may exist.

LAND SURVEY DEPOSIT
Mesa County Surveyor's Office
Date _____
Book _____, Page _____
Deposit No. _____

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this plat has been prepared by me and/or under my direct supervision and represents a field survey. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.



Dean E. Ficklin
P.L.S., 19597

IMPROVEMENT SURVEY PLAT
359 29 5/8 ROAD,
GRAND JUNCTION, COLORADO.
W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO.

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4282.00-03	DATE: 9-21-07	SHEET NO: 1 of 1
-----------------	--------------------	---------------	------------------

RIGHT OF WAY VACATION

A parcel of land being a portion of Right-of-Way as recorded at Reception Number 1988158, said portion lying southwesterly of those lines parallel with and 30' northeasterly from the tangential southwesterly lines of said parcel and southwesterly of those curves concentric with and 30' northeasterly from the curved southwesterly lines of said parcel and its northwesterly and southeasterly continuation thereof, situated in the southwest quarter of the northeast quarter of Section 20 Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado,

Containing 22875.94 Square feet, 0.525 acres more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
744 Horizon Court - #110
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT A

NORTH LINE SW1/4 NE1/4

C 3/4 RD

RECEPTION NUMBER 2569495

60' ROW
REC NO 1988158
(29 5/8 RD)

0.525 AC

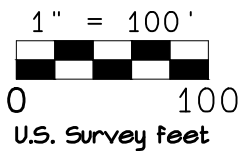
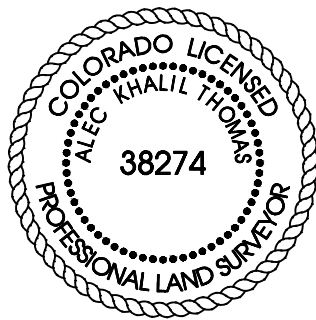
30'

GRAND JUNCTION DRAINAGE DISTRICT
REC NO 2415959

29 RD

RECEPTION NUMBER 1988158

40' ROW REC NO 966179



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



RIVER CITY
CONSULTANTS

744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: CVM Checked: AKT 01/22/2020 Job No. 1858- 001

City of Grand Junction Review Comments

Date: February 27, 2020 **Comment Round No.** 1 **Page No.** 1 of 4
Project Name: Goose Downs Subd. – ROW Vacation **File No:** VAC-2020-51
Project Location: 359 29 5/8 Road

Check appropriate if comments were mailed, emailed, and/or picked up.

Property Owner(s): Terry DeHerrera
 Mailing Address: 2693 Continental Drive, Grand Junction, CO 81506
 Email: cofishman@aol.com **Telephone:** (970) 234-3201
 Date Picked Up: _____ **Signature:** _____

Representative(s): Ciavonne Roberts & Associates – Attn: Ted Ciavonne
 Mailing Address: 222 N. 7th Street, Grand Junction, CO 81501
 Email: ted@ciavonne.com **Telephone:** (970) 241-0745
 Date Picked Up: _____ **Signature:** _____

Developer(s):
 Mailing Address:
 Email: _____ **Telephone:** _____
 Date Picked Up: _____ **Signature:** _____

CITY CONTACTS

Project Manager: Scott D. Peterson, Senior Planner
Email: scottp@jcity.org **Telephone:** (970) 244-1447
Dev. Engineer: Jarrod Whelan
Email: Jarrodw@jcity.org **Telephone:** (970) 244-1443

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

CITY PLANNING

1. Proposal is for Vacation of half the right-of-way of the curve portion of 29 5/8 Road, 22,875 +/- sq. ft. or 0.525 +/- acres as part of the proposed Goose Downs residential subdivision. Existing zoning for the adjacent property (359 29 5/8 Road) is R-4 (Residential – 4 du/ac) and the Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (2 – 4 du/ac). No additional response required.

Applicant's Response:

Document Reference:

2. Annexation of 29 5/8 Road:

City of Grand Junction will process an Annexation request in the near future to annex a portion of the 29 5/8 Road right-of-way located to the east of the applicant's property. After the right-of-way is annexed into the City, the applicant can then request to vacate another separate portion of the platted right-of-way/cul-de-sac as part of the Preliminary Plan application, if applicable. Anticipated timeframe of the annexation of right-of-way could be four (4) months.

Applicant's Response:

Document Reference:

3. Legal Description & Map Exhibit of Vacation Area:

Interim City Surveyor has reviewed the submitted metes/bounds legal description and map exhibit for proposed vacation area. Once revisions are completed, submit WORD document of legal description and have applicant's Surveyor sign and stamp map exhibit and submit for review in preparation for City Resolution preparation. Once City Resolution has been reviewed and approved by City Council, document will be recorded in the office of the Mesa County Clerk & Recorder. Applicant will be responsible for all associated recording fees.

Code Reference: IV-2 of the SSIDS Manual.

Applicant's Response:

Document Reference

4. Vacation Request:

FYI. Proposed vacation request (City file # VAC-2020-51) for the 29 5/8 Road right-of-way at the curve is scheduled to be heard by the Planning Commission on April 14, 2020 and City Council on May 20, 2020. City Project Manager will notify applicant if for any reason this schedule would change. If applicant cannot attend these hearing dates, please notify City Project Manager for alternative dates.

Code Reference: Section 21.02.100 of the Zoning & Development Code.

Applicant's Response:

Document Reference:

CITY DEVELOPMENT ENGINEER

No Exceptions Taken.

Applicant's Response:

Document Reference:

INTERIM CITY SURVEYOR – Jodie Grein – jodie@rcegi.com (970) 243-8311

Legal Description:

1. Believe you can remove the statement "and its northwesterly and southeasterly continuation thereof", don't think it is necessary.

Exhibit

1. Change reception number on southwest property to current deed.

Applicant's Response:

Document Reference:

CITY FIRE DEPARTMENT – Matt Sewalson – mattse@gjcity.org (970) 549-5855

Grand Junction Fire Department's Fire Prevention Bureau has no comments.

Applicant's Response:

Document Reference:

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

No comments.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

MCBD has no objections to this project.

Applicant's Response:

Review Agency: Xcel Energy

Contact Name: Brenda Boes

Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel has no objections at this time, as we have no utilities in this area.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

No objection to VAC ROW.

Applicant's Response:

Review Agency: Grand Valley Drainage District

Contact Name: Tim Ryan

Email / Telephone Number: tim.admin@gvdd.org (970) 242-4343

The District has no objection to the vacation, however, our easement – Reception # 2415959, will need to be amended to fit the new property lines.

Applicant's Response:

Review Agency: Grand Valley Power

Contact Name: Perry Rupp

Email / Telephone Number: prupp@gvp.org (970) 242-0040

1. The project is in the Grand Valley Power (GVP) service area.
2. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. N/A.

The following Review Agencies have not responded as of the comment due date.

1. Mesa County Engineering
2. Regional Transportation Planning Office (RTPO)
3. Grand Valley Irrigation Company
4. Mesa County Assessor's Office

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **City Planning**
2. **Interim City Surveyor**

Date due: **May 27, 2020**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

GOOSE DOWNS NEIGHBORHOOD MEETING
October 15, 2019 @ 5:30pm
NOTES

A Neighborhood Meeting was held on October 15, 2019 regarding a Right of Way Vacation and Preliminary/Final Subdivision.

In Attendance:

Representatives: Terry DeHerrera (Owner)

Ted Ciavonne & Mallory Reams (Ciavonne, Roberts & Associates Inc.)

Scott Peterson (City of Grand Junction)

About 9 Neighbors attended the meeting and had the following comments and concerns:

- So we will have to navigate through this neighborhood in order to get to our homes? – Yes. At least until C ½ & 29 5/8 gets built.
- That won't work. Farmers use this road with their tractors. We also have trucks with trailers and the diagonal is the easiest way for transportation.
- What's the purpose of cutting this road off? Why is the city and county concerned with straightening the road out? – The City and the County have a road map (transportation plan) and this is one of the roads they would like to vacate. They prefer north-south, east-west whenever possible.
- What will happen to the triangle piece to the north? – They will get the other ½ of the Right of Way.
- How long has that road been going through there? Can't it be grandfathered in? – Not exactly sure how long, but no it can't be grandfathered in.
- Does the owner of the Triangle piece want to vacate? – Yes.
- Is 29 5/8 county owned Right of Way? – Neighbors think it is, Terry and Scott said No.
- Shouldn't the county and the city have these roads figured out by now? – They do on their circulation plan.
- What if we the neighbors say "No" to selling (annexing) our property? – That is your choice, but the City will still own the Right of Way.
- Anything we can do to say "No" to this project? – Yes, you can go to the hearings once they are scheduled and stand up and speak against the project then.
- There is a tremendous amount of wildlife (Birds, deer, fox, etc.) that go through this area. Have you taken that into account? – We are not required to do any sort of studies on the impacts of wildlife. The city created a 201 Boundary and identified areas that will be developed and this is in that Boundary
- Concerned about the subdivision lights being too bright, ruining the night sky. They prefer the dark/rural life. – Sometimes we can get the city to reduce the # of lights located within the subdivision. The lights are also required to point down.

- Concerned about construction noise and dust/dirt everywhere. Also concerned with traffic increasing and crime rates going up when finished.
- Will 29 5/8 be paved? – 29 5/8 will get a half road. Everything else in grey on our plan will be paved.
- Will our property (northern most property on 29 5/8) remain dirt and not get a driveway anymore? – No, we more than likely will have to pave up to our last lot, but then put gravel up to your lot, but no curb, gutter, or sidewalk.
- What kind of housing will it be? – Single family detached. Similar to the subdivision to the east.
- It can't be apartments? – No, R-4 does not allow apartments, only duplex style. Would have to go through a Rezone.
- What about utilities? – Only if the lines are under serviced would we need to change them. Otherwise nothing happens to yours.
- Irrigation ditch in South right of way, what will happen to it? – Nothing.
- C ½ Road will happen? – Eventually
- What will happen to 29 5/8 half Road? – It will remain as a half road. It is the responsibility of the R-8 property to the east to develop the other half.
- What about speed limit signs and speed bumps? – The city is against using speed bumps, but there will be speed limit signs.

SIGN-IN SHEET

GOOSE DOWNS NEIGHBORHOOD MEETING

Tuesday October 15, 2019 @ 5:30pm
FOR: Prelim/Final Sub & ROW Vacation

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Scott D. Peterson	CITY PLANNING	SCOTT@GJCITY.ORG
EDWARD GARDNER ORA QUEEN	935 LAKESIDE CT 372 29 5/8 RD	MUDMAN1935@AOL.COM OQUEEN1157@GMAIL.COM
Brianne Leota Jenny Carlson	364 29-5/8 RD	lore breleota@gmail.com
Lewis KNEZ	356 29 5/8 Rd.	629-5196
Mark Gardner	2937 D Rd	whitch20@acsdl.net
Terry DeHerrera	2693 Continental Dr.	COFISHMAN@AOL.COM
Jacob KNEZ		
John & Pam Mearns	2975 C 1/2 Rd WJ Co.	Pamatom@hotmail.com

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF THE 29 5/8 ROAD RIGHT-OF-WAY AS IDENTIFIED WITHIN RECEPTION NUMBER 1988158

LOCATED ADJACENT TO 359 29 5/8 ROAD

Recitals:

A vacation of a portion of right-of-way for 29 5/8 Road has been requested by the adjacent property owner, Terry DeHerrera in anticipation of future residential subdivision development. The existing right-of-way for 29 5/8 Road width is 60 feet and was conveyed in 2001 by Reception No. 1988158 within Mesa County jurisdiction. With this proposal, the Applicant is requesting to vacate 30 feet of the 60 feet width for the stretch of 29 5/8 Road at the intersection of C 3/4 Road to the point where 29 5/8 Road aligns in a north/south direction; a point approximately 675 lineal feet southeast of the intersection of C 3/4 Road. This area of right-of-way contains no existing utility infrastructure and the road surface is presently gravel.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of 29 5/8 Road as conveyed by Reception No. 1988158 is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.

INSERT LEGAL

See Exhibit A.

Introduced on first reading this _____ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Exhibit A
INSERT MAP EXHIBIT



Grand Junction Planning Commission

Regular Session

Item #7.

Meeting Date: April 14, 2020

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider a Request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify and clarify provisions governing the Planned Development (PD) Zone District

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Staff is proposing amendments to sections of the Grand Junction Municipal Code Title 21 Zoning and Development Code to modify and clarify provisions governing the Planned Development (PD) zone district. The amendments address deviation to standards allowed within a PD zone district, consolidation of purpose statements, and the validity period of an approved Outline Development Plan (ODP).

BACKGROUND OR DETAILED INFORMATION:

In an effort to keep the Zoning and Development Code current and relevant, staff is proposing modifications to clarify provisions governing the Planned Development (PD) zone district and process. The Planning Commission discussed these topics at its December 19, 2019 and March 5, 2020 workshops and directed staff to proceed with the proposed changes.

Presently, there are two sections of the Code that address the process and regulations for property that is or is proposed to be zoned Planned Development: Section 21.02.150 and Chapter 5 of Title 21. This is cause for confusion for both development

applicants and staff in the interpretation of the regulations as there are some provisions in the two sections that are not consistent in their requirements. Further, the current PD standards provide limitation in a PD unique to the City that may have the effect of limiting desired flexibility as well as reasonable expectations for the development (especially larger ones) to be completed.

Upon completion and adoption of the 2020 Comprehensive Plan, efforts will be made to revise key sections of the Zoning and Development Code (Title 21) to implement the vision, goals and policies of the new Plan. However, there are three specific elements of the PD regulations that Staff recommends be addressed at this time that will alleviate the most pressing issues that have been encountered as both staff and applicants utilize this section of the Code, including: 1) provide additional flexibility in deviations allowed within a PD zone district; 2) clarify the phasing schedule and validity of the PD process; and 3) clarify what is to occur if there is a lapse of a PD zone.

Broaden Ability to Deviate from Other Bulk Standards

Sections 21.05.010 and 21.05.020 speak to default standards established for a Planned Development (PD). The existing language in the Code is below. As stated, deviations from any of the default standards within Chapter 21.03 may be approved but the referenced section is only pertinent to bulk standards of an underlying zone district such as setbacks, lot size and lot dimensions. Staff believes that, in order to meet the purpose of the PD and achieve goals of the Comprehensive Plan, deviations to other sections of the Code may also be relevant to consider for deviations/flexibility desired in a proposed development. Other similar bulk standards can be found elsewhere in the Code. For example, in order to achieve some of the desired goals for density/intensity as well as provide open space and protect hillsides and/or steep slopes within a PD, deviations to other bulk standards can be considered.

21.05.010 Purpose

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapter 21.03 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Director shall determine whether substantial community benefits will be derived.

21.05.020 Default standards.

The use, bulk, development, improvement and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter 21.03 GJMC. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Deviations from any of the default standards may

be approved only as provided in this chapter and shall be explicitly stated in the zoning/rezoning ordinance. The planned development ordinance shall contain a provision that if the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards.

To allow for this flexibility in the ability to deviate from other bulk standards in the Code, staff is recommending clarification in both Section 21.05.010 and 21.05.020 to reference not just deviations from the default zone district bulk standards but to reference such standards otherwise contained in the Code. Staff is recommending that the Planning Commission have the ability to recommend that the City Council deviate from such standards, subject to the overall purpose and criteria for establishment of a PD.

Clarify Phasing Schedule

The approval criteria for a PD zone and an Outline Development Plan as stated in Section 21.02.150(b) of the Code shown below includes language regarding the development schedule as well as a second subsection regarding validity. The two sections are redundant and neither of them specifically allow for a development schedule to be established contrary to that of the overall Zoning and Development Code which has a maximum time limit to complete a project within 10 years. As the City is considering larger developments, it is not unlikely that a schedule may be proposed for a PD that is beyond 10 years. Thus, staff is recommending that the Validity section be amended to add a qualification that, for a PD, a development schedule may be proposed that is not subject to other terms of validity found in the Code.

(b) Outline Development Plan (ODP).

(4) Additional Application and Review Procedures.

(i) Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.

(ii) Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

(iv) Required Subsequent Approvals. Following approval of an ODP, a subsequent final development plan approval shall be required before any development activity occurs.

Clarify Lapse of Plan and Rezone

The existing Section 21.02.150 below addressing what is to occur if a Planned Development zoning and plan lapse is ambiguous and problematic in its interpretation. Staff is recommending new language (as provided in Draft Ordinance) in order to clarify this section of the Code.

(f) **Lapse of Plan and Rezone.** If a planned development, or any portion thereof, has not been completed in accordance with the approved development schedule, a “lapse” shall have occurred and the terms of all approved plans for incomplete portions of the PD shall be null and void. If lapse occurs, the property shall be governed by the zoning district applied to the property immediately before the rezoning to PD, or an applicant may request hearing before the Planning Commission at which time a revocation of all prior approvals shall be considered. If the Planning Commission determines that a lapse has occurred, the Director shall record an appropriate legal notice. The Director may initiate, without owner consent, a zoning change on a lapsed PD to another zone district.

The section regarding lapse has been demonstrably difficult to utilize in that it provides that property, when a PD lapses, will revert to a default zone district. However, this conflicts with provisions in the Code that provide that only the City Council, with recommendation from the Planning Commission, can rezone a property.

ANALYSIS

In accordance with Section 21.02.140(c), a proposed Code amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the Background section of this report.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on April 7, 2020 in the Grand Junction Daily Sentinel.

STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they modernize the Code, ensure for the health, safety, and general welfare of the population, and refine processes to provide regulations that are clear and consistent and that assist in logical and orderly development.

SUGGESTED MOTION:

Madam Chair, on the Zoning and Development Code Amendments, ZCA-2020-121, I

move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments

1. Proposed PD Amendments Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE TO MODIFY AND CLARIFY PLANNED DEVELOPMENT (PD) ZONE REGULATIONS

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

Following adoption of the 2020 Comprehensive Plan, Staff will recommend that Title 21 be amended in its entirety to conform with and implement the vision, goals and policies of the new Plan. In the meantime, there are two elements of the PD regulations that the City Staff recommended the Planning Commission and City Council modify in order to alleviate clarity and applicability problems encountered by the development community in application submittals and the City staff in processing those applications. The amendments will: 1) define which elements of a planned development must conform with the City code and which can be established by the review and approval of a planned development and ; 2) establish how a development schedule/phasing for a planned development project is approved, modified after approved, and enforced and 3) clarify what occurs in the event of a lapse of a PD zone.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the planned development zone standards and requirements implement the vision and goals of the Comprehensive Plan provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City and otherwise advance and protect the public health, safety and welfare of the City and its residents.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) BE AMENDED AS FOLLOWS (new text underlined, deleted text strikethrough):

21.05.010 Purpose. (in relevant part)

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the

standards established in Chapter 21.03, Chapter 21.06 and Chapter 21.07 of the GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan will be achieved. The Director shall determine whether substantial community benefits can and will be derived. Specific benefits that the Director may find that would support a PD zoning include, but are not limited to: ...

21.05.020 Default standards.

The use, bulk/dimensional standards, lot size and development, improvement and other standards for each planned development shall be derived from the underlying zoning of the project property. Zone specific standards are defined in Chapter 21.03, GJMC.

In a planned development context, the standards derived from the underlying zoning shall be referred to as *default standards* or *default zone*. The Director shall determine whether the character of the proposed planned development is consistent with the *default zone* upon which the planned development is based. ~~Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the zoning/rezoning ordinance. Project specific development standards may be approved only as provided in this chapter and if approved shall be explicitly stated in the zoning/rezoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project specific standards are established by the PD zoning ordinance. The planned development ordinance shall contain a provision that if the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards.~~

Comment [JS1]: If not consistent with the default ... a process statement should be included to be clear

Section 21.02.150:

21.02.150 Planned development (PD).

(a) Purpose. The purpose is as provided in Section 21.05.010 of the Code.

(1) Applicability. An outline development plan is required for any PD. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established.

Through this process, the general pattern of development is established with a range of densities, an appropriate set of standards for the entire property or for each development pod/area to be developed, and an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed will

be assigned to individual “pods” which will be the subject of future, more detailed planning.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. The ODP/phasing schedule shall not be subject to any other validity section(s) of the Code.

Section 21.02.150.

(f) Lapse of Plan and Rezone.

(i) If a planned development, or any portion thereof, has not been completed in accordance with the approved development schedule, a “lapse” shall be deemed to have occurred and the terms of all approved plans for incomplete portions of the PD shall be null and void.

(ii) If lapse occurs, then either (a) or (b) shall occur:

(a) Within 30 days of the lapse, the property owner may initiate a rezone by filing an application for rezone pursuant to §21.02.140. Should an application not be received within 30 days of the lapse, the Director shall provide written notice to the property owner of the intent to rezone the property. Mailed notice shall be sent to the address included in the development application and to the property owner available in the County Assessor’s record. The Director shall initiate the rezone without consent of the property owner if the property owner fails to submit an application for rezone within 45 days of mailed notice.

(b) Within 30 days of lapse, the property owner shall submit an application for an Outline Development Plan for the property pursuant to §21.01.150(b).

~~shall be governed by the zoning district applied to the property immediately before the rezoning to PD, or an applicant may request hearing before the Planning Commission at which time a revocation of all prior approvals shall be considered. If the Planning Commission determines that a lapse has occurred, the Director shall record an appropriate legal notice. The Director may initiate, without owner consent, a zoning change on a lapsed PD to another zone district.~~

Introduced on first reading this _____ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction Planning Commission

Regular Session

Item #8.

Meeting Date: April 14, 2020

Presented By: Landon Hawes, Senior Planner

Department: Community Development

Submitted By: Landon Hawes, Senior Planner

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding setbacks in the B-1: Neighborhood Business Zone District.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Staff proposes to reduce the front setback in the B-1 (Neighborhood Business) zone district from 20 to 15 feet that would bring the setback into conformity with other similar commercial and industrial zones and would further the purpose of the zone district expressly the intent to design in scale with surrounding uses and to provide small areas for office and professional services. In addition, the request would implement certain goals and policies of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Staff proposes to reduce the front setback in the B-1 (Neighborhood Business) zone district from 20 feet to 15 feet.

The B-1 zone district is typically found adjacent to or near busier thoroughfares in the city such as North Avenue, 7th Street, Patterson Road, and 12th Street. As expressed in the Zoning and Development Code, the purpose of the B-1 zone district is to "provide

small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses.” The proposed setback reduction works to provide smaller areas that citizens can use to establish compatible residential and nonresidential uses and is in harmony with the intent of the B-1 zone. Reducing the front B-1 setback will bring the zone into conformity with other zones in the City including the C-1, C-2, CSR, M-U, BP, I-O, I-1 and I-2 zone districts. The only two commercial zone districts that deviate from the 15 feet are the R-O and the B-2 zone districts. The R-O zone district requires a 20-foot setback and is generally found in areas such as Grand Avenue where historic residential homes have been converted into commercial uses while the B-2 zone district front setback is 0 feet.

Section 21.03.010 of the Development Code gives several reasons for the purpose of establishing zone districts. Two of the most relevant are to “encourage the most appropriate use of land throughout the City and to ensure logical and orderly growth and the development of the physical elements of the City” and to “implement the Comprehensive Plan.” Staff believes that reducing the front setback in the B-1 zone would support both goals. For instance, when the amount of buildable space on a lot is significantly reduced due to a 20-foot front setback, many developers make the logical choice to place parking in that setback. This conflicts with the pedestrian-oriented, “neighborhood business” style of development that the B-1 zone district is intended to promote. Staff’s opinion is that such development will be facilitated by a decrease in the front setback.

Similarly, Staff believes the reduction in the front setback continues to support a Goal of the Comprehensive Plan (Goal #3) to “create ordered and balanced growth and spread future growth throughout the community.” It also supports Policy B of Goal 5, which is to “encourage mixed-use development and identification of locations for increased density.”

NOTIFICATION REQUIREMENTS

Neighborhood meetings and mailed public notice are not typically required for a city-initiated Development Code amendment. The notice of this public hearing was published on April 7, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with Section 21.02.140(c), a proposed text amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the Background section of this report.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the City of Grand Junction's request for a reduction in the B-1 zone district front setback from 20 feet to 15 feet, ZCA-2020-172, the following findings of fact have been made:

1. The request is justified in that it will help implement the expressed goals and policies of the Comprehensive Plan.
2. The request will further the purpose of the B-1 Neighborhood Business Zone District.
3. The request is consistent with the purpose of establishing zones as provided in Section 21.03.010.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Madam Chair, on the B-1 setback reduction, City file number ZCA-2020-172, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. B-1 setback reduction ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE MIXED USE AND INDUSTRIAL BULK STANDARDS SUMMARY
TABLE OF THE ZONING AND DEVELOPMENT CODE, DECREASING THE FRONT SETBACK FOR
THE B-1 ZONE DISTRICT**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendment to the Zoning and Development Code decreases the front setback requirement for the B-1 zone district, which helps to implement Goal 3 of the Comprehensive Plan and brings the B-1 zone into greater conformity with other city zones.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

The Mixed Use and Industrial Bulk Standards Summary Table is amended as follows (changes highlighted):

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback											
Principal structure											
Front (min. ft.)	20	15	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	10	n/a	10	10	10	10	10	10	10	n/a
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	5	n/a	5	5	5	5	5	5	5	n/a
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a
Building size (max. sf)	10,000	15,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Notes											

B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000

B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
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C-1: Min. rear setback – 0 if an alley is present

CSR: Maximum building height abutting residential – 40 ft.

Introduced on first reading this 6th day of May, 2020, and ordered published in pamphlet form.

Adopted on second reading this 20th day of May, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor