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**PLANNING COMMISSION AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**TUESDAY, JUNE 9, 2020 @ 6:00 PM**

Options for attending and submitting public comment for items on this agenda are listed here:

1. Provide comment in advance at [www.GJSpeaks.org](http://www.GJSpeaks.org) by 6 p.m. on June 8. Meeting information will be available online by the end of business on June 2, 2020.
2. Leave a phone message at 970-244-1590 by 4 p.m. on June 9. This message will be public testimony and will be played for the Planning Commission to consider in review of each application.
3. Attend the meeting virtually by going to <https://www.gotomeet.me/ltsupport3/planning-commission-june-9>
4. Attend the meeting at City Hall, 250 N 5<sup>th</sup> Street. As recommended by Mesa County Public Health, those attending in person will be asked to wear a face mask. Other social distancing measures will be in place.

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**Call to Order - 6:00 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s) from May 26, 2020.

**Regular Agenda**

1. Consider a Request by Property Owners of the Arcadia North Subdivision to Rezone the Arcadia North Subdivision (10 Parcels) from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 700 - 709 Caleb Street.
2. Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding use specific standards for Mini-Warehouses.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**May 26, 2020 MINUTES**  
**6:00 p.m.**

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

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

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

There were approximately 39 members of the public in attendance.

**REGULAR AGENDA**

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**1. Minutes of Previous Meeting(s)**

The Planning Commission reviewed the meeting minutes from the May 12, 2020 meeting.

Commissioner Wade moved to approve the minutes as presented. Commissioner Teske seconded the motion.

The motion carried unanimously 7-0.

**2. Caleb Street Rezone File # RZN-2020-117**

Consider a Request to Rezone Six Properties of a Total of 1.15 Acres from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 702, 703, 704, 705, 706, and 707 Caleb Street.

Item was withdrawn from the agenda.

**3. Magnus Court Annexation, Zone of Annexation and Outline Development Plan**

**File # ANX-2019-137; PLD-2019-374 | [agenda item can be viewed at 12:58](#)**

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 based on the request. A pre-recorded presentation was available at [www.GJSpeaks.org](http://www.GJSpeaks.org).

### **Questions for Staff**

Commissioner Gatseos asked a question regarding the process of planned development approvals.

Commissioners Teske and Wade asked questions regarding traffic impact.

Rick Dorris, Development Engineer, was available to answer questions.

Commissioner Scissors asked a question regarding community benefit.

### **Applicant's Presentation**

Ted Ciavonne, the Applicant's representative, was present and gave a presentation regarding the request.

### **Questions for Applicant**

Commissioner Gatseos asked a question regarding the previous application that was submitted on this project and the substantive changes that were made.

Commissioner Wade asked a question regarding the public concerns about drainage around the proposed development.

Commissioner Scissors asked a question regarding pedestrian traffic and safe transportation.

Ms. Kari McDowell Schroeder was available for questions regarding the traffic impact study.

Commissioner Ehlers asked a question regarding Ms. McDowell Shroeder's credentials.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, May 19, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org). Option for public comment via voicemail was also available starting Tuesday, May 19, 2020 as described on the meeting notice as well as the agenda.

The following spoke in opposition of the request: Dennis Gunther, Laura Whitcomb, Kristy Black, Wayne Smith, Clay Prout, Naomi Rintoul, Sharon Sigrist, Susan Stanton, Lisa Lefever, Nickara Yeter-Przystup, Mike Mahoney, Lisa Smith, Paul Sigrist, Randall Cass, Joe Black, Linda Rattan, John Whitcomb.

Tamra Allen read into the record a comment from GJSpeaks from Lora Curry.

GJSpeaks received 10 comments from Lora Curry, Michael C. Petri, Garrett Williams, Judith Shoffner, Mike Mahoney, Linda Rattan, Lisa Smith, Wayne Smith, Jay Thomspson, and Lisa Smith.

The public hearing was closed at 8:50 p.m. on May 26, 2020.

Planning Commission took a recess at 8:50 p.m.

Planning Commission resumed at 8:59 p.m.

### **Applicant's Response**

Mr. Ciavonne made a statement in response to the public comment period.

### **Questions for Applicant**

Commissioner Gatseos asked a question regarding infrastructure and phasing. Mr. Ciavonne stated the Applicant will do significant grounding, underground utilities and completing the curb, gutter, sidewalk in phases.

### **Discussion**

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

Commissioner Scissors made a comment in opposition of 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 and PLD-2019-374, 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.

**4. Vacation of Alley Right-of-Way R5 Block Subdivision Amended File # VAC-2020-247 agenda item can be viewed at 3:38:16**

Consider a request by Downtown Grand Junction Regeneration LLC, Peter Hopkinson Smith Jr, Robert Wayne Traw and Robert Aaron Breeden to Vacate alley public right-of-way within the R5 Block Subdivision Amended on the southeast corner of 7th Street and Grand Avenue.

**Staff Presentation**

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at [www.GJSpeaks.org](http://www.GJSpeaks.org).

**Applicant's Presentation**

Downtown Grand Junction Regeneration LLC, Peter Hopkinson Smith Jr, Robert Wayne Traw and Robert Aaron Breeden, Applicants, were present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, May 19, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org). Option for public comment via voicemail was also available starting Tuesday, May 19, 2020 as described on the meeting notice as well as the agenda.

A comment from Diane Schwenke was received via GJSpeaks.

The public hearing was closed at 9:39 p.m. on May 26, 2020.

**Questions for Staff**

None.

**Discussion**

None.

**Motion and Vote**

Commissioner Wade made the following motion, "Madam Chairman, on the request to vacate public alley right-of-way within the proposed Lowell Village Townhomes development, City file number VAC-2020-247, 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."

Commissioner Susuras seconded the motion. The motion carried 7-0.

**5. Redlands 360 Special District Service Plan**

**File # SDS-2020-178**

[agenda item can be viewed at 3:44:51](#)

Consider a request by Redlands Three Sixty, LLC, a Colorado limited liability company for review and approval of a Consolidated Service Plan for the proposed Redlands 360 Metropolitan Districts Nos. 1-9. The Redlands 360 Planned Development project is proposed to be developed on approximately 624 acres south of the Redlands Parkway and Highway 340 intersection.

Commissioner Teske recused himself from this item.

**Staff Presentation**

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at [www.GJSpeaks.org](http://www.GJSpeaks.org).

**Questions for Staff**

Commissioner Reece asked a question regarding process and traffic studies.

**Applicant's Presentation**

John Justus, Hoskin Farina & Kampf, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, May 19, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org). Option for public comment via voicemail was also available starting Tuesday, May 19, 2020 as described on the meeting notice as well as the agenda.

None.

The public hearing was closed at 9:49 p.m. on May 26, 2020.

**Discussion**

Commissioner Ehlers made a comment in support of the request.

**Motion and Vote**

Commissioner Gatseos made the following motion, "Madam Chairman, on the request for review and approval of the Consolidated Service Plan for Redlands 360 Metropolitan Districts Nos. 1-9, metropolitan districts intended to serve the proposed Redlands 360 and Canyon Rim 360 developments, SDS-2020-178, I move that the Planning Commission forward a recommendation of conditional approval with the following conditions:

Condition 1: Prior to the Consolidated Service Plan for Redlands 360 Metropolitan Districts Nos. 1-9 becoming effective, a Development Plan be reviewed and approved by the City. The Development Plan shall constitute approved zoning to Planned Development (PD) with an approved Outline Development Plan consistent with the Grand Junction Municipal Code and an approved Preliminary Plan consistent with the Grand Junction Municipal Code for the Canyon Rim 360 portion of the districts.

Condition 2: Approval and execution of an Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the Redlands 360 Metropolitan Districts.”

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

## **6. Other Business**

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i. Election of Officers – [3:58:22](#)

Commissioner Gatseos nominated Commissioner Teske to be Chairman. Commissioner Scissors seconded. Commissioner Teske accepted. The motion carried 7-0.

Commissioner Wade nominated Commissioner Reece to be Vice Chair. Commissioner Susuras seconded the motion. Commissioner Reece accepted. The motion carried 7-0.

## **7. Adjournment**

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The meeting adjourned at 10:02 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** June 9, 2020

**Presented By:** Jace Hochwalt, Associate Planner

**Department:** Community Development

**Submitted By:** Jace Hochwalt, Associate Planner

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### **Information**

#### **SUBJECT:**

Consider a Request by Property Owners of the Arcadia North Subdivision to Rezone the Arcadia North Subdivision (10 Parcels) from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 700 - 709 Caleb Street.

#### **RECOMMENDATION:**

Staff recommends approval of the rezone request.

#### **EXECUTIVE SUMMARY:**

Property owners within the Arcadia North Subdivision are requesting a rezone of the entire Arcadia North Subdivision located at 700 through 709 Caleb Street from an R-4 (Residential, 4 units/acre) to an R-5 (Residential, 5.5 units/acre) zone district. The Arcadia North Subdivision is a 10-lot subdivision north of G Road and west of 25 ½ Road. The requested R-5 zone district is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium (4 to 8 units/acre).

#### **BACKGROUND OR DETAILED INFORMATION:**

The 10 parcels subject to this proposal are located at 700 through 709 Caleb Street, within the Arcadia North Subdivision. The Arcadia North Subdivision is a 10-lot subdivision that was platted and built out in 2005 and has an R-4 zoning designation. All lots in the subdivision contain a single-family residence on site. Property owners of the Arcadia North Subdivision have initiated a request to move forward with a proposed rezone to the R-5 zone district for the entire subdivision. The existing density of the Arcadia North Subdivision is 3.47 units per acre. This density would conform to either the R-4 zone district (density between 2 and 4 units/acre) or



the R-5 (density between 3 units and 5.5 units/acre). While the bulk and use standards for R-4 and R-5 are fairly similar, there are also some differences. R-4 allows for single-family and two-family (duplex) development, while the R-5 zone district allows for those, as well as multi-family development (as long as density requirements are being met).

Under the current zoning of R-4, there is a required rear yard setback of 25 feet for principal structures. Due to the general narrowness of the lots within the Arcadia North Subdivision, and how the lots have been built-out, all houses within the subdivision are at or within a few feet of the 25-foot rear yard setback. This hinders any rear-yard expansion of the residences within this subdivision. However, the R-5 zone district allows for a reduced rear-yard setback for principal structures of 15 feet. As such, the primary purpose for the rezone proposal from R-4 to R-5 is to give the owners within the subdivision the flexibility for the construction of improvements (structures) that would not otherwise be allowed to encroach into a rear yard setback.

The Comprehensive Plan Future Land Use Map identifies the property as Residential Medium (4 - 8 du/ac). Zone districts that implement the Residential Medium future land use category includes R-4 (Residential, 4 units/acre), R-5, R-8, R-12 and R-16 (Residential, 16 units/acre) (see ZDC 21.03.020(d)). The proposal of R-5 falls within this range, while the existing zoning of R-4 falls on the low end of the range.

It is notable that one of the applicants, Jana Franklin, whom is the property owner at 703 Caleb Street, had an addition constructed on to her home in 2017. This addition was unpermitted and encroaches into the existing 25-foot rear yard setback by approximately nine feet. Because the addition was unpermitted, Jana was cited with a notice of violation on the property, which is documented as City File Number COD-2018-13. To seek a remedy for this code violation, Ms. Franklin first sought out a variance to allow the addition to encroach into the setback. The variance was heard by the Zoning Board of Appeals in May of 2019, but the variance was denied by a vote of 2-1. As such, Jana decided to proceed with a rezone of the property as a possible remedy to her outstanding Notice of Violation, as the addition would be allowed within the R-5 zone district. After reaching out to all neighbors in the subdivision, the remaining property owners within the Arcadia North Subdivision, aside from the property owner at 709 Caleb Street, also submitted signed application forms to request the rezone their respective properties to the R-5 zone district.

The properties subject to this proposal are primarily surrounded by other residential uses. To the east is the Jesus Christ Church of Latter-Day Saints, to the west are underdeveloped large residential parcels zoned R-4, to the north is the recently platted 56-lot Aspen Valley Estates Subdivision (zoned R-4), and to the south are large tract residential lots followed by the Moonridge Falls subdivision platted in phases in the 1990's (zoned Planned Development with an approximate density of 2.3 units/acre).

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting was held on January 10, 2020 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. There were 11 attendees of the meeting, including the representative. City planning staff was also in attendance. Concerns at the meeting generally revolved around multi-family being allowed within the subdivision. However, attendees were informed that due to the current subdivision build-out and lot sizes, a rezone to R-5 would not allow additional units on any lots within the subdivision. Attendees were also informed that the primary impact that the rezone would have is that the rear-yard setback would be reduced from 25 feet to 15 feet, allowing more flexibility to add an addition the rear portion of the existing residences.

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 May 29, 2020. The subject property was posted with an application sign on March 4, 2020 and notice of the public hearing was published June 2, 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 Medium (4 to 8 units/acre) designation. Both the proposed zoning of R-5, as well as the existing zoning designation of R-4, are supported by the Future Land Use Map designation of Residential Medium. As such, staff has been unable to identify any subsequent event that has invalidated the original premises of the existing R-4 zoning.

A recent text amendment to the Zoning and Development Code occurred on November 20, 2019 that reduced the rear yard setback of the R-5 zone district from 25 feet to 15 feet. This text amendment is the primary reason for the subject proposal, as it would allow for greater flexibility for residential expansion in the rear yard. While the property owners subject to this proposal do not necessarily plan to expand on to their homes in the near-term, they all would like the flexibility to do so in the future, and do so in conformance with the bulk standards of the Zoning and Development Code. With that said, the original subdivision approval and all permitted construction was in accordance

with City codes.

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

As previously indicated, the proposal is for the rezone of the entire Arcadia North Subdivision, which was platted and built out in 2005. Since that time, there have been two major subdivisions platted and built-out or under construction nearby. Copper Creek North is an 84-lot subdivision with an R-8 (Residential, 8 units/acre) zoning designation that was completed in phases between 2016 and 2019. This subdivision is approximately a half-mile west of the subject proposal and is completely built out. In addition, adjacent to the north of the subject properties is the Aspen Valley Estates Subdivision. This is a 56-lot subdivision that was platted in 2019, with infrastructure recently completed and several houses now under construction. This subdivision holds an R-4 zoning designation.

Aside from the two projects indicated above, many of the surrounding properties were platted and developed prior to the development of the Arcadia North Subdivision, or they remain underdeveloped. Many of the underdeveloped sites in the immediate area retain an R-4 or R-5 zoning designation. Although a rezone to R-5 is supported by the Future Land Use Map which reflects a designation of Residential Medium (4-8 dwelling units/acre), Staff does not believe that the recent developments have changed the character or condition of the area and therefore staff finds that this criterion has not been met.

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

The subject properties are within an urbanizing area of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with an R-5 zone district. The type and scope of land-use allowed within the R-5 zone district is similar in character and extent to the existing land-use of the subject properties and nearby properties (many of which are zoned R-4 and R-5). The subject properties are currently served by Ute water, Persigo Wastewater Treatment, and Grand Valley Power (electricity and natural gas). Although much of the adjacent property is zoned for medium density residential uses, there are commercial and employment opportunities such as retail, offices, and restaurants found nearby along 24 ½ Road and Patterson Road, about 1.5 miles southwest of the subject properties.

Based on the provision of adequate 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

While the rezone proposal does not constitute a major change in land-use of the subject properties, it does allow for greater flexibility in the rear yard setback. With that said, there is no evidence that there is an inadequate supply of suitably designated R-5 zoned land elsewhere in the community that would accommodate the proposed land use, as approximately 5.9% of property within the City is zoned R-5.

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 Medium contemplates a mix of medium-density residential uses. Given that the Arcadia North Subdivision is already built out, the proposal will not change the density of the area. Absent any future redevelopment, the only tangible benefit that has been identified at this point by staff is that it will provide greater flexibility to the rear yard setback of the entire Arcadia North Subdivision. As such, staff finds this criteria has been met.

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

**Goal 1:** To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

**Policy A:** City and County land use decisions will be consistent with the Future Land Use Map.

**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.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Caleb Street Rezone, RZN-2020-117, to rezone the Arcadia North Subdivision from an R-4 (Residential, 4 units/acre) zone district to an R-5 (Residential, 5.5 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 Arcadia North Subdivision from an R-4 (Residential, 4 units/acre) zone district to an R-5 (Residential, 5.5 units/acre) zone district.

### **SUGGESTED MOTION:**

Chairman, on the Rezone request RZN-2020-117, I move that the Planning Commission forward a recommendation of approval for the rezone of the Arcadia North Subdivision from an R-4 (Residential, 4 units/acre) zone district to an R-5 (Residential, 5.5 units/acre) zone district, with the findings of fact listed in the staff report.

### **Attachments**

1. Application Packet
2. Neighborhood Meeting Documentation
3. Maps & Exhibits
4. Proposed Zoning Ordinance

**General Project Report- Rezone**

**703 Caleb Street**

**Grand Junction, Colorado**

Date: February 17, 2020

Prepared by: Kim Kerk, PM

Submitted to: City of Grand Junction

250 N. 5<sup>th</sup> Street

Grand Junction, CO 81501

Project: 701, 702, 703, 704, 705, 706, and 707 Caleb Street Rezone Application

Property Address: Arcadia North subdivision Caleb Street, Grand Junction, CO 81505

Tax Schedule No.:

702 Caleb St 2701-343-29-002 .19 Acres

703 Caleb St 2701-343-30-002 .18 Acres

704 Caleb St 2701-343-29-003 .19 Acres

705 Caleb St 2701-343-30-003 .18 Acres

706 Caleb St 2701-343-29-004 .19 Acres

707 Caleb St 2701-343-30-004 .18 Acres

## I. Introduction/Site History

### A. Project Description:

701, 702, 703, 704, 705, 706, and 707 Caleb St. parcels consists of approximately .18 or .19 acres as described above. Located within the Arcadia North subdivision which is located west of 25 1/2 Rd, with the subdivision entrance located on the north side of G Road.

### B. The Intent

At this time, the applicants are requesting approval for a rezone of their parcels from Residential R-4 (R-4) to Residential- 5 (R-5). This rezone request is compatible with the existing and planned development neighborhoods in the vicinity of the proposed use.

### C. Neighbors

A neighborhood meeting was held on January 10, 2020 at 703 Caleb St, Grand Junction, CO. Documentation of the meeting is attached to the Caleb Street rezone application. Neighbors were provided with Development Applications and Ownership Statements to complete if they were in favor of the rezone. Additionally, included with this submittal are the required documents from 6 of the 10 neighbors, the majority, who support the rezone from R-4 to R-5.

### D. Zoning and Surrounding Areas

1. The parcel is currently zoned R-4 with a Growth Plan land use classification of Residential Medium (4-8 dwelling units per acre).
2. Surrounding areas:
  - North – Single family homes – new development zoned R-4
  - South – Single family homes zoned R-5, as well as a PD subdivision
  - West – 7+ acre, single family home on a lot zoned R-4
  - East – Church of Jesus Christ of Latter-Day Saints
3. All driveways were constructed in conformance with current City of Grand Junction standards and specifications and traffic will enter the parcel directly from G Road.
4. Sewer - Persigo Wastewater Treatment Facility and serviced by City Sewer.  
Water - Ute Water Conservancy District  
Gas - Xcel Energy  
Electric – GVP
5. This project will cause no special or unusual demands on utilities as all homes are built and additional lot(s) are not available.
6. The impact on public facilities (i.e. schools, fire, police, roads, parks, etc.) is not applicable.
7. & 8. Hours of operation and number of employees is not applicable.
9. Signage plans are not applicable.

10. All soils found at the site are typical of the vicinity. The Natural Resources Conservation Service identifies Sagrlite loam as the primary soil composition in the area of the subject property. NCRS Report is attached to this submittal. In addition, the report revealed that there are no significant factors that might deter normal construction practices for utility installation or foundation excavation (\*although none is planned with this application).

11. Impact of project on geology is not applicable for this application.

**E. Approval Criteria (Code amendment and rezoning – GJMC 21.02.140):**

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

1. *The subsequent events have invalidated the original premises and findings; and/or*

**The recently amended R-5 zoning setbacks were subsequent to the building of this subdivision. Because the R-5 Zoning setbacks have been amended to 15', requesting a rezone from R-4 to R-5 not only allows Jana Franklin, (703 Caleb St), to meet the setbacks and retain her sunroom addition, it allows the neighbors the same option as well. hence it MEETS this requirement.**

2. *The character and/or condition of the area has changed such that the amendment is consistent with the plans; and/or*

**The character of this neighborhood has changed such that the neighbors realize they have an option that is available that would allow them to add on a sunroom or similar improvements to their property. There is an applicable Future Land Use designation of Residential Medium (RM) that allows for R-5 Zoning.**

**The proposed rezone to R-5 is compatible with the surrounding area and the growth plan designation of RM; the attached area zoning map depicts R-4, R-5 and PD in the vicinity of this neighborhood.**

**If the R-5 rezone request is approved, the rear yard setbacks would be reduced from 25' to 15'. The density however cannot increase as the lot sizes do not meet the minimum requirements to allow multi-family units. Even if a lot were to become vacant in the future for any reason, a multi-family unit would not be allowed.**

**hence it MEETS this requirement.**



3. *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*  
**Adequate public and community facilities are available to serve the type and scope of land use that is being proposed as this subdivision will not be adding any additional homes. hence it MEETS this requirement.**
4. *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*  
**This property is identified by the applicant as suitable for this zoning request. The Future Land Use Zoning on this property is Residential Medium which designates R-5 as an appropriate for zoning or rezoning to R-5.**
5. *The community or area, as defined by the presiding body will derive benefits from the proposed amendment;*  
**Simply put this request allows some additional choices on an existing neighborhood without changing the density. This area will derive benefits from the proposed rezone by adding additional enjoyment to their property and increasing their property values.**  
**This property is identified by the applicant as suitable for this development. To the applicant's knowledge, no other reasonable site is available. hence it MEETS this requirement.**
- F. Development Schedule and Phasing is not applicable for this application.

ATTACHMENT "A"



LOCATION MAP

Kim Kerk Land Consulting & Development, LLC  
529 25 ½ Rd. B 108 Grand Junction, CO 81505

December 24, 2019

VIA: US MAIL

To: Adjacent Property Owners

RE: Rezone Application

703 Caleb Street, Grand Junction, CO  
81505

Dear Land Owner:

The above referenced property is subject to a pending Rezone Application to change the zoning to R-5 on the property located at 703 Caleb Street, Grand Junction, CO 81505. The subdivision in which the subject property is located is currently zoned R-4 (residential-4 dwelling units per acre). Pursuant to Section 21.02.080 of the Zoning and Development Code, a Neighborhood meeting must be held. The meeting will be held at 5:30 pm on Friday, January 10<sup>th</sup>, 2020, at 703 Caleb Street, Grand Junction, CO 81505.

The neighborhood is encouraged to join us, to review and allow us to address any questions that you may have. If you require any additional information prior to the meeting, please do not hesitate to contact me at 970-640-6913.

Thank you,

Kim Kerk, PM

# Kim Kerk, Land Consulting & Development, LLC

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January 10, 2020 at 6:00pm

Neighborhood Meeting Minutes

Caleb St Rezone

A neighborhood meeting was held on January 10, 2020 at 702 Caleb St. There were 11 people including myself and Jace Hochwalt, planner City of GJ.

The Pros and Cons were a large part of the discussion.

Questions:

1. Will multi-family units be allowed with the R-5 zoning on this subdivision?

Jace Hochwalt assured the neighbors that even though an R-5 zoning allows multi-family units, the lots do not meet the minimum size requirements needed to build multi-family units. Jace also informed them that an Accessory Dwelling Unit is allowed under the current zoning of R-4 and would still be allowed in the R-5 zone district.

Kim Kerk also informed the neighbors that they could restrict building to only allow single-family homes in Arcadia North by amending their existing covenants to state that. The neighbors discussed at length the format required to hold an HOA meeting and the voting process to amend their CC&Rs.

2. Will property taxes increase with a rezone from R-4 to R-5?

Taxes are not based on zoning, they are based on land use, Residential, Commercial, Agricultural and Industrial.

3. Neighbors asked if they could attend Planning Commission and City Council meetings?

Jace said yes and you will receive a post card notifying you of the dates of the hearings.

4. What will actually change in our subdivision if we rezone to R-5?

The only change that will affect your subdivision will be the setbacks reduced from 25' to 15'.

Jace provided the chart that shows the comparison of R-4 and R-5 requirements.

Jace reiterated the multi-family requirements cannot be met on the lot sizes in Arcadia North.

## Kim Kerk, Land Consulting & Development, LLC

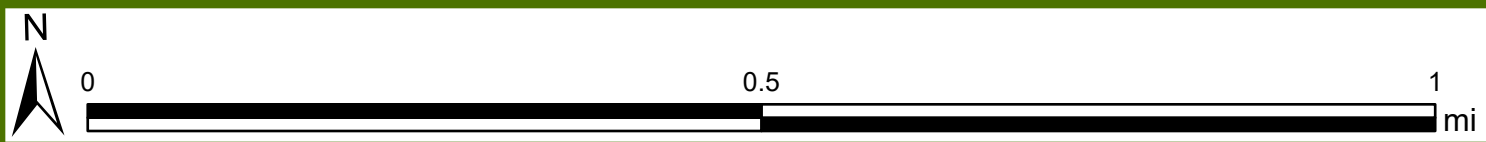
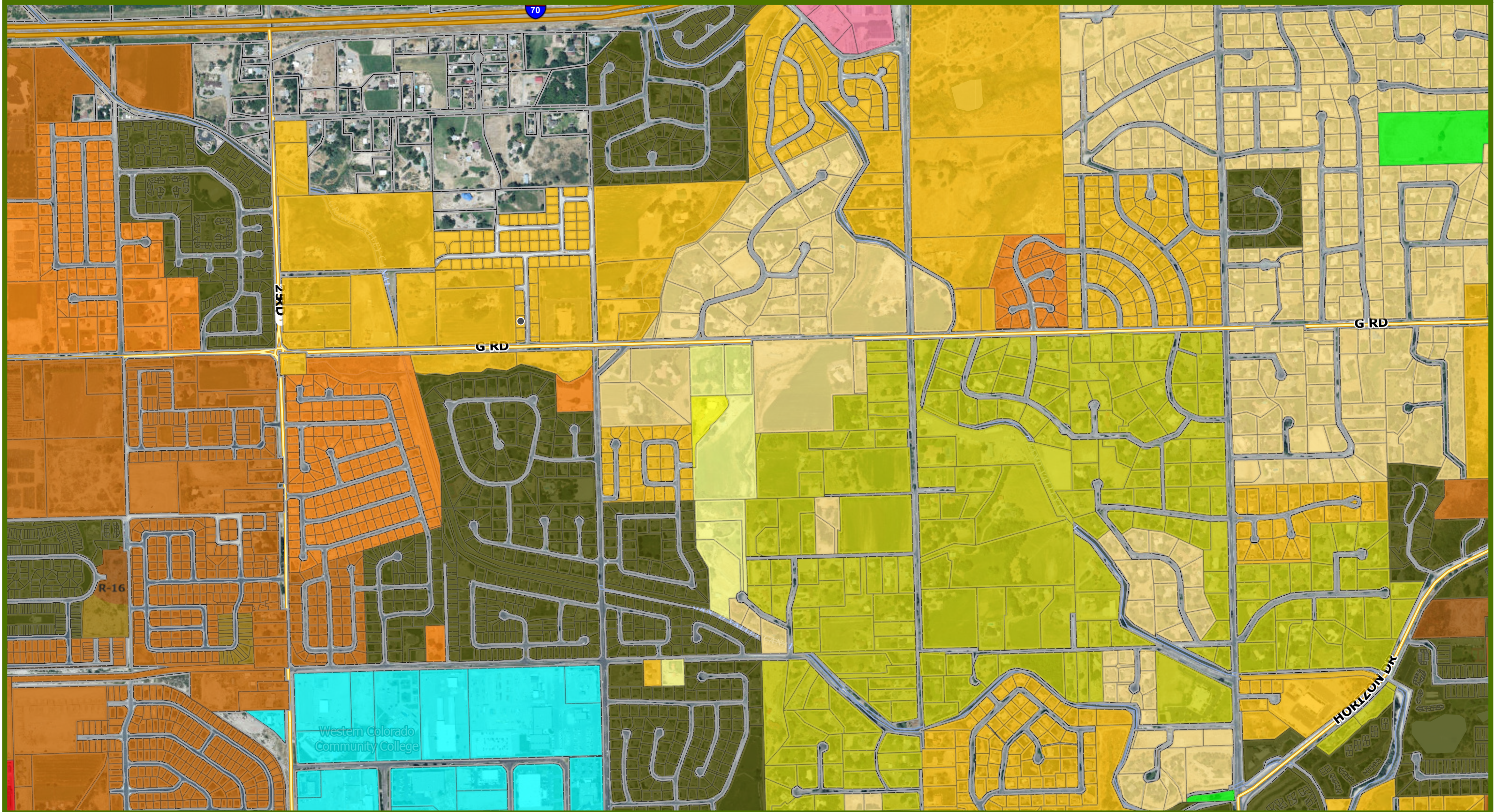
---

Kim Kerk gave the neighbors her business card, a Development Application and the Statement of Authority forms. The original forms were to be returned to Kim Kerk by mail or dropped off.

Meeting was adjourned at 7:20.



# Area Zoning 703 Caleb St

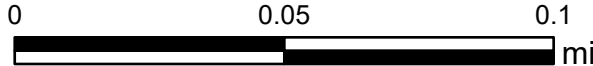


Printed: 2/21/2020  
1 inch equals 752 feet  
Scale: 1:9,028

# Future Land Use



City of Grand Junction



Printed: 2/25/2020  
1 inch equals 188 feet  
Scale: 1:2,257





## Development Application

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

Petition For: Rezone

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

Existing Land Use Designation <span style="border: 1px solid black; padding: 2px;">Single Family Land</span>	Existing Zoning <span style="border: 1px solid black; padding: 2px;">RSF-4</span>
Proposed Land Use Designation <span style="border: 1px solid black; padding: 2px;">Single Family Land</span>	Proposed Zoning <span style="border: 1px solid black; padding: 2px;">RSF-5</span>

**Property Information**

Site Location: <span style="border: 1px solid black; padding: 2px;">700 Caleb St.</span>	Site Acreage: <span style="border: 1px solid black; padding: 2px;">.19</span>
Site Tax No(s): <span style="border: 1px solid black; padding: 2px;">2701-343-29-001</span>	Site Zoning: <span style="border: 1px solid black; padding: 2px;">RSF-4</span>
Project Description: <span style="border: 1px solid black; padding: 2px;">703 Caleb Street Rezone</span>	

**Property Owner Information**

**Applicant Information**

**Representative Information**

Name: <span style="border: 1px solid black; padding: 2px;">William A. Garrison Mary Lue Garrison</span>	Name: <span style="border: 1px solid black; padding: 2px;">William &amp; Mary Garrison</span>	Name: <span style="border: 1px solid black; padding: 2px;">Kim Kerk</span>
Street Address: <span style="border: 1px solid black; padding: 2px;">700 Caleb Street</span>	Street Address: <span style="border: 1px solid black; padding: 2px;">700 Caleb Street</span>	Street Address: <span style="border: 1px solid black; padding: 2px;">529 25 1/2 Rd, B-108</span>
City/State/Zip: <span style="border: 1px solid black; padding: 2px;">GJ, CO 81505</span>	City/State/Zip: <span style="border: 1px solid black; padding: 2px;">GJ, CO 81505</span>	City/State/Zip: <span style="border: 1px solid black; padding: 2px;">GJ, CO 81505</span>
Business Phone #: <span style="border: 1px solid black; padding: 2px;"></span>	Business Phone #: <span style="border: 1px solid black; padding: 2px;"></span>	Business Phone #: <span style="border: 1px solid black; padding: 2px;">970-640-6913</span>
E-Mail: <span style="border: 1px solid black; padding: 2px;">mbgarrison@bressner.net</span>	E-Mail: <span style="border: 1px solid black; padding: 2px;">SAME</span>	E-Mail: <span style="border: 1px solid black; padding: 2px;">kimk355@outlook.com</span>
Fax #: <span style="border: 1px solid black; padding: 2px;"></span>	Fax #: <span style="border: 1px solid black; padding: 2px;"></span>	Fax #: <span style="border: 1px solid black; padding: 2px;"></span>
Contact Person: <span style="border: 1px solid black; padding: 2px;">Kim Kerk</span>	Contact Person: <span style="border: 1px solid black; padding: 2px;">Kim Kerk</span>	Contact Person: <span style="border: 1px solid black; padding: 2px;">Kim Kerk</span>
Contact Phone #: <span style="border: 1px solid black; padding: 2px;">970-640-6913</span>	Contact Phone #: <span style="border: 1px solid black; padding: 2px;">970-640-6913</span>	Contact Phone #: <span style="border: 1px solid black; padding: 2px;">970-640-6913</span>

**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 <span style="border: 1px solid black; padding: 2px;"><i>Kim Kerk</i></span>	Date <span style="border: 1px solid black; padding: 2px;">01-17-20</span>
Signature of Legal Property Owner <span style="border: 1px solid black; padding: 2px;"><i>William Garrison, Mary Lue Garrison</i></span>	Date <span style="border: 1px solid black; padding: 2px;">05-18-20</span>

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) William A Garrison Mary Lue Garrison, am the owner of the following real property:

(b)

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

I am the sole owner of the property.

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

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

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

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

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

Owner signature as it appears on deed: William A Garrison Mary Lue Garrison

Printed name of owner: William and Mary Garrison

State of COLORADO )

County of MESA ) ss.

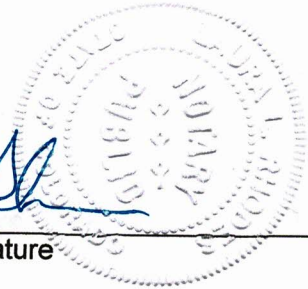
Subscribed and sworn to before me on this 18<sup>th</sup> day of May, 20 20

by Laura Rhodes LAURA L. RHODES

Witness my hand and seal.

My Notary Commission expires on 5-18-2022

Laura Rhodes  
Notary Public Signature



## 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: 280px; height: 20px;" type="text" value="Residential"/>	Existing Zoning <input style="width: 220px; height: 20px;" type="text" value="R-4"/>
Proposed Land Use Designation <input style="width: 280px; height: 20px;" type="text" value="Residential"/>	Proposed Zoning <input style="width: 220px; height: 20px;" type="text" value="R-5"/>

**Property Information**

Site Location: <input style="width: 420px; height: 20px;" type="text" value="701 Caleb St"/>	Site Acreage: <input style="width: 240px; height: 20px;" type="text" value=".18"/>
Site Tax No(s): <input style="width: 420px; height: 20px;" type="text" value="2701-343-30-001"/>	Site Zoning: <input style="width: 240px; height: 20px;" type="text" value="R-4"/>
Project Description: <input style="width: 780px; height: 20px;" type="text" value="Rezone Request"/>	

**Property Owner Information**

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**Applicant Information**

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**Representative Information**

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**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

*Robert Pietro*  
*Kiana Pietro*

Date 05/18/2020



## 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 type="text" value="Single Family Land"/>	Existing Zoning <input type="text" value="RSF-4"/>
Proposed Land Use Designation <input type="text" value="Single Family Land"/>	Proposed Zoning <input type="text" value="RSF-5"/>

### Property Information

Site Location: <input type="text" value="702 Caleb St."/>	Site Acreage: <input type="text" value="0.7 acres"/>
Site Tax No(s): <input type="text" value="2701-343-29-002"/>	Site Zoning: <input type="text" value="RSF-4"/>
Project Description: <input type="text" value="703 Caleb Street Rezone"/>	

### Property Owner Information

### Applicant Information

### Representative Information

Name: <input type="text" value="LYNDEN BARBARA BENOIT"/>	Name: <input type="text" value="Jana Franklin"/>	Name: <input type="text" value="Kim Kerk"/>
Street Address: <input type="text" value="702 Caleb Street"/>	Street Address: <input type="text" value="703 Caleb Street"/>	Street Address: <input type="text" value="529 25 1/2 Rd, B-108"/>
City/State/Zip: <input type="text" value="GJ, CO 81505"/>	City/State/Zip: <input type="text" value="GJ, CO 81505"/>	City/State/Zip: <input type="text" value="GJ, CO 81505"/>
Business Phone #: <input type="text"/>	Business Phone #: <input type="text" value="970-234-1351"/>	Business Phone #: <input type="text" value="970-640-6913"/>
E-Mail: <input type="text" value="findtrush2016@gmail.com"/>	E-Mail: <input type="text" value="janafranklin@yahoo.com"/>	E-Mail: <input type="text" value="kimk355@outlook.com"/>
Fax #: <input type="text"/>	Fax #: <input type="text"/>	Fax #: <input type="text"/>
Contact Person: <input type="text" value="Kim Kerk"/>	Contact Person: <input type="text" value="Kim Kerk"/>	Contact Person: <input type="text" value="Kim Kerk"/>
Contact Phone #: <input type="text" value="970-640-6913"/>	Contact Phone #: <input type="text" value="970-640-6913"/>	Contact Phone #: <input type="text" value="970-640-6913"/>

**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 <input type="text" value="Kim Kerk"/>	Date <input type="text" value="01-17-20"/>
Signature of Legal Property Owner <input type="text" value="Lynden Barbara Benoit"/>	Date <input type="text" value="01-28-20"/>

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) LYNDEW B BENOIT, am the owner of the following real property:

(b) BARBARA J. BENOIT

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

I am the sole owner of the property.

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

I have reviewed the application for the (d) RE ZONE TO R-5 pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) NO CONFLICTS

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

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

Owner signature as it appears on deed: [Signatures]

Printed name of owner: LYNDEW B BENOIT (and) BARBARA J BENOIT

State of COLORADO

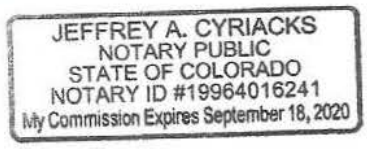
County of MEGA ss.

Subscribed and sworn to before me on this 20 day of January, 2020

by LYNDEW B. BENOIT & BARBARA J. BENOIT

Witness my hand and seal.

My Notary Commission expires on 9/18/2020



[Signature]  
Notary Public Signature

## 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 type="text" value="Single Family Land"/>	Existing Zoning <input type="text" value="RSF-4"/>
Proposed Land Use Designation <input type="text" value="Single Family Land"/>	Proposed Zoning <input type="text" value="RSF-5"/>

**Property Information**

Site Location: <input type="text" value="703 Caleb Street"/>	Site Acreage: <input type="text" value="0.18 ac"/>
Site Tax No(s): <input type="text" value="2701-343-30-002"/>	Site Zoning: <input type="text" value="RSF-4"/>
Project Description: <input type="text" value="703 Caleb Street Rezone"/>	

**Property Owner Information**

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**Applicant Information**

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**Representative Information**

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**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 <input type="text" value="Kim C. Kerk"/>	Date <input type="text" value="12/12/19"/>
Signature of Legal Property Owner <input type="text" value="Jana Franklin"/>	Date <input type="text" value="12/12/19"/>





## 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:

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

Existing Land Use Designation	<input type="text" value="Single Family Land"/>	Existing Zoning	<input type="text" value="RSF-4"/>
Proposed Land Use Designation	<input type="text" value="Single Family Land"/>	Proposed Zoning	<input type="text" value="RSF-5"/>

### Property Information

Site Location:  Site Acreage:

Site Tax No(s):  Site Zoning:

Project Description:

### Property Owner Information

### Applicant Information

### Representative Information

Name: <input type="text" value="Gary &amp; Krisandra Riegel"/>	Name: <input type="text" value="Jana Franklin"/>	Name: <input type="text" value="Kim Kerk"/>
Street Address: <input type="text" value="704 Caleb Street"/>	Street Address: <input type="text" value="703 Caleb Street"/>	Street Address: <input type="text" value="529 25 1/2 Rd, B-108"/>
City/State/Zip: <input type="text" value="GJ, CO 81505"/>	City/State/Zip: <input type="text" value="GJ, CO 81505"/>	City/State/Zip: <input type="text" value="GJ, CO 81505"/>
Business Phone #: <input type="text"/>	Business Phone #: <input type="text" value="970-234-1351"/>	Business Phone #: <input type="text" value="970-640-6913"/>
E-Mail: <input type="text" value="riegelk@icloud.com"/>	E-Mail: <input type="text" value="janafranklin@yahoo.com"/>	E-Mail: <input type="text" value="kimk355@outlook.com"/>
Fax #: <input type="text"/>	Fax #: <input type="text"/>	Fax #: <input type="text"/>
Contact Person: <input type="text" value="Kim Kerk"/>	Contact Person: <input type="text" value="Kim Kerk"/>	Contact Person: <input type="text" value="Kim Kerk"/>
Contact Phone #: <input type="text" value="970-640-6913"/>	Contact Phone #: <input type="text" value="970-640-6913"/>	Contact Phone #: <input type="text" value="970-640-6913"/>

**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:

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Gary L Riegel, am the owner of the following real property:

(b) LOT 3 BLK 1 ARCADIA NORTH SUB SEC 34 1N 1W & AN UNDIV INT IN TRACT A BLK 1 AND TRACT B BLK 2 - 0.20AC  
Parcel Number 2701-343-29-003

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

I am the sole owner of the property.

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

Krisandra L Riegel

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

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

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

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

Owner signature as it appears on deed: [Handwritten Signature]

Printed name of owner: Gary L Riegel

State of Colorado )

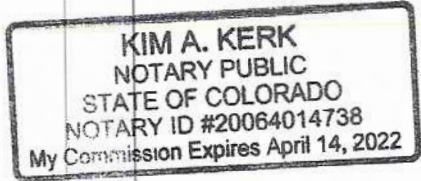
County of Mesa ) ss.

Subscribed and sworn to before me on this 6<sup>th</sup> day of February, 2020

by Gary L. Riegel

Witness my hand and seal.

My Notary Commission expires on April 14, 2022



[Handwritten Signature]  
Notary Public Signature

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Krisandra L Riegel, am the owner of the following real property:

(b) LOT 3 BLK 1 ARCADIA NORTH SUB SEC 34 1N 1W & AN UNDIV INT IN TRACT A BLK 1 AND TRACT B BLK 2 - 0.20AC  
Parcel Number 2701-343-29-003

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

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

Gary L Riegel

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

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

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

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

Owner signature as it appears on deed: Krisandra L Riegel

Printed name of owner: Krisandra L Riegel

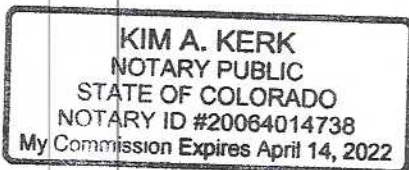
State of Colorado )

County of Mesa ) ss.

Subscribed and sworn to before me on this 6th day of February, 2020  
by KRISANDRA L RIEGEL

Witness my hand and seal.

My Notary Commission expires on April 14, 2022



Kim A. Kerk  
Notary Public Signature

## 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

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

### Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**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

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Amanda J Jacobson, am the owner of the following real property:

(b) 705 Caleb Street, Grand Junction CO 81505  
Lot 3 in  
Block 2 of Arcadia North Subdivision

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

I am the sole owner of the property.

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

[Empty box for listing other owners]

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

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

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

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

Owner signature as it appears on deed: *Amanda J Jacobson*

Printed name of owner: Amanda J Jacobson

State of Colorado )

County of Mesa ) ss.

Subscribed and sworn to before me on this 4<sup>th</sup> day of February, 20 20  
by Amanda J. Jacobson

Witness my hand and seal.

My Notary Commission expires on 04/14/2022

*Kimberly Kerk*  
Notary Public Signature

## 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 type="text" value="Single Family Land"/>	Existing Zoning	<input type="text" value="RSF-4"/>
Proposed Land Use Designation	<input type="text" value="Single Family Land"/>	Proposed Zoning	<input type="text" value="RSF-5"/>

### Property Information

Site Location:	<input type="text" value="706 Caleb St."/>	Site Acreage:	<input type="text" value=".198 AC"/>
Site Tax No(s):	<input type="text" value="2701-343-29-004"/>	Site Zoning:	<input type="text" value="RSF-4"/>
Project Description:	<input type="text" value="703 Caleb Street Rezone"/>		

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Signature of Legal Property Owner

Date

Date

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) James Peterson, III, am the owner of the following real property:

(b) 706 Caleb St Grand Junction, CO 81505

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

I am the sole owner of the property.

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

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

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

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

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

Owner signature as it appears on deed: *James Peterson, III*

Printed name of owner: James Peterson, III

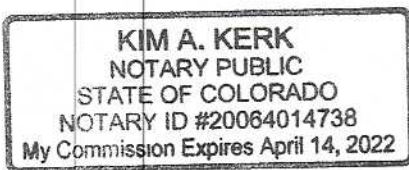
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 12<sup>th</sup> day of February, 20 20  
by James Peterson, III

Witness my hand and seal.

My Notary Commission expires on 04/14/2022



*Kim A. Kerk*  
Notary Public Signature



## 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 type="text" value="Single Family Land"/>	Existing Zoning <input type="text" value="RSF-4"/>
Proposed Land Use Designation <input type="text" value="Single Family Land"/>	Proposed Zoning <input type="text" value="RSF-5"/>

### Property Information

Site Location: <input type="text" value="707 Caleb St"/>	Site Acreage: <input type="text" value="0.18 acres"/>
Site Tax No(s): <input type="text" value="2701-343-29-004"/>	Site Zoning: <input type="text" value="RSF-4"/>
Project Description: <input type="text" value="703 Caleb Street Rezone"/>	

### Property Owner Information

### Applicant Information

### Representative Information

Name: <input type="text" value="LAURA L. RHODES"/>	Name: <input type="text" value="Jana Franklin"/>	Name: <input type="text" value="Kim Kerk"/>
Street Address: <input type="text" value="707 Caleb Street"/>	Street Address: <input type="text" value="703 Caleb Street"/>	Street Address: <input type="text" value="529 25 1/2 Rd, B-108"/>
City/State/Zip: <input type="text" value="GJ, CO 81505"/>	City/State/Zip: <input type="text" value="GJ, CO 81505"/>	City/State/Zip: <input type="text" value="GJ, CO 81505"/>
Business Phone #: <input type="text"/>	Business Phone #: <input type="text" value="970-234-1351"/>	Business Phone #: <input type="text" value="970-640-6913"/>
E-Mail: <input type="text" value="quilla930@gmail.com"/>	E-Mail: <input type="text" value="janafranklin@yahoo.com"/>	E-Mail: <input type="text" value="kimk355@outlook.com"/>
Fax #: <input type="text"/>	Fax #: <input type="text"/>	Fax #: <input type="text"/>
Contact Person: <input type="text" value="Kim Kerk"/>	Contact Person: <input type="text" value="Kim Kerk"/>	Contact Person: <input type="text" value="Kim Kerk"/>
Contact Phone #: <input type="text" value="970-640-6913"/>	Contact Phone #: <input type="text" value="970-640-6913"/>	Contact Phone #: <input type="text" value="970-640-6913"/>

**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 <input type="text" value="Kim Kerk"/>	Date <input type="text" value="01-17-20"/>
Signature of Legal Property Owner <input type="text" value="Laura Rhodes"/>	Date <input type="text" value="1-24-2020"/>

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Laura Lea Rhodes, am the owner of the following real property:

(b) 707 Caleb St., Grand Junction, CO 81505  
Parcel # 2701-343-29-004

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

I am the sole owner of the property.

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

[Empty box for other owners]

I have reviewed the application for the (d) Zoning change to R-5 pertaining to the property.

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

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

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

Owner signature as it appears on deed: [Signature]

Printed name of owner: Laura Lea Rhodes

State of Colorado )

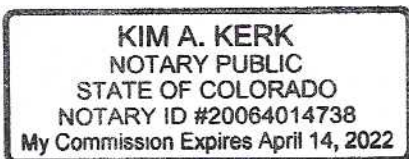
County of Mesa ) ss.

Subscribed and sworn to before me on this 27<sup>th</sup> day of January, 2020  
by Laura Lea Rhodes

Witness my hand and seal.

My Notary Commission expires on 04/14/2022

[Signature]  
Notary Public Signature



## 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: 280px;" type="text"/>	Existing Zoning <input style="width: 220px;" type="text"/>
Proposed Land Use Designation <input style="width: 280px;" type="text"/>	Proposed Zoning <input style="width: 220px;" type="text"/>

### Property Information

Site Location: <input style="width: 420px;" type="text" value="708 Caleb Street"/>	Site Acreage: <input style="width: 240px;" type="text" value="0.23"/>
Site Tax No(s): <input style="width: 420px;" type="text" value="2701-343-29-0025"/>	Site Zoning: <input style="width: 240px;" type="text" value="R-4"/>
Project Description: <input style="width: 780px;" type="text" value="Request a variance of a rear yard setback for a single family home."/>	

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**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

I, (a) Travis and Alexis Brown, am the owner of the following real property:

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

I have reviewed the application for the (d) Caleb St. Rezone pertaining to the property.

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

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

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

Owner signature as it appears on deed:



Printed name of owner: Travis and Alexis Brown

)

) ss.

Subscribed and sworn to before me on this 17<sup>th</sup> day of May, 20 20

by LAURA L. RHODES

Witness my hand and seal.

Notary Public Signature



My commission Expires 5-18-2022

2/3

2322229 BK 4178 PG 496  
06/12/2006 03:52 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee \$33.90

**WARRANTY DEED**

THIS DEED, Made this 7th day of June, 2006 between

**Stremel Homes, LLC**  
of the County of Mesa and State of COLORADO, grantor, and

**William A. Garrison and Mary Lue Garrison**

whose legal address is ~~700 Caleb St., Grand Junction, CO 81506;~~

*2500 Grand Ave # 303 Glenwood Spgs CO 81601*  
of the County of Mesa, State of Colorado, grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of Three Hundred Thirty-Nine Thousand Dollars and NO/100's, (\$339,000.00),

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

33.90

Lot 1,  
Block 1, Arcadia North Subdivision,

County of Mesa,  
State of Colorado.

also known by street and number as 700 Caleb St., Grand Junction, CO 81506

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

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **May 4, 2006**, between the parties..

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**SELLER:**

Stremel Homes, LLC

*[Signature]*  
Stephen M. Stremel, as Manager

STATE OF COLORADO  
COUNTY OF Mesa

} SS:

The foregoing instrument was acknowledged before me this 7th day of June, 2006 by Stephen M. Stremel, as Manager of Stremel Homes, LLC



Witness my hand  
My Commission

*[Signature]*  
Notary Public



After Recording Return to:  
Robert Pietro  
Deana Pietro  
701 Caleb Street  
Grand Junction, CO 81505

**WARRANTY DEED**

This Deed, made April 28, 2010

Between **Joan M. Anzelmo** of the County Mesa, State of COLORADO, grantor(s) and **Robert Pietro and Deana Pietro**, as Joint Tenants whose legal address is 701 Caleb Street, Grand Junction, CO 81505 County of Mesa, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **TWO HUNDRED FORTY-ONE THOUSAND AND 00/100 DOLLARS (\$241,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO described as follows:

Lot 1 in Block 2 of  
Arcadia North Subdivision.

County of Mesa, State of Colorado

also known by street and number as **701 Caleb Street, Grand Junction, CO 81505**

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

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated March 31, 2010, between the parties.**

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

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

**SELLER:**

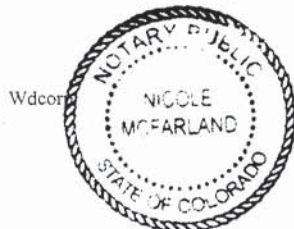
  
\_\_\_\_\_  
Joan M. Anzelmo

STATE OF COLORADO  
COUNTY OF MESA

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **April 28, 2010** by **Joan M. Anzelmo**.

Witness my hand and official seal.



My Commission Expires 12/02/2012

  
\_\_\_\_\_  
Notary Public  
My Commission expires:

ESCROW NO. 460-H0272582-097-NMC



2/3

**WARRANTY DEED**

THIS DEED, Made this 23rd day of February, 2007 between

**Stremel Homes, LLC**  
of the County of Mesa and State of COLORADO, grantor, and

**Lynden Bruce Benoit and Barbara Jean Benoit**

whose legal address is **702 Caleb ST, Grand Junction, CO 81505,**

of the County of Mesa, State of Colorado, grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of Three Hundred Thirty-Seven Thousand Dollars and NO/100's, (\$337,000.00),

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

Lot 2,  
Block 1, Arcadia North Subdivision,

County of Mesa,  
State of Colorado.

also known by street and number as 702 Caleb ST, Grand Junction, CO 81505

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


**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **February 2, 2007**, between the parties..

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

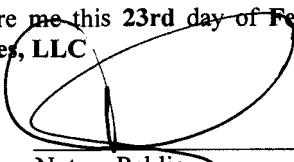
**SELLER:**

  
\_\_\_\_\_  
**Stephen M. Stremel, as Manager**

STATE OF COLORADO  
COUNTY OF Mesa

} ss:

The foregoing instrument was acknowledged before me this 23rd day of February, 2007 by **Stephen M. Stremel, as Manager of Stremel Homes, LLC**

  
\_\_\_\_\_  
Notary Public

Witness my hand and  
My Commission



My Commission Expires 04/26/2009  
County of Mesa

\$ 33,700



## WARRANTY DEED

**THIS DEED**, made this February 10, 2011, between DEAN H. VANGUNDY, whose address is 645 4th Avenue, Grand Junction, County of Mesa, State of Colorado, grantor, and Jana L. Franklin, whose legal address is 703 Caleb Street, Grand Junction, CO 81506, grantee:

**WITNESSETH**, that the grantor, for and in consideration of the sum of TEN and no/100 DOLLARS, and other good and valuable consideration, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee and her heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

Lot 2, Block 2, Arcadia North Subdivision, County of Mesa, State of Colorado

also known by street and number as: 703 Caleb Street, Grand Junction, CO 81506.

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

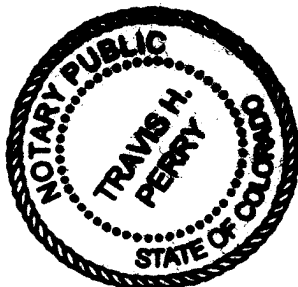
**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee and her heirs and assigns forever. The grantor, for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee and her heirs and assigns, against all and every person or persons claiming the whole or any part thereof, except subject to covenants, easements and restrictions of record, and subject to general property taxes for the year in which this deed was executed.

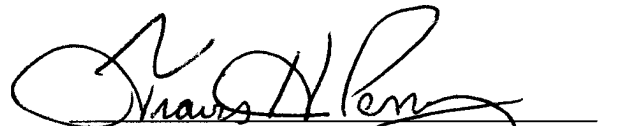
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

  
DEAN H. VANGUNDY

STATE OF COLORADO  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by DEAN H. VANGUNDY on February 10, 2011.



  
NOTARY PUBLIC  
My Commission expires: October 31, 2013



2/4

2330794 BK 4216 PG 569  
08/02/2006 10:50 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee \$34.99

WARRANTY DEED

THIS DEED, Made this <sup>27th</sup> day of July, 2006 between

Stremel Homes, LLC  
of the County of Mesa and State of COLORADO, grantor, and

Gary L. Riegel and Krisandra L. Riegel

whose legal address is 704 Caleb Street, Grand Junction, CO 81506,

of the County of Mesa, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of ~~Three Hundred Forty Nine Thousand Dollars and 00/100 (\$349,000.00)~~ <sup>Three Hundred Forty Nine Thousand</sup> ~~Three Hundred Forty Nine Thousand~~ <sup>Nine Hundred and 00/100 (\$349,900.00)</sup>

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

Lot 3,  
Block 1, Arcadia North Subdivision,

County of Mesa,  
State of Colorado.

also known by street and number as 704 Caleb Street, Grand Junction, CO 81506

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated June 30, 2006, between the parties..

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

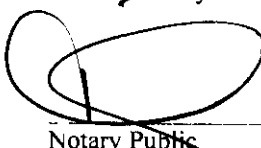
SELLER

Stremel Homes, LLC


Stephen M. Stremel, as Manager

STATE OF COLORADO  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this <sup>27th</sup> day of July, 2006 by Stephen M. Stremel, as Manager of Stremel Homes, LLC

  
Notary Public

Witness my hand and official seal.  
My Commission expires:



34.70

WOG/KUSZ



2/3  
# 33.90  
UTC COLORADO  
10022483

**WARRANTY DEED**

**THIS DEED**, Made this **23rd** day of **February**, 2007 between

**Stremel Homes, LLC**

of the County of Mesa, State of Colorado, grantor and

**Amanda J. Jacobson**

whose legal address is: **705 Caleb Street, Grand Junction, CO 81505**,  
of the County of **Mesa**, State of **Colorado**, grantee:

**WITNESSETH**, That the grantor for and in consideration of the sum of Three Hundred Thirty-Nine Thousand Dollars and NO/100's (**\$339,000.00**) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, and State of COLORADO, described as follows:

Lot 3 in  
Block 2 of  
ARCADIA NORTH SUBDIVISION,

Mesa County,  
State of Colorado.

also known by street and number as **705 Caleb Street, Grand Junction, CO 81505**

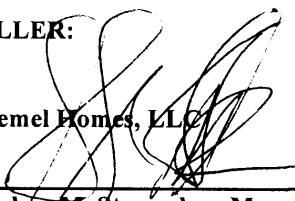
**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor,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

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **January 20, 2007**, between the parties.

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

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

**SELLER:**

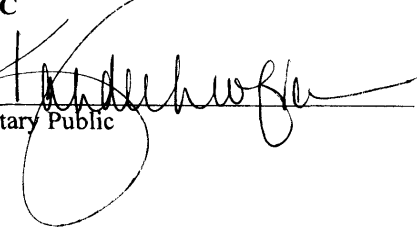
  
\_\_\_\_\_  
**Stephen M. Stremel, as Manager**

STATE OF **COLORADO**  
COUNTY OF **Mesa**

} SS:

The foregoing instrument was acknowledged before me this **23rd** day of **February**, 2007 by **Stephen M. Stremel, as Manager of Stremel Homes, LLC**

**K. VANDERHOOFVEN**  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 06/23/2010

  
\_\_\_\_\_  
Notary Public

Witness my hand and official seal  
My Commission expires:

213

WARRANTY DEED

2293338 BK 4062 PG 717  
12/21/2005 12:07 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee \$34.50

THIS DEED, Made this December 15, 2005 between

Stremel Homes, LLC

of the County of Mesa, State of Colorado, grantor and

James E. Peterson III

whose legal address is: 706 Caleb Street, Grand Junction, CO 81505

of the County of Mesa, State of Colorado, grantee(s).

WITNESSETH, That the grantor for and in consideration of the sum of THREE HUNDRED FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$345,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, and State of COLORADO, described as follows::

Lot 4,  
Block 1, Arcadia North,

County of Mesa,  
State of Colorado.

also known by street and number as 706 Caleb Street, Grand Junction, CO 81505

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated November 11, 2005, between the parties.

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

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

SELLER:

Stremel Homes, LLC

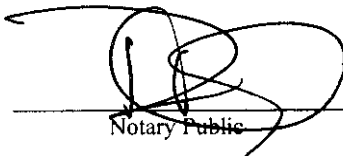
Stephen M. Stremel, as Manager

STATE OF COLORADO  
COUNTY OF Mesa

}SS:

The foregoing instrument was acknowledged before me this December 15, 2005, by Stephen M. Stremel, as Manager of Stremel Homes, LLC

Witness my Hand and Official Seal  
My Commission expires:

  
Notary Public

**RUSTI REDDING**  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 04/26/2009  
County of Mesa



U0007684

MAR-27-2007 TUE 04:33 PM

FAX NO.

P. 02

WARRANTY DEED

THIS DEED, Made this 28th day of March, 2007 between

Stremel Homes, LLC

of the County of Mesa, State of Colorado, grantor and

Laura Lea Rhodes

whose legal address is: 707 Caleb St., Grand Junction, CO 81505,

of the County of Mesa, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Three Hundred Thirty-Nine Thousand Dollars and NO/100's (\$339,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, and State of COLORADO, described as follows:

Lot 4 in  
Block 2 of  
ARCADIA NORTH SUBDIVISION,

Mesa County,  
State of Colorado,  
also known by street and number as 707 Caleb St., Grand Junction, CO 81505

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

TO HAVE AND TO HOLD the said promises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enclosing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated February 23, 2007, between the parties.

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

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

SELLER:

Stremel Homes, LLC

Stephen M. Stremel, as Manager

STATE OF COLORADO  
COUNTY OF Mesa

} SS:

The foregoing instrument was acknowledged before me this 28th day of March, 2007 by Stephen M. Stremel, as Manager of Stremel Homes, LLC

Notary Public

Witness my hand and official seal.  
My Commission expires:



My Commission Expires 04/26/2009  
County of Mesa

WDPHOTO

File No. U0023931  
Warranty Deed (For Photographic Record)



22

RECEPTION#: 2920989, at 4/16/2020 3:38:27 PM, 1 of 1

Recording: \$13.00, Doc Fee \$42.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER



State Documentary Fee  
Date: April 16, 2020  
\$42.00

**General Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **RICHARD A. HENDERSON AND DEBRA J. HENDERSON**, whose street address is **708 CALEB STREET, GRAND JUNCTION, CO 81505**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$420,000.00) \*\*\*Four Hundred Twenty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **TRAVIS BROWN AND ALEXIS BROWN**, as Joint Tenants whose street address is **708 CALEB STREET, GRAND JUNCTION, CO 81505**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of Colorado, to wit:

**LOT 5 IN BLOCK 1 OF ARCADIA NORTH SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **708 CALEB STREET, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **April 16, 2020**.

**RICHARD A. HENDERSON**

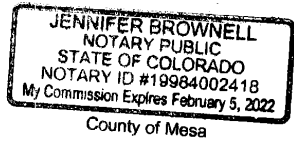
**DEBRA J. HENDERSON**

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

The foregoing instrument was acknowledged before me on this day of **April 16th, 2020** by **RICHARD A. HENDERSON AND DEBRA J. HENDERSON**

Witness my hand and official seal

My Commission expires: 2/5/22   
Notary Public



When recorded return to: **TRAVIS BROWN AND ALEXIS BROWN**  
**708 CALEB STREET, GRAND JUNCTION, CO 81505**



## Jace Hochwalt

---

**From:** Jace Hochwalt  
**Sent:** Wednesday, June 3, 2020 12:49 PM  
**To:** Susan  
**Subject:** RE: Caleb Street Rezone - 709 Caleb Street

Susan,

I appreciate your response and don't hesitate to reach out if you have any further questions.

Thank you,

Jace Hochwalt, AICP  
Associate Planner  
City of Grand Junction  
Phone: 970-256-4008

**City Hall is currently closed to the public on Tuesdays and Thursdays. City Hall will be open on Mondays, Wednesdays, and Fridays, however, we encourage you to conduct business online, by phone or by appointment as possible. I will be available by email and phone during regular work hours.**

---

**From:** Susan <sspaur@cox.net>  
**Sent:** Tuesday, June 2, 2020 6:17 PM  
**To:** Jace Hochwalt <jaceh@gjcity.org>  
**Subject:** RE: Caleb Street Rezone - 709 Caleb Street

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

We understand the city's position, Jace.

I appreciate your time and prompt responses.

Susan

Susan M. Spaur, CPA  
Member/Manager  
Spaur Financial Services, LLC  
PO Box 12408  
Tempe, AZ 85284  
Phone: 480-785-7185  
Fax: 480-940-9154

This communication is intended solely for the person to whom it is addressed; no one else should rely on the tax advice provided herein. The person to whom this advice is addressed is under no obligation to keep the advice or matters related to the advice confidential.

This message (including any attachments) is confidential and intended for a specific individual and purpose. If you are not the intended recipient, please notify the sender immediately by replying to this message and destroy all copies of this message and any attachments. Further, if you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution of this message, or the taking of any action based on it is strictly prohibited. Thank You!

---

**From:** Jace Hochwalt [<mailto:jaceh@gjcity.org>]  
**Sent:** Tuesday, June 2, 2020 3:37 PM  
**To:** Susan <[sspaur@cox.net](mailto:sspaur@cox.net)>  
**Subject:** RE: Caleb Street Rezone - 709 Caleb Street

Hello again Susan,

I am just following up on the email I sent out to you last Thursday (which is below). As I indicated in my first email correspondence, we are moving forward with a rezone of the entire Arcadia North Subdivision, which is inclusive of the property at 709 Caleb Street. This proposal is scheduled for Planning Commission hearing on Tuesday, June 9<sup>th</sup> and City Council hearing on Wednesday, July 1<sup>st</sup>. Did you have any follow-up questions, concerns, or opposition to this proposal after the explanation I gave? Please let me know if you have any further thoughts on the proposal.

Thank you,

Jace Hochwalt, AICP  
Associate Planner  
City of Grand Junction  
Phone: 970-256-4008

**Due to the Governor's Stay at Home order, City Hall will be closed to the public until further notice. I will be available by email during regular work hours, and phone on Mondays, Tuesdays, and Thursdays.**

---

**From:** Jace Hochwalt  
**Sent:** Thursday, May 28, 2020 5:14 PM  
**To:** Susan <[sspaur@cox.net](mailto:sspaur@cox.net)>  
**Subject:** RE: Caleb Street Rezone - 709 Caleb Street

Hi Susan,

It is Mr. Hochwalt but I appreciate you checking. I attempted to call the phone number in your signature line (480-940-7185) but just got your answering machine so will just respond to this email. The R-4 zone district allows for single-family and duplex housing uses, whereas the R-5 zone district allows for single, duplex, and multi-family housing. With that said, there are certain density standards that need to be met for duplex and multi-family to even be an option. All lots in the Arcadia North Subdivision are too small to accommodate any multi-family use (or duplex for that matter). For a 3-unit apartment complex in the R-5 zone district, the lot size would need to equate to approximately ½ an acre. All lots within the Arcadia North Subdivision are less than ¼ an acre. The only way multi-family can be accommodated is if a few (or several) of the property owners demolished the existing homes, consolidated lots, and built a small apartment.

While the City does not regulate or enforce private HOA CC&R's, it did sound like Jana and the property owners were planning to revise the CC&R's to make sure there would be no multi-family or duplex uses allowed. I would ask that you talk with Jana (or the other property owners) directly to confirm that.

From the staff perspective, only 6 of the 10 property owners originally submitted for a rezone. As such, we moved forward with the rezone of just those six to R-5, and the other four lots would retain the R-4 designation. However, over the course of the last week, three more owners have submitted as well. As such, we feel that it is in the public's interest

to rezone the entire 10-lot subdivision to keep things consistent, and not leave one lot out of the mix. Hopefully this clarifies things a bit for you, but I am happy to answer any follow-up questions you may have.

Thank you,

Jace Hochwalt, AICP  
Associate Planner  
City of Grand Junction  
Phone: 970-256-4008

Due to the Governor's Stay at Home order, City Hall will be closed to the public until further notice. I will be available by email during regular work hours, and phone on Mondays, Tuesdays, and Thursdays.

---

**From:** Susan <[sspaur@cox.net](mailto:sspaur@cox.net)>  
**Sent:** Thursday, May 28, 2020 4:08 PM  
**To:** Jace Hochwalt <[jaceh@gjcity.org](mailto:jaceh@gjcity.org)>  
**Subject:** RE: Caleb Street Rezone - 709 Caleb Street

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Mr/Ms Hochwalt (My apologies I am unsure how to address you),

Thank you for your information. The biggest concern we had was from the information I read showing that the R-5 allows for multi-family housing. According to Jana Franklin, if I am understanding correctly, something is to be done through the homeowner association CC&Rs to prevent that.

I am hearing impaired and getting a lot of information third hand and was originally given a very tight deadline for a decision and notarized paperwork. So I am a little confused.

If there is any more clarity you can provide to the multi-family housing issue, I would appreciate it.

Susan

Susan M. Spaur, CPA  
Member/Manager  
Spaur Financial Services, LLC  
PO Box 12408  
Tempe, AZ 85284  
Phone: 480-785-7185  
Fax: 480-940-9154

This communication is intended solely for the person to whom it is addressed; no one else should rely on the tax advice provided herein. The person to whom this advice is addressed is under no obligation to keep the advice or matters related to the advice confidential.

This message (including any attachments) is confidential and intended for a specific individual and purpose. If you are not the intended recipient, please notify the sender immediately by replying to this message and destroy all copies of this message and any attachments. Further, if you are not the



intended recipient, you are hereby notified that any disclosure, copying, distribution of this message, or the taking of any action based on it is strictly prohibited. Thank You!

---

**From:** Jace Hochwalt [<mailto:jaceh@gjcity.org>]  
**Sent:** Thursday, May 28, 2020 2:37 PM  
**To:** [sspaur@cox.net](mailto:sspaur@cox.net)  
**Subject:** Caleb Street Rezone - 709 Caleb Street

Good afternoon Susan,

My name is Jace Hochwalt and I am a Planner with the City of Grand Junction Community Development Department. I have been in discussions with Jana Franklin who is the owner of the property at 703 Caleb Street in Grand Junction, Colorado. Jana, along with eight other property owners in the Arcadia North Subdivision have decided to apply for a rezone to their properties. The rezone would be from R-4 to R-5. These are both residential zones, and I would be happy to go over the major differences between the zone districts with you if you would like. With that said, the primary reason for the rezone is to allow for a smaller rear yard setback (15 feet instead of 25 feet). This provides the flexibility to property owners of adding an addition to their homes in the future.

Generally we would require an application to be filled out from any property owner (or Power of Attorney) that wants to rezone their property. Based on discussion with Jana Franklin, Paul Marchionda is the owner of the property at 709 Caleb Street, and Jana informed me that you are his Power of Attorney. However, it is my understanding that you do not live in the Grand Junction area and do not intend to fill out a development application for a rezone of the property at 709 Caleb Street. Because 9 of the 10 owners on Caleb Street in the Arcadia North Subdivision have filled out an application to rezone their properties, we feel from a staff level that it is appropriate to rezone the entire subdivision, inclusive of the property at 709 Caleb Street. This would provide for consistency across the subdivision, and we feel it best for the general public to proceed in this manner. If you have any objections to this rezone, or would like more information on what it entails, please reach out to me. The rezone hearing is scheduled for Planning Commission on June 9<sup>th</sup>, with a City Council hearing date of July 1<sup>st</sup>. It would be greatly appreciated if you could acknowledge that you have received this email so I can include it in the project file.

Thank you for your time,

Jace Hochwalt, AICP  
Associate Planner  
City of Grand Junction  
Phone: 970-256-4008

**Due to the Governor's Stay at Home order, City Hall will be closed to the public until further notice. I will be available by email during regular work hours, and phone on Mondays, Tuesdays, and Thursdays.**



# Kim Kerk, Land Consulting & Development, LLC

---

January 10, 2020 at 6:00pm

Neighborhood Meeting Minutes

Caleb St Rezone

A neighborhood meeting was held on January 10, 2020 at 702 Caleb St. There were 11 people including myself and Jace Hochwalt, planner City of GJ.

The Pros and Cons were a large part of the discussion.

Questions:

1. Will multi-family units be allowed with the R-5 zoning on this subdivision?

Jace Hochwalt assured the neighbors that even though an R-5 zoning allows multi-family units, the lots do not meet the minimum size requirements needed to build multi-family units. Jace also informed them that an Accessory Dwelling Unit is allowed under the current zoning of R-4 and would still be allowed in the R-5 zone district.

Kim Kerk also informed the neighbors that they could restrict building to only allow single-family homes in Arcadia North by amending their existing covenants to state that. The neighbors discussed at length the format required to hold an HOA meeting and the voting process to amend their CC&Rs.

2. Will property taxes increase with a rezone from R-4 to R-5?

Taxes are not based on zoning, they are based on land use, Residential, Commercial, Agricultural and Industrial.

3. Neighbors asked if they could attend Planning Commission and City Council meetings?

Jace said yes and you will receive a post card notifying you of the dates of the hearings.

4. What will actually change in our subdivision if we rezone to R-5?

The only change that will affect your subdivision will be the setbacks reduced from 25' to 15'.

Jace provided the chart that shows the comparison of R-4 and R-5 requirements.

Jace reiterated the multi-family requirements cannot be met on the lot sizes in Arcadia North.

## Kim Kerk, Land Consulting & Development, LLC

---

Kim Kerk gave the neighbors her business card, a Development Application and the Statement of Authority forms. The original forms were to be returned to Kim Kerk by mail or dropped off.

Meeting was adjourned at 7:20.

Kim Kerk Land Consulting & Development, LLC  
529 25 1/2 Rd. B 108 Grand Junction, CO 81505

December 24, 2019

VIA: US MAIL

To: Adjacent Property Owners

RE: Rezone Application

703 Caleb Street, Grand Junction, CO  
81505

Dear Land Owner:

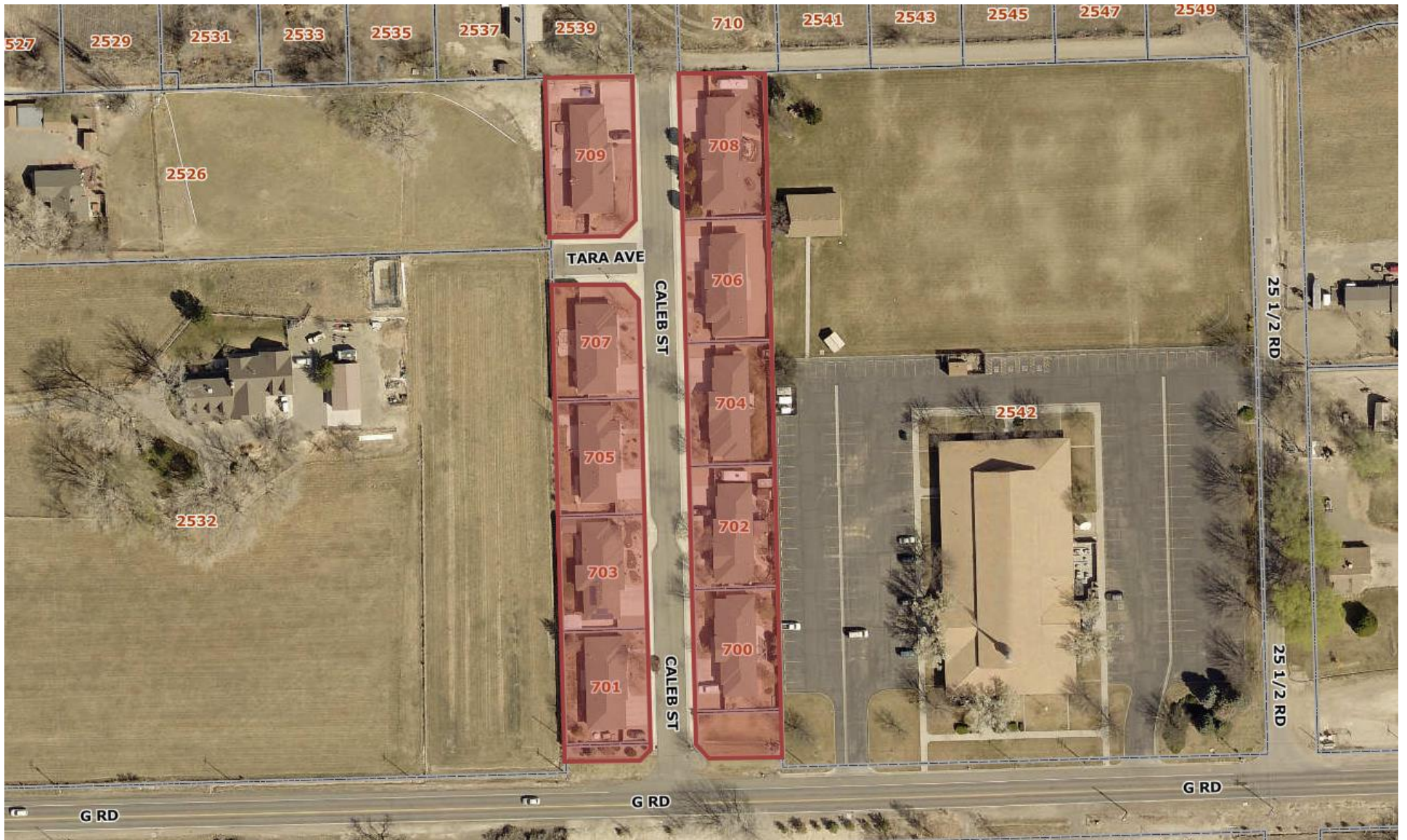
The above referenced property is subject to a pending Rezone Application to change the zoning to R-5 on the property located at 703 Caleb Street, Grand Junction, CO 81505. The subdivision in which the subject property is located is currently zoned R-4 (residential-4 dwelling units per acre). Pursuant to Section 21.02.080 of the Zoning and Development Code, a Neighborhood meeting must be held. The meeting will be held at 5:30 pm on Friday, January 10<sup>th</sup>, 2020, at 703 Caleb Street, Grand Junction, CO 81505.

The neighborhood is encouraged to join us, to review and allow us to address any questions that you may have. If you require any additional information prior to the meeting, please do not hesitate to contact me at 970-640-6913.

Thank you,

Kim Kerk, PM

# Vicinity Map (Close In)



# Vicinity Map (Expanded)

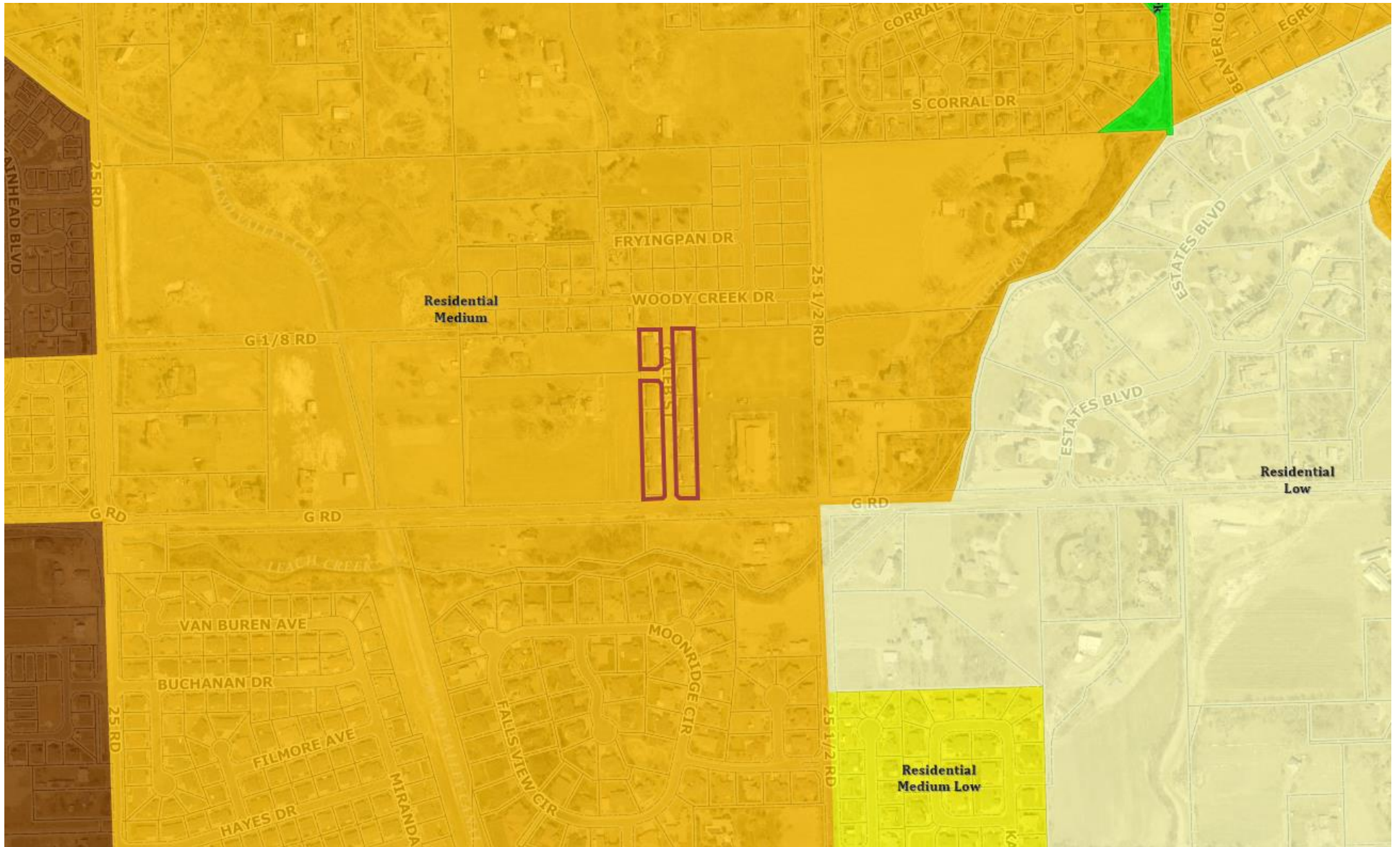


# Zoning Map





# Future Land Use Map



# Arcadia North Subdivision Plat

## ARCADIA NORTH SUBDIVISION

### DEDICATION AND OWNERSHIP STATEMENT

#### KNOW ALL MEN BY THESE PRESENTS:

Colorado Homes & Living By Design, LLC is the owner of a parcel of land being that certain tract of land in the SE1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3523 at Page 639 of the Mesa County real property records, said tract being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the S1/4 Corner of Section 34, Township One North, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, from whence a Mesa County Survey Marker for the S.W. Corner of said Section 34 bears S89°59'01"W a distance of 2636.02 feet; thence N86°17'24"W a distance of 461.58 feet to a point on the northerly right-of-way line of G Road and the point of beginning; thence S89°59'01"W, on said northerly right-of-way line, a distance of 198.36 feet to the westerly line of the SE1/4 SW1/4 of said Section 34; thence N00°04'29"W, on said westerly line, a distance of 630.98 feet to the northerly line of the SE1/4 SW1/4 of said Section 34; thence N89°49'44"E, on said northerly line, a distance of 199.02 feet; thence S00°00'51"E a distance of 631.52 feet to the beginning.

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

All street roads and rights-of-way shown hereon, being Caleb Street and Tara Avenue, together with ten feet for right-of-way along G Road, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

A Utility Easement shown hereon is hereby dedicated to the City of Grand Junction for the use of City-approved utility providers as a perpetual, non-exclusive easement for the installation, operation maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, water lines and telephone lines.

An Irrigation and Drainage Easement designated as Easement A shown hereon is hereby granted and conveyed to the Arcadia North Subdivision Homeowners Association, Inc., not subject to partition, as a perpetual easement, for the installation, operation, maintenance and repair of irrigation and drainage systems and to supply and drain irrigation water.

Tract A is for the purposes of a drainage detention area and shall be operated and maintained by the Arcadia North Subdivision Homeowners Association, Inc., as set forth in the Declaration of Covenants Conditions and Restrictions.

Tract B is for open space purposes, and shall be operated and maintained by the Arcadia North Subdivision Homeowners Association, Inc., as set forth in the Declaration of Covenants Conditions and Restrictions.

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

IN WITNESS WHEREOF, said owner has caused its names to be hereunto subscribed this

6th day of June, 2005

For Colorado Homes & Living By Design, LLC  
By Marcus Winger, Member

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15th day of June, A.D. 2005.

For Colorado Homes & Living By Design, LLC, By Marcus Winger, Member

My commission expires: 1/13/08

WITNESS MY HAND AND OFFICIAL SEAL.



Nancy M. Madison  
Notary Public

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Arcadia North Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

Date

#### FOR CITY OF GRAND JUNCTION USE

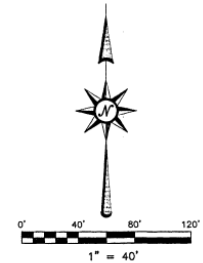
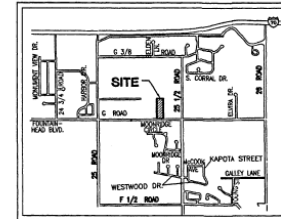
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

Easement A, recorded in Book 322L at Page 186.  
Tract A, recorded in Book 322L at Page 186.  
Tract B, recorded in Book 322L at Page 186.  
Declaration of Covenants, Conditions and Restrictions recorded in Book 322L at Pages 186-187.  
Vacation of Right-of-Way, recorded in Book 322L at Pages 20-23.

#### LEGEND

- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & CAP LS-12901
- FOUND REBAR & CAP LS-18469
- SET REBAR & CAP LS-18469
- AVENUE
- BUREAU OF LAND MANAGEMENT
- MCSM MESA COUNTY SURVEY MARKER

#### VICINITY MAP



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 10:10 o'clock A.M., this 16th day of June, A.D. 2005, and is duly recorded as Reception Number 2257443 in Book 322L, Page 164 through inclusive. Drawer No. 00-126

Clerk and Recorder Deputy Fees \$10,001.00

Declaration of Covenants, Conditions, and Restrictions of Arcadia North Subdivision is recorded by separate instrument.

### TITLE CERTIFICATION

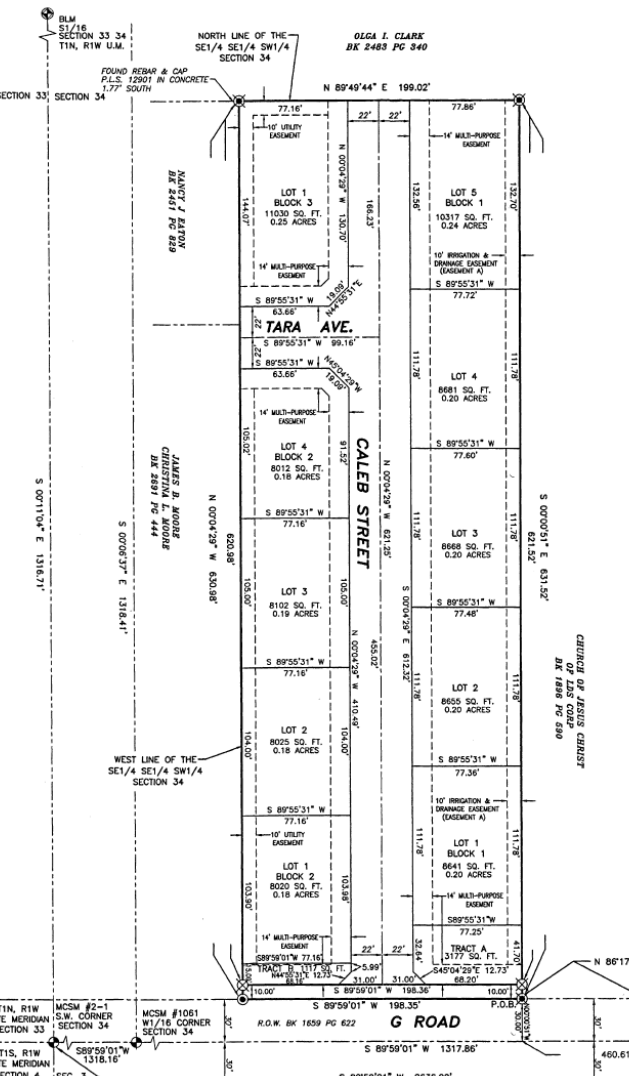
We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Colorado Homes & Living By Design, LLC; that the current taxes have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

Date: JUNE 15, 2005 by SCD LAWRENCE D. VENTHAMMER for Meridian Land Title, LLC.

### CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 16th day of June, A.D. 2005

Mayor City Manager



AREA SUMMARY		
DESC.	ACRES	PERCENT
LOT 1	0.22	70.2%
TRACT A	0.07	2.4%
TRACT B	0.03	1.0%
DEDICATED R.O.W.	0.76	26.4%
TOTAL	2.88	100.00%

GENERAL NOTES

- Title information from Mesa County real property records and from Meridian Land Title LLC, file no. 71439 Amended 1, effective date 06/10/2005.
- Basis of bearings, is S89°59'01"W 2636.02 feet, between Mesa County Survey Markers for the S1/4 Corner and the S.W. Corner of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado. (Based on Mesa Co. L.S.)
- See Improvement Survey Plat Deposited with Mesa County Surveyor, Deposit No. 3064-04.

NOTE: All exterior corner monuments have concrete placed around them.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

FOR CITY OF GRAND JUNCTION USE

ARCADIA NORTH SUBDIVISION

IN THE SE1/4 SW1/4 OF SECTION 34  
T1N, R1W, OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

ROLLAND ENGINEERING  
455 Ridge Blvd  
Grand Jct, CO 81503  
(970) 243-8300

Designed	Checked	RAM	Print	Sheet
Drawn	Date	6/15/05	3092	1 of 1

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING ARCADIA NORTH SUBDIVISION  
FROM R-4 (RESIDENTIAL – 4 DU/AC)  
TO R-5 (RESIDENTIAL – 5.5 DU/AC)**

**LOCATED AT 700, 701, 702, 703, 704, 705, 706, 707, 708, AND 709 CALEB STREET**

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 Arcadia North Subdivision to the R-5 (Residential – 5.5 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 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-5 (Residential – 5.5 du/ac) 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-5 (Residential – 5.5 du/ac):

ARCADIA NORTH SUBDIVISION

Introduced on first reading this 17<sup>th</sup> day of June, 2020 and ordered published in pamphlet form.

Adopted on second reading this 1<sup>st</sup> day of July, 2020 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



## Grand Junction Planning Commission

### Regular Session

Item #2.

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**Meeting Date:** June 9, 2020

**Presented By:** Landon Hawes, Senior Planner

**Department:** Community Development

**Submitted By:** Landon Hawes, Senior Planner

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### **Information**

#### **SUBJECT:**

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding use specific standards for Mini-Warehouses.

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

Staff proposes to amend Section 21.04.030(g) with revised standards for the mini-warehouse use. These standards create new landscaping, architectural, and site design requirements that are intended to help mini-warehouses become more aesthetically attractive. Staff also proposes to modify Section 21.06.050(c), Off-Street Required Parking, to reduce the required minimum number of vehicle spaces for a mini-warehouse development to two parking spaces. Finally, staff proposes to modify Section 21.10 regarding the definition of "Mini-Warehouse" to make it consistent with the definition currently provided in the use specific standards.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

Staff proposes to amend Section 21.04.030(g) with revised standards for the mini-warehouse use. The purpose of the amendment is to establish mini-warehouses as both functional and aesthetically attractive uses that contribute to improved urban form, especially when located along commercial corridors or in neighborhood business areas. The implementation of various use specific design standards is consistent with the adopted Goal 8 of the Comprehensive Plan which provides that the City should

work to “create attractive public spaces and enhance the visual appeal of the community through quality development.”

The new standards contain six subsections:

1. Purpose. This subsection explains what the standards do and applies them to all mini-warehouses, including climate-controlled indoor storage units. While the city does not currently have any indoor storage facilities, staff feels it is important to plan for the future by applying these standards to any type of mini-warehouse facility.

2. Uses Prohibited. This subsection already exists in the Code today but has been edited for redundancy and repositioned in the section. This section prohibits commercial activity within mini-warehouse developments except for foreclosure sales, as well as outside storage except in the case of licensed vehicles within approved areas. Staff recognizes that it is important to allow owners of mini-warehouse developments to offer for sale stored items if/when storage tenants are evicted through lien foreclosure, but also ensure that storage is the primary use conducted on site.

3. Landscaping and Screening. The new requirement in this subsection provides that a 30-inch-high by 10-foot-wide landscaped berm is to be constructed between storage units and the abutting public right of way, with trees planted every 40 feet. It also requires that, for outdoor mini-warehouse units, landscaping islands be provided at the end of each row of storage units and that these islands shall be planted with shrubs that reach at least 5 feet of height at maturity. These standards are proposed to help new mini-warehouse developments enhance the visual appeal of the community through quality development.

4. Off-Street Parking and Drive Aisle Standards. This subsection continues the current Code standard that drive aisles within outdoor mini-warehouse facilities be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles. This is to ensure adequate traffic circulation and fire access. Additionally, this subsection will continue to require that a minimum of two parking spaces shall be provided adjacent to the primary entry structure which, in most cases, will likely be the structure that contains a management office.

5. Architectural and Site Design Standards. This subsection provides for new requirements related to standards for architecture and site design. For instance, mini-warehouses that front public rights-of-way must provide a “primary entry structure” at the development entrance that has no parking between the primary entry structure and the street; windows or similar architectural features covering a minimum of 30% of the street-facing façade; building materials such as brick, stone, wood, architectural-grade metal, or similar exterior on the street-facing façade; and two of four different architectural features such as a tower or decorative lighting.

6. Signage. This subsection requires individual mini-warehouse units be clearly labeled and that signs or other advertising may not be placed on walls or fences in the mini-warehouse development. This standard is currently in the Code.

Staff also proposes to modify Section 21.06.050(c), Off-Street Required Parking, to reduce the required minimum number of vehicle spaces for a mini-warehouse development to 2 parking spaces per development. This is similar to how other communities regulate parking for mini-warehouses. For instance, Fruita and Colorado Springs do not have a minimum parking requirement for mini-warehouses, while Lakewood requires 0.1 parking spaces per 1000 square feet of buildings on a mini-warehouse site. Given that these communities have greatly reduced parking requirements for mini-warehouses, staff recommends that parking requirements for mini-warehouses in Grand Junction be greatly reduced. However, staff also feels it is important to require at least two parking spaces for the benefit of both employees and customers. In addition, the parking aisle dimensions allow for short term loading/unloading parking in front of individual storage units.

Finally, staff proposes to clarify the definition of “mini-warehouse” in Chapter 21.10 to include a limit of 500 square feet for individual storage units, in order to bring it in line with the definition contained in the current mini-warehouse use standards. The current use standards definition reads, “This subsection sets standards for the establishment and maintenance of safe and attractive mini-warehouse developments that will remain a long-term asset to the community. A “mini-warehouse” shall mean a structure or group of structures for the dead storage of customers’ goods and wares where individual stalls or lockers are rented out for storage and where one or more stalls or lockers has less than 500 square feet of floor area.” The current definition in Chapter 21.10 states that “Mini-warehouse means a structure containing separate, individual, and private storage spaces of varying sizes, leased or rented on individual leases for varying periods of time.” This definition does not include any kind of limit on the size of individual storage units, which creates problems when attempting to differentiate between mini-warehouses and larger warehouses. The proposed new definition in Chapter 21.10 would read, “Mini-warehouse means a development containing separate, individual, and private storage spaces of up to 500 square feet, leased or rented on individual leases for varying periods of time.”

## **NOTIFICATION REQUIREMENTS**

The notice of this public hearing was published on June 2, 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 to amend Title 21 of the Grand Junction Municipal Code regarding use standards and parking requirements for mini-warehouses, ZCA-2020-175, the following findings of fact have been made:

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they modernize the Code, enhance the visual appeal of the community through quality development while ensuring the health, safety, and general welfare of the population, and providing regulations that are clear and consistent and that assist in logical and orderly development.

Therefore, Staff recommends approval of the request.

### **SUGGESTED MOTION:**

Mr. Chairman, on the amendment to Title 21, City file number ZCA-2020-175, 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. Mini-Warehouse Use Standards Ordinance draft final

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING  
USE SPECIFIC STANDARDS FOR MINI-WAREHOUSES**

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 proposed amendments modify the standards for the mini-warehouse use with landscaping, architectural, and site design requirements that are intended to help mini-warehouses become more aesthetically attractive. They also modify the amount of parking required for mini-warehouses and make the definition of "Mini-Warehouse" consistent with the definition currently provided in the use specific standards.

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 FOLLOWING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) BE AMENDED AS FOLLOWS:**

**21.04.030(g) Mini-Warehouse.**

(1) Purpose.

(a) This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini-warehouses, including those that provide indoor and/or outdoor units.

(2) Uses prohibited.



(a) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale, or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.

(b) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.

(3) Landscaping and Screening. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:

(i) A 30-inch-high by 10 feet wide landscaped berm is required between storage units and the abutting public right-of-way. The berm shall include trees that are planted every 30 feet.

(ii) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units. Landscape islands shall be planted with shrubs that reach at least 5 feet of height at maturity.

(4) Off-Street Parking and Driveways Standards.

(i) Drive aisles within outdoor mini-warehouses facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.

(ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(5) Architectural and Site Design Standards. All mini-warehouses shall meet the following standards.

(i) Mini-warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(1) No parking shall be placed between the building and the street.

(2) Windows or similar architectural features shall cover at least 30% of the street-facing façade.

(3) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(4) Two of the following features shall be utilized in the design of the primary entry structure:

(a) tower feature.

(b) façade articulations on the street-facing façade.

(c) roofline articulations in the street-facing façade.

(d) decorative lighting on the street-facing façade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing façade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(6) Signage. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini-warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

**21.06.050(c) Off-street Required Parking.**

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF VEHICLE SPACES
Self-Service Storage	Self-Service Storage	2 spaces

**21.10.020 Terms Defined**

*“Mini-warehouse means a development containing separate, individual, and private storage spaces of up to 500 square feet, leased or rented on individual leases for varying periods of time.”*

