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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, SEPTEMBER 28, 2021 @ 5:30 PM**

Register for the meeting using the link below:

<https://attendee.gotowebinar.com/register/5918849630660778000>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from September 14, 2021.

Regular Agenda

1. Consider a request by LSM Red Rock, LLC to rezone 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2211 Hallco Drive. | [Staff Presentation](#) | Phone-in comment code **4612**.
2. Consider a request by the Fellowship Church of Grand Junction ("Fellowship Church") to rezone one parcel totaling 26.673 acres from R-R (Rural Residential) to MXG-3 (Mixed Use General – 3) located at 765 24 Rd. | [Staff Presentation](#) | Phone-in comment code **4283**.
3. Consider a request by 834 21 ½ RD, LLC to zone 2.98 acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) located at 834 21 1/2 Road. | [Staff Presentation](#) | Phone-in comment code **3862**.
4. Consider a request by Sage Creek Investments, LLC to for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and zone 5 acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) located at 3038 D 1/2 Road. | [Staff Presentation](#) | Phone-in comment code **2555**.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
September 14, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Daniella Acosta (Associate Planner), Isabella Vaz (Communications Specialist), and Kalli Savvas (Planning Technician).

There were 9 members of the public in attendance.

The meeting video can be viewed online [here](#).

CONSENT AGENDA

Commissioner Reece moved to adopt Consent Agenda Item #1. Commissioner Ehlers seconded the motion. The motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from August 24, 2021.

REGULAR AGENDA

1. Monument Presbyterian Church Comprehensive Plan Amendment and Rezone
File # CPA-2021-294, RZN-2021-286

Consider a request by Monument Presbyterian Church for a Comprehensive Plan Amendment from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62-acres, located at 2020 ½ S. Broadway.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Gatseos and Ehlers asked for clarification of de-annexation. Mr. Thornton explained the annexation process.

Chairman Teske asked for clarification on acreage discrepancies. Mr. Thornton explained the discrepancy issue.

Applicant Presentation

The applicant, Steven Swindel, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6 p.m. on September 14, 2021.

Questions for Applicant or Staff

Chairman Teske asked a question regarding the request. Mr. Thornton responded.

Discussion

Commissioner Reece made a statement in support of the request.

Commissioner Ehlers made a statement regarding the recently adopted 2020 Comprehensive Plan and in support of the request.

Commissioner Gatseos made a statement in support of the request.

Motion and Vote

Commissioner Gatseos made the following motion:

“Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 2020 ½ South Broadway, City file number CPA-2021-294, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers made an amendment to the motion so that the approval is conditioned on the de-annexation of land as previously discussed.

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

Commissioner Gatseos made the following motion:

“Mr. Chairman, on the Rezone request for the property located at 2020 1/2 South Broadway, City file number RZN-2021-286, 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 and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Low.”

Commissioner Ehlers made an amendment to the motion so that the approval is conditioned on the de-annexation of land as previously discussed.

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

2. RCLR Rezone **File # RZN-2021-512**

Consider a request by Cyndi Casebier to rezone one parcel totaling approximately 1.51 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2150 Highway 6 and 50.

Staff Presentation

Daniella Acosta, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

The applicant was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:17 p.m. on September 14, 2021.

Questions for Applicant or Staff

None.

Discussion

Commissioners Gatseos and Teske made a statement in support of the request.

Motion and Vote

Commissioner Gatseos made the following motion, "Chairman, on the RLCR Rezone request from an I-1 (Light Industrial) zone district to a C-2 (General Commercial) zone district for the 1.51-acre property located at 2150 Highway 6 and 50, City File Number RZN-2021-512, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report."

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

3. 1101 Winters Avenue Rezone File # RZN-2021-492

Consider a request by Winters Building, LLC to rezone a 4.91-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 1101 Winters Avenue.

Commissioner Teske recused himself from the vote. Vice Chair Reece took over presiding the meeting.

Staff Presentation

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

Questions for Staff

None.

Applicant Presentation

The applicant's representative, Benjamin Fox, Vortex Engineering, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:28 on September 14, 2021.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, “Mr. Chairman, on the Winters Building, LLC request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for Lot 1 of Winters Avenue Industrial Park and the abutting vacated right-of-way, a 4.91-acre property located at 1101 Winters Avenue, City file number RZN-2021-492, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Weckerly seconded the motion. The motion carried 5-0.

4. Other Business

None.

5. Adjournment

Commissioner Ehlers moved to adjourn the meeting. Commissioner Weckerly seconded. The meeting adjourned at 6:29 p.m.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: September 28, 2021
Presented By: Jace Hochwalt, Senior Planner
Department: Community Development
Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Consider a request by LSM Red Rock, LLC to rezone 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2211 Hallco Drive. | [Staff Presentation](#) | Phone-in comment code **4612**.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, LSM Red Rock, LLC, is requesting the rezone of one parcel totaling approximately 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2211 Hallco Drive. The requested C-2 zone district conforms with the Comprehensive Plan Land Use Map designation of Commercial.

BACKGROUND OR DETAILED INFORMATION:

The proposed rezone comprises one parcel totaling approximately 12.00 acres at 2211 Hallco Drive, situated directly north of Interstate 70 and Highway 6 & 50 interchange. The parcel was annexed into the City limits in 2007 and currently sits vacant, but was recently subdivided in January of 2021 as part of a three-lot subdivision known as the Hallco II Subdivision. The site is currently zoned I-1 (Light Industrial), which is similar to the immediately adjacent properties. Uses in the immediate area of the subject site comprise primarily light industrial and commercial uses, inclusive of gas station/convenience stores, storage facilities, distribution facilities, and storage yards. There are also several vacant properties within close proximity to the subject site.

As indicated, the subject site is currently zoned I-1 and sits vacant. The 2020 One Grand Junction Comprehensive Plan classifies the subject property and immediately

adjacent properties with a Commercial land use designation. Zone districts that may implement the Commercial Land Use designation include MU (Mixed Use), BP (Business Park Mixed Use), I-O (Industrial Office/Park), C-1 (Light Commercial), C-2 (General Commercial), and the form-based, mixed-use zones of MXR-8, MXG-3, MXS-3, and MXOC. As such, the Comprehensive Plan land use classification of Commercial does support the rezone request to C-2, and does not support the existing zoning designation of I-1 for the subject site.

As indicated in the Applicant's General Project Report, they are proposing a rezone to C-2 to provide more flexibility of allowed uses for the site. The Applicant plans to construct an automotive dealership on the property, classified as a retail use in the Zoning and Development Code, which is not a use by right in the current I-1 zone district. While retail can be allowed within the I-1 zone district, the retail sales area shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel. As such, a rezone to C-2 is proposed, which would allow for the proposed automotive dealership use without limiting the retail sales area. The Applicant recently submitted a Major Site Plan Review to City staff for the automotive dealership, known as City File Number SPN-2021-589. The site plan application is concurrently under review along with this proposed rezone, but will not be approved unless the rezone is approved.

NOTIFICATION REQUIREMENTS

Neighborhood Meetings were held virtually on July 21, 2021 and September 23, 2021 for the proposal, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant team and City staff were present. No members of the public attended the meeting, and the Applicant team and City Staff discussed the proposal and anticipated timeline of the proposal.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 15, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on September 17, 2021. The notice of the Planning Commission public hearing was published on September 21, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

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

The 2020 Comprehensive Plan Land Use Map identifies the subject property as

Commercial, which is different from the 2010 Comprehensive Plan designation of Commercial/Industrial. While the existing zoning designation of I-1 was supported by the former 2010 Comprehensive Plan, it is not supported by the recently adopted 2020 Comprehensive Plan, which anticipates more commercial type uses in the area of the subject site, which are not allowed within the I-1 zone district. This is attributed to the site's location with frontage and exposure adjacent to the interchange of Interstate 70 and Highway 6 & 50. As stated in the land use and Growth Framework section of the 2020 Comprehensive Plan, the Commercial land use designation is to be located at intersections or in areas along major local, state, and interstate roadways. Based on the preceding information, staff finds this criterion has been met.

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

As previously indicated, the subject site has been vacant, but was recently subdivided as part of a three-lot subdivision. There is still a vast amount of vacant or underdeveloped land in the surrounding area, however, the most recently constructed projects in the area are more commercial in nature, including the Love's Travel Stop (gas station/convenience store/fast food restaurant) adjacent to the west and constructed in 2013, as well as the Pilot Travel Center (gas station/convenience store) a block southwest constructed in 2014. Most other developed properties in the area were built out between 1970 and 2005. Based on this information, it appears that development trends in the immediate area are shifting towards a mix of uses rather than strictly industrial uses. The proposed C-2 zoning district is less restrictive than the current I-1 zone district, affording more commercial and retail opportunities and considered more compatible to the most recently constructed developments in the immediate area. In conclusion, staff finds that this criterion has been met.

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

The subject property is within an urbanizing area in the northwest portion of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the C-2 zone district. The type and scope of land-use allowed within the C-2 zone district is similar in character and extent to the existing land-use of many nearby properties, which include light industrial and commercial uses. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Grand Valley Power. The site is immediately adjacent to Highway 6 & 50 and Interstate 70, providing convenient local and regional access to the site. The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process. 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 there are some similarities between the I-1 and C-2 zone districts, there are also differences, primarily being that C-2 allows for more commercial and retail type uses. The C-2 zone district accounts for approximately 3% of City zoned land. While the majority of parcels in the immediate area are zoned I-1, there are some C-2 zoned properties within close proximity of the subject site. In addition, there are other areas of the City, particularly to the southeast, with similar exposure and access that currently hold a C-2 zoning designation. In conclusion, staff has been unable to determine if there is an inadequate supply to accommodate the proposed land use and therefore has not found this criterion to have been met.

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

The site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. The site has exceptional exposure, situated immediately adjacent to Highway 6 & 50 and Interstate 70, providing convenient visibility and access (both local and regional) to the subject site. In addition, a zoning designation of C-2 would preclude some high intensity industrial uses, while allowing more commercial and retail type uses, causing the property to act as a better buffer between the Interstate 70 corridor to the south and industrial uses to the north. As such, staff finds this criterion has been met.

The rezone criteria provide the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority).

Periodically consider necessary updates to the Tiers.

- i. Tier 1: Urban Infill
- ii. Tier 2: Suburban Infill
- iii. Tier 3: Rural Areas and County Development

Plan Principle 3.6.b. Mix of Uses - Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

The subject site is located within Tier 1: Urban Infill, which focuses on the intensification of commercial areas through infill. This encourages orderly development patterns and limits infrastructure extensions while still allowing for business growth. As previously indicated, the primary purpose of the rezone is for the allowance of more commercial

type uses, including an automotive dealership. The rezone would accommodate a mix of uses, particularly the possibility of an intensification of commercial type uses, which are supported by the land use designation of Commercial.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Red Rocks Auto Rezone, RZN-2021-655, rezoning 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) for the property located at 2211 Hallco Drive, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
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.

SUGGESTED MOTION:

Chairman, on the Red Rock Auto Rezone request from an I-1 (Light Industrial) zone district to a C-2 (General Commercial) zone district for the 12.00-acre property located at 2211 Hallco Drive, City File Number RZN-2021-655, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Attachments

1. Development Application
2. Maps and Locations
3. Draft Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation

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 - CORPORATION OR LIMITED LIABILITY COMPANY

(a) LSM Red Rock, LLC ("Entity") is the owner of the following property:

(b) 2211 Hallco Drive, Grand Junction CO 81505; Reception number: 2963559

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Major Site Plan

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

(e) _____

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

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

Signature of Entity representative: _____

Timothy C. Dahle

Printed name of person signing: _____

Timothy C. Dahle

State of Utah)

County of Salt Lake) ss.

Subscribed and sworn to before me on this 24 day of June, 2021

by *[Signature]*

Witness my hand and seal.

My Notary Commission expires on 3/19/23



[Signature]
Notary Public Signature

September 10, 2021

RE: 2211 Hallco Drive Site Plan Approval Submission – **General Project Report for Rezone**

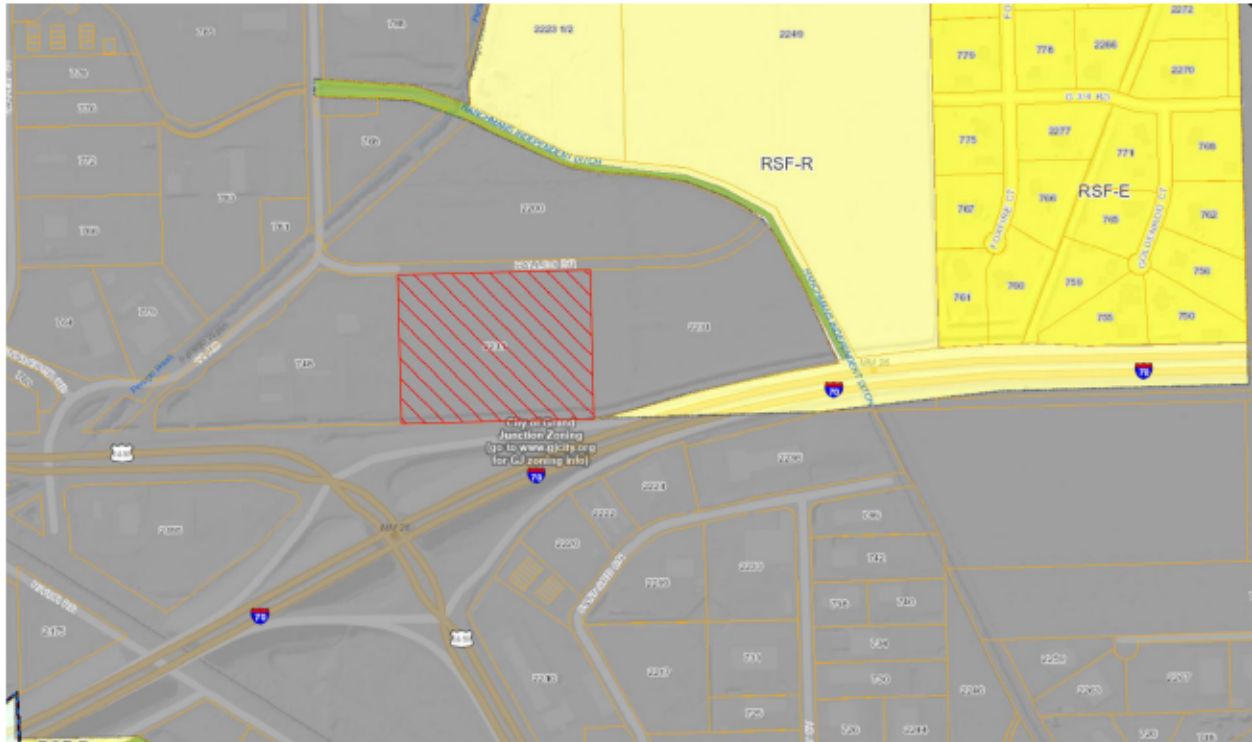
LSM Red rock, LLC is seeking Rezone approval for the parcel at 2211 Hallco Drive in Grand Junction, Colorado. The project encompasses the development of Lot 1, a 12 Acre parcel within the Hallco II Subdivision by LSM Red Rock, LLC. LSM Red Rock LLC is a developer/owner that works with the Tim Dahle Automotive Group to construct and maintain Automotive Dealership facilities in the Salt Lake Metro-area and in Grand Junction, CO. The location is immediately East and adjacent to the Love's Truck Stop on the 22 Road & Highway 50.



1 - Vicinity Map

The parcel is currently zoned as I-1, Light Industrial. The Applicant is requesting to rezone the parcel to the C-2 Zone, General Commercial, designation, which facilitates the use of the parcel for an Automotive Retail use. All neighboring parcels area also zoned I-1 at this time, though the use of the parcel immediately East of the subject parcel is used as a small retail function (allowed under I-1 or C-2 zones). Further to the East and North, beyond the Ranchman's

Independent Ditch, are parcels zoned RSF-R, with an RSF-E zone beyond. These areas would be impacted only minimally by this rezone, due to their distance from the subject parcel. The site is immediately North of the Westbound I-70 off-ramp to Highway 6 & 50. Access to the site is via the 22 Road from Highway 6 & 50, and then onto Hallco Drive.

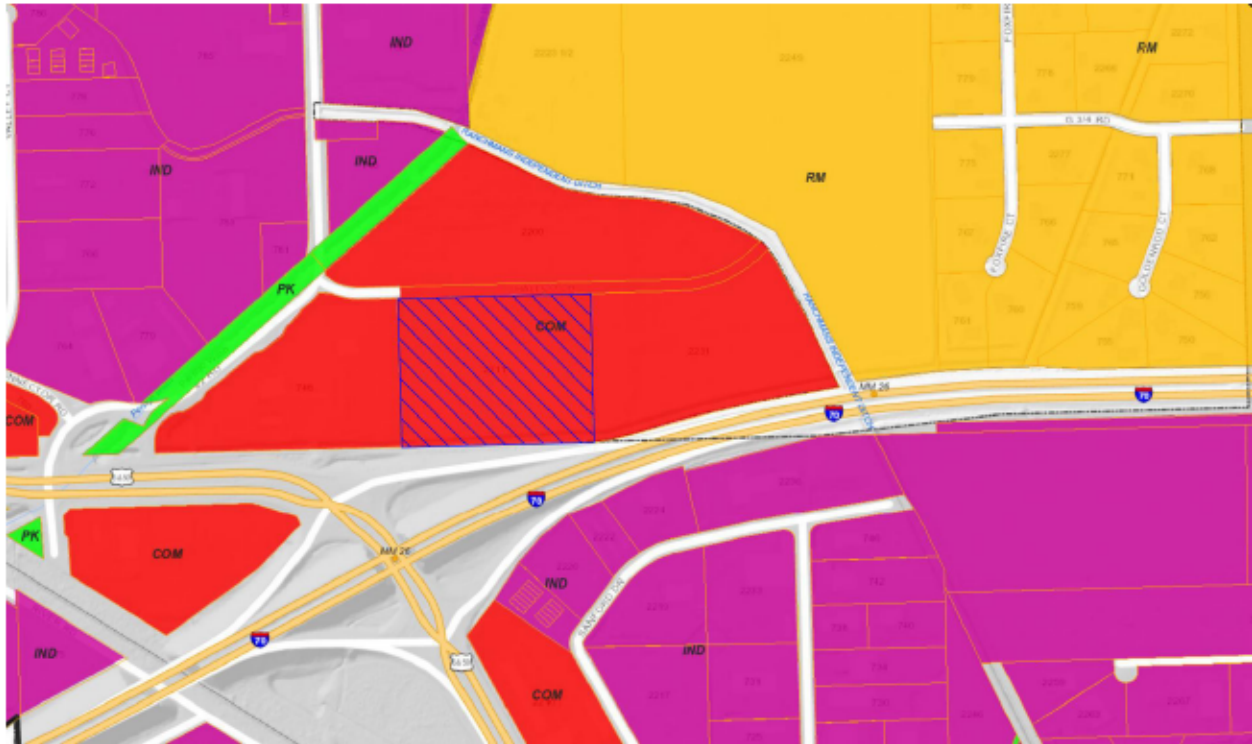


2 - Current Zoning Map

The Applicant's request to modify the Zoning of this parcel to C-2 aligns with the current Land-Use Plan of Grand Junction City, as shown in Figure 3. The future use plan intends for much of the freeway corridor to be zoned for Commercial use. This plan capitalizes on the use of the existing adjacent freeway interchange and facilitates the often-larger traffic flow to commercial zones.

This development is being planned by LSM Red Rock, LLC to facilitate growth and development of both existing and new Automotive Sales and Service points. The Owner wishes to remain in and support Grand Junction City, but the current facilities do not adequately support the growth

of the businesses. Relocation to this site allows for the businesses to meet these requirements and aligns with the future development plans of Grand Junction City.



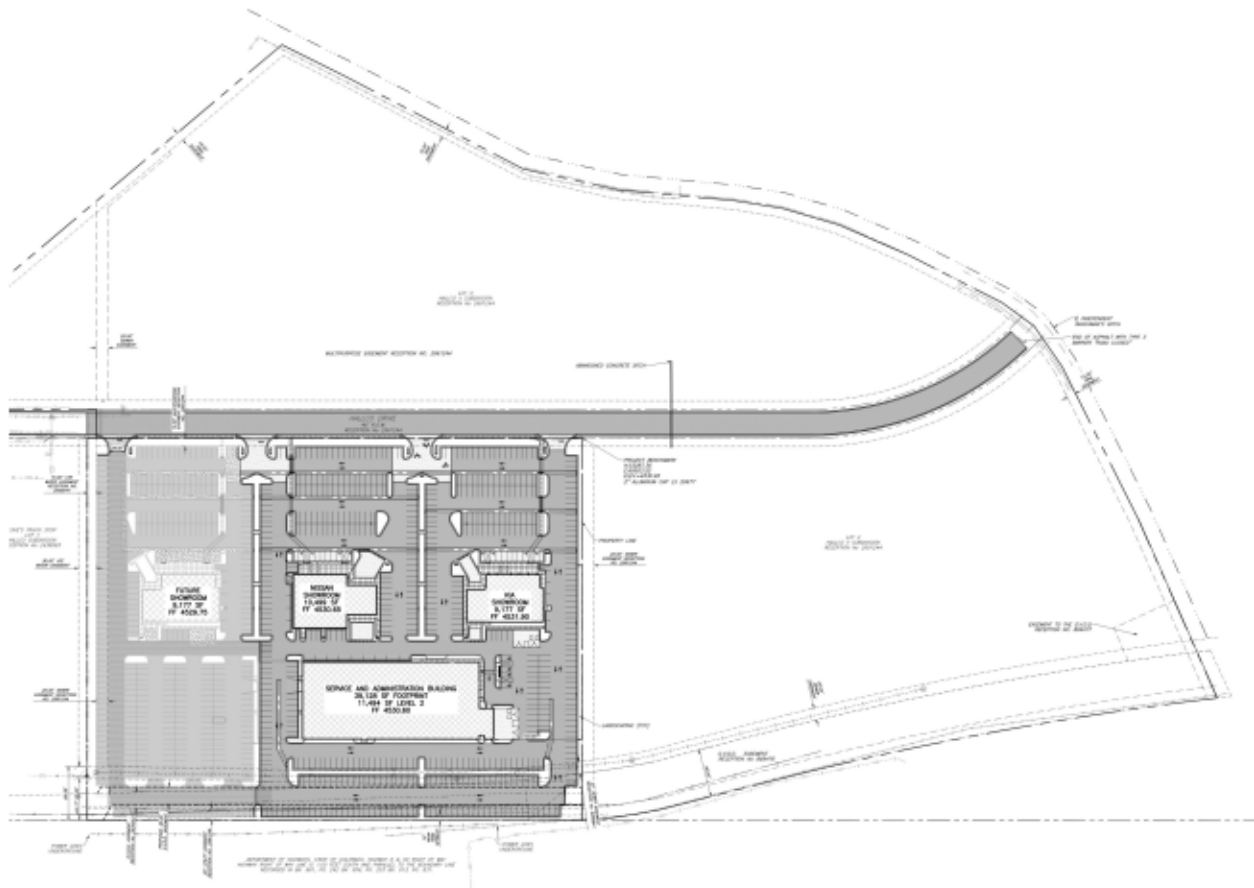
3 - Land Use Plan Map

The proposed development will include the construction of three Showroom facilities for Red Rock Nissan (relocated sales point), Red Rock Kia (new sales point), and yet to be decided brand. These showroom facilities will be accompanied by a combined Service, Parts Warehouse and Administration building. The areas of the proposed buildings are:

- Red Rock Nissan Showroom: 10,499 SF gross (Single Level)
- Red Rock Kia Showroom: 9,177 SF gross (Single Level)
- TBD Showroom: 10,000 SF gross (Single Level) (estimate)
- Service/Admin Building: 50,622 SF gross (Two Level)

It is anticipated the facilities will be Type IIB Construction and will be fully fire sprinklered. We are intending the use of Concrete Masonry and Steel structural systems.

Site Access will not change from the aforementioned methods utilizing the 22 Road and Hallco Drive. Future development as defined by the Hallco II Subdivision indicates a potential connection of Hallco Drive to the G ¼ Road. All utilities to this parcel are new and will enter the site via connections within Hallco Drive. Storm water is intended to flow South from the parcel (and after being detained in an underground storage basin) enter the G.V.D.D. Easement, as defined in the Hallco II subdivision agreement. Irrigation water is not present on site, so future landscape irrigation will utilize domestic water sources.



4 - Concept Site Plan

The Architectural styling of all four buildings can be described as modern and features the use of Aluminum Composite Metal Panels (ACM), Aluminum Storefront, CMU and EIFS for the

façade materials. The site design will feature low-water or xeriscape landscaping. It is anticipated that little or no turf will be included in the landscape plantings. The site does feature a significant portion of hardscape, as is typical in Automotive Sales facilities. The frontage on Hallco Drive (North side) will primarily be for display of the new and used vehicles for sale, while the areas in the middle of the property will be devoted to Customer vehicles of both the Sales & Service portions of the business. The rear, or South, portion of the property will be primarily Employee and Vehicle Storage areas. These zones are not definite in their divisions but will ebb-and-flow, based upon the inventory of vehicles on hand.

We feel that this proposal for a Rezoning of the subject parcel meets the requirements for rezone provided in Section 21.02.140(a) of the Municipal Code, specifically criteria points 2, 4 and 5.

- a) The condition of the area is consistent with the City's future Land Use plan.
- b) The intended use requires larger contiguous tracts of land within the C-2 Zone than what is available adjacent to or near the existing facilities yet remains within the Grand Junction City boundaries.
- c) The community of Grand Junction will benefit by aligning the use to the future land use plan and by channeling traffic for the intended retail uses onto existing and underutilized infrastructure.



Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.¹ The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

To be completed by the Applicant

Date: 06/16/2021
 Project Name: Red Rock Auto Center
 Project street address: 2211 Hallco Drive, Grand Junction, CO 81505
 Assessor's Tax Parcel Number: 2701-312-26-001
 Property Owner name: LSM Red Rock, LLC.
 City or County project file #: _____
 Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Holly Moeller
 Applicant E-mail: hollym@lsmlc.net

1. If the project includes one or two-family dwelling(s):
 - a. The maximum fire area (see notes below) for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.
 Comments: No family dwellings
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: All Type IIB Const.; Nissan: 10,499 SF; Kia: 9,177 SF; Service/Admin: 50,622 SF; TBD Showroom: 10,000 (estimate)
 - b. List each building that will be provided with an approved fire sprinkler system: (1) Nissan Showroom (2) Kia Showroom (3) Service/Admin Building (4) TBD Showroom
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): Service/Admin: 4,750 GPM for 4-Hours; 5 hydrants
Nissan: 2,250 GPM for 2 hours; 2 hydrants
 Comments: Kia: 2,000 GPM for 2 hours; 2 hydrants
TBD Showroom: 2,250 GPM for 2 hours; 2 hydrants

Notes:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is determined by Table B105.1(2) (See Fire Flow Guidance Packet⁴). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2018] to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page



Grand Junction Fire Department New Development Fire Flow Form

SECTION B

To be completed by the Water Supplier

Attach fire flow test data for the hydrants

Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:

[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]

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

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

Contact phone/E-mail of Water Supplier: _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

¹ There are three municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.

² Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2018 Edition.

⁴ <http://www.gjcity.org>

⁵ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.



Persigo Wastewater Treatment Plant
Industrial Pretreatment Program
2145 River Road
Grand Junction, Colorado 81505
(970) 256-4180

Industrial Pretreatment Discharge Permit Application
LONG FORM PERMIT APPLICATION

SECTION A: ORGANIZATIONAL INFORMATION

- 1) Company Name: LSM Red Rock, LLC
- 2) Mailing Address: P.O. Box 571375
- 3) Facility Address: 2211 Hallco Drive, Grand Junction, CO 81505
- 4) Chief Executive Officer: Mr. Timothy C. Dahle, Owner
(Print Name, Title, Phone #)
- 5) Signing Official: Holly Moeller, Property Manager, 801-673-5677, hollym@lsmllc.net
(Print Name, Title, Phone #, E-mail)
- 6) Contact Person: Holly Moeller, Property Manager, 801-673-5677, hollym@lsmllc.net
(Print Name, Title, Phone #, E-mail)

CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. (Must be signed by Owner/Officer/Manager of the company)

Printed Name & Title: Holly Moeller, Property Manager
Signature: *Holly Moeller* Date: 6/30/21

RECEIPT INFORMATION FOR CITY OF GRAND JUNCTION, WWTP OFFICE USE ONLY;

Permit Application Fee: \$ 50.00	
Payable to the City of Grand Junction	
Account Number 902-615-260-4340_15	
Check Paid by: _____	Check Number: _____
Received By(signature): _____	Date Fee Received: _____
TREASURER RECEIPT NUMBER: _____	Date Of Treasurer Receipt: _____

SECTION B: BUSINESS ACTIVITY & FACILITY OPERATIONS

1) Describe operations at this facility including primary products or services:

The property would include construction of three dealership showrooms and a service / administration building. Primary products are new automobile sales and car maintenance services.

2) Describe process operations in detail for each product line. Attach additional pieces of paper if necessary.

Showroom Buildings: General Retail Sales and Finance & Vehicle Service Inspections.
 Service/Admin Building: General Servicing of passenger vehicles, including regular maintenance through mechanical rebuild (No body work). Vehicle Interior & Exterior cleaning & detailing. Vehicle replacement parts warehousing and distribution.
 Administration functions including management, accounting & staff training.

3) List (if known) the applicable Standard Industrial Classification code (SIC code) and/or the North American Industry Classification System code (NAICS code) for all processes at your facility:

SIC Code	NAICS Code	Description
7538	811111	Auto Repair Shops
5511	441120	Retailing for Automobiles and Light Trucks
7542	81192	Car Wash & Detailing

4) Attach a schematic process diagram for each product line, including the regulated discharge point.

5) If your facility employs or expects to employ processes in any of the nationally regulated industrial categories or business activities listed below, place a check beside the category or business activity. Check all that apply:

- | | |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Aluminum Forming | <input type="checkbox"/> Metal Finishing |
| <input type="checkbox"/> Asbestos Manufacturing | <input type="checkbox"/> Metal Molding & Casting |
| <input type="checkbox"/> Battery Manufacturing | <input type="checkbox"/> Metal Products & Machinery |
| <input type="checkbox"/> Canned/Preserved Fruits/Vegetables Processing | <input type="checkbox"/> Mineral Mining & Processing |
| <input type="checkbox"/> Canned & Preserved Seafood Processing | <input type="checkbox"/> Nonferrous Metals Forming & Metal Powders |
| <input type="checkbox"/> Carbon Black Manufacturing | <input type="checkbox"/> Nonferrous Metals Manufacturing |
| <input type="checkbox"/> Cement Manufacturing | <input type="checkbox"/> Oil & Gas Extraction |
| <input type="checkbox"/> Centralized Waste Treatment | <input type="checkbox"/> Ore Mining & Dressing |
| <input type="checkbox"/> Coal Mining | <input type="checkbox"/> Organic Chemicals, Plastics & Synthetic Fibers |
| <input type="checkbox"/> Coil Coating | <input type="checkbox"/> Paint Formulating |
| <input type="checkbox"/> Concentrated Animal Feeding Operations | <input type="checkbox"/> Paving & Roofing Materials (Tars & Asphalts) |
| <input type="checkbox"/> Copper Forming | <input type="checkbox"/> Pesticide Chemicals |
| <input type="checkbox"/> Dairy Products | <input type="checkbox"/> Petroleum Refining |
| <input type="checkbox"/> Electrical & Electronic Components | <input type="checkbox"/> Pharmaceutical Manufacturing |
| <input type="checkbox"/> Electroplating | <input type="checkbox"/> Phosphate Manufacturing |
| <input type="checkbox"/> Explosives Manufacturing | <input type="checkbox"/> Photographic |
| <input type="checkbox"/> Ferroalloy Manufacturing | <input type="checkbox"/> Plastics Molding & Forming |
| <input type="checkbox"/> Fertilizer Manufacturing | <input type="checkbox"/> Porcelain Enameling |
| <input type="checkbox"/> Glass Manufacturing | <input type="checkbox"/> Pulp, Paper & Paperboard |

- Grain Mills
- Gum & Wood Chemicals Manufacturing
- Hospital
- Ink Formulating
- Inorganic Chemicals Manufacturing
- Iron & Steel Manufacturing
- Landfills
- Leather Tanning & Finishing
- Meat Products

- Rubber Manufacturing
- Soap & Detergent Manufacturing
- Steam Electric Power Generating
- Sugar Processing
- Textile Mills
- Timber Products Processing
- Transportation Equipment Cleaning
- Waste Combustion

6) Indicate which of the activities listed below will be performed at your facility:

- | | | |
|--------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Printing/Labeling | <input type="checkbox"/> Photo/X-ray Processing |
| <input type="checkbox"/> Laundry Operations | <input type="checkbox"/> Dye-Check Operations | <input type="checkbox"/> Chemical Mixing |
| <input type="checkbox"/> Soldering Operations | <input checked="" type="checkbox"/> Welding Operations | <input type="checkbox"/> Painting Operations |
| <input type="checkbox"/> Stripping/Etching Processes | <input checked="" type="checkbox"/> Vehicle Service/Repair | <input checked="" type="checkbox"/> Vehicle Washing |
| <input checked="" type="checkbox"/> Equipment Service/Repair | <input checked="" type="checkbox"/> Equipment Washdown | <input checked="" type="checkbox"/> Floor Washdown |
| <input type="checkbox"/> Metal Plating Operations | <input type="checkbox"/> Tumbling Operations | <input type="checkbox"/> Forklift Battery Servicing |
| <input type="checkbox"/> Food Service Operations | <input type="checkbox"/> Conversion Coating | <input checked="" type="checkbox"/> Solvent Usage |
| <input checked="" type="checkbox"/> Warehouse Activities | <input type="checkbox"/> Use of Evaporators | <input type="checkbox"/> Container Rinsing/Cleaning |

7) Indicate the shifts normally worked each day and other shift information:

Shift	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 st Day	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 nd Evening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 rd N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Average Number of Employees per Shift:

1st Shift: ⁹⁶_____ 2nd Shift: ⁴²_____ 3rd Shift: ^{N/A}_____

Total Number of Employees: ¹³⁸_____

Primary Activity - 1st Shift: Passenger Automobile Sales & Service

Primary Activity - 2nd Shift: Passenger Automobile Sales

Primary Activity - 3rd Shift: N/A

Months of Operation: Full Year Partial Year (indicate months below)

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

8) Supply / Raw Materials*:

Raw Material/Chemical	Process/Use	Storage location	Container type/size/number	Chemical transfer method

* Attach additional pages if needed

* Provide a Material Safety Data Sheet for each raw material / chemical used.

9) Provide the following information for each product line:

Principle Product: _____
Average Rate of Production: _____
Materials/Additives: _____
Wastewater Discharge: Batch Continuous Both
Volume and Frequency of Wastewater Discharge: _____
Peak Production Months: _____
Periods of Shutdown: _____

Principle Product: _____
Average Rate of Production: _____
Materials/Additives: _____
Wastewater Discharge: Batch Continuous Both
Volume and Frequency of Wastewater Discharge: _____
Peak Production Months: _____
Periods of Shutdown: _____

Principle Product: _____
Average Rate of Production: _____
Materials/Additives: _____
Wastewater Discharge: Batch Continuous Both
Volume and Frequency of Wastewater Discharge: _____
Peak Production Months: _____
Periods of Shutdown: _____

* Attach additional pages if necessary for more product lines

10) Are any significant process changes or expansions planned during the next five years? (a significant change is one of 20% or more) Yes No

If yes, provide brief explanation:

SECTION C: WATER USE & WASTEWATER DISCHARGE

1) List raw water sources and approximate total volume of water usage:

<u>Source</u>	<u>Usage</u>	<u>Measured</u>	<u>Estimate</u>
City of Grand Junction:	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Ute Water:	4315 _____ gal/day	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Well:	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Surface Water:	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): _____	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>

2) Describe any raw water treatment processes utilized:

N/A

3) Describe any water recycling or material reclaiming processes utilized:

The Car Wash equipment will utilize water reclaim processes. Usage is estimated at 18 Gallons fresh water per vehicle.

4) List water consumption within the facility:

<u>Type</u>	<u>Usage</u>	<u>Measured</u>	<u>Estimate</u>
Contact Cooling Water	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Non-Contact Cooling Water	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Boiler Feed Water	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Used in Product/Process	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Air Pollution Control Unit	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Domestic/Sanitary	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Total	_____ gal/day		

5) Water Acct # / Name on Water Bill: _____

6) List wastewater discharge or water losses to:

<u>Outlet</u>	<u>Estimated Average Gallons Per Day</u>
Grand Junction Municipal Sewer System	2800
Storm Sewer System	
Waste Hauler Disposal	
Evaporation	
Contained in Product	
Landscaping Activities	
Other:	
TOTAL	

7) List average wastewater discharges to the sanitary sewer system for those SIC/NAICS processes itemized in Section B (2) previously:

SIC/NAICS Code	Brief Process Description	Gallons per Operating Day	Batch or Continuous Discharge

8) Is wastewater given any form of pretreatment prior to discharge to the sanitary sewer system? Yes No

If YES, describe the method of pretreatment and the pretreatment facilities:

9) Check which of the following industrial pretreatment equipment or processes will be in use at this facility for pretreating wastewater prior to discharge to any source or disposal as a solid or sludge:

- | | | |
|---------------------------------------------------|---------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Dissolved Air Flotation | <input type="checkbox"/> Centrifuge | <input type="checkbox"/> Plate & Frame Filter Press |
| <input type="checkbox"/> Chemical Precipitation | <input type="checkbox"/> Screening | <input type="checkbox"/> Sedimentation Processes |
| <input type="checkbox"/> Belt Filter Press | <input type="checkbox"/> Filter Systems | <input type="checkbox"/> Biological Treatment |
| <input type="checkbox"/> Chlorination | <input type="checkbox"/> Flow Equalization | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Oil & Grease Interceptor | <input type="checkbox"/> Oil/Sand Interceptor | <input type="checkbox"/> Oil & Grease Separators |
| <input type="checkbox"/> Reverse Osmosis | <input type="checkbox"/> pH Adjustment | <input type="checkbox"/> Grit Removal |
| <input type="checkbox"/> Ion Exchange | <input type="checkbox"/> Neutralization Processes | <input type="checkbox"/> Sumps or Holding Tanks |
| <input type="checkbox"/> Sludge Drying Beds | <input type="checkbox"/> Incineration Processes | <input type="checkbox"/> Evaporators |
| <input type="checkbox"/> Digestion Processes | <input type="checkbox"/> Lagoons | <input type="checkbox"/> Composting |
| <input type="checkbox"/> Chemical Stabilization | <input type="checkbox"/> Thermal Conditioning | <input type="checkbox"/> Solvent Separation |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

10) Will this facility have a wastewater discharge monitoring plan? Yes No

If YES, provide details on how samples are obtained, frequency of sampling, who performs sample analysis and how quality control is maintained:

11) Does this facility produce liquid wastes, process wastes, slurries or sludges which must be disposed of? Yes No

If YES, below is a list of wastes which may be generated. Check all that apply and the disposal method used for each particular waste:

Waste	City Sewer Disposal	Waste Hauler Disposal	On-Site Storage/Disposal	Off-Site Recycle	Other
<input type="checkbox"/> Acids and Alkalies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Heavy Metal Sludges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ink/Dye Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Oil/Grease Trap Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Organic Compounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Paints/Coatings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pesticides/Herbicides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Plating Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pretreatment Sludges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Solvents/Thinners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X-Ray/Photo Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sand/Oil Trap Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sump Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Barrel/Pail Rinses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Used Antifreeze	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Used glycols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parts Cleaner Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Used oils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Used coolants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other wastes (list)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide Name and Address of Waste Hauler:

Provide Name and Address of Recycler:

12) List and describe the location of sewer outlets, manholes, sewer taps and pretreatment devices associated with the facility. Attach to this application scaled drawings of site plans, floor plans, mechanical/plumbing plans and details to show all sewers, sewer connections and appurtenances by size, location and elevation. Show location of possible sampling points for sewers and SIC/NAICS process effluents. Show locations of all stored chemicals on site (interior & exterior). For reference and field orientation, buildings, streets, alleys and other pertinent physical structures should be included. Attach information to application.

SECTION D: ENVIRONMENTAL CONTROL

1) Will this facility have a State of Colorado Stormwater Discharge Permit?

Yes No Permit Number: _____

2) Will this facility utilize the City of Grand Junction's storm water sewer system?

Yes No

If YES, indicate all that apply: Roof Drains Sump Pumps Outside Drains

Catch Basins Impoundments Parking Lots Loading Docks

Other: _____

3) Describe any outside drains or sump pumps (size, type, location, where stormwater drains to):

4) Describe any spill control measures used:

5) Describe how spill clean-up would be handled:

6) Are chemicals, product or equipment stored outside the facility? Yes No

If Yes, describe the storage area:

7) Does this facility have chemical storage tanks, containers, bins or ponds?

Yes No

If YES, give a description of their location, contents, size, type and frequency and method of cleaning. Indicate on a diagram the proximity of these containers to a sanitary sewer or storm drain.

8) Is a Slug/Spill Discharge Control Plan prepared for this facility? Yes No

If YES, attach a copy of the Slug/Spill Plan to this application.

9) Is a Solvent Management Plan prepared for this facility? Yes No

10) Is a Hazardous Materials Compliance Plan prepared for this facility?

- Yes No

Indicate what the hazardous waste generator category is for this facility :

- Not a generator of hazardous waste
 Conditionally exempt small quantity generator (less than 220 lbs per month)
 Small quantity generator (220 lbs to 2200 lbs per month)
 Large quantity generator (more than 2200 lbs per month)

11) List all environmental control permits held by the facility:

<u>Permit Type</u>	<u>Permit No.</u>	<u>Issuing Agency</u>	<u>Expiration Date</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECTION E. WASTE & WASTEWATER INFORMATION

1) Indicate the following constituents that are or could be present in the wastewater discharge: (For any "YES" or checked answer - attach a written explanation)

- Heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Silver, Molybdenum, Zinc)
- | | | |
|---------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Petroleum substances | <input type="checkbox"/> Fats, wax, grease or oils | <input type="checkbox"/> Dyes |
| <input type="checkbox"/> Tanning solutions | <input type="checkbox"/> High BOD (>200 mg/l) | <input type="checkbox"/> High TSS (>250 mg/l) |
| <input type="checkbox"/> High TDS (>500 mg/l) | <input type="checkbox"/> Toxic Gases | <input type="checkbox"/> Ammonia |
| <input type="checkbox"/> Hydrogen Sulfide | <input type="checkbox"/> Sulfur Dioxide | <input type="checkbox"/> Chlorine |
| <input type="checkbox"/> Nitrous Oxide | <input type="checkbox"/> Bromine | <input type="checkbox"/> Iodine |
| <input type="checkbox"/> Phenols | <input type="checkbox"/> PCB's | <input type="checkbox"/> Cyanide |
| <input type="checkbox"/> Pesticides/Herbicides | <input type="checkbox"/> Salt Brines | <input type="checkbox"/> Disinfectants |
| <input type="checkbox"/> Solvents - Petroleum | <input type="checkbox"/> Solvent - Citrus | <input type="checkbox"/> High pH (caustics) |
| <input type="checkbox"/> Low pH (acids) | <input type="checkbox"/> Flammable Substances | <input type="checkbox"/> Explosive substances |
| <input type="checkbox"/> Surfactants (detergents) | <input type="checkbox"/> Radioactive Substances | <input type="checkbox"/> Toxic Substances |
| <input type="checkbox"/> Antifreeze | <input type="checkbox"/> Latex Paint | <input type="checkbox"/> Enamel Paint |
| <input type="checkbox"/> Methanol | <input type="checkbox"/> Manganese Compounds | <input type="checkbox"/> Barium Compounds |
| <input type="checkbox"/> Nitrate Compounds | <input type="checkbox"/> Chlorine Dioxide | <input type="checkbox"/> Activated Carbon |
| <input type="checkbox"/> Glycols | <input type="checkbox"/> Boiler & Cooling System Treatment Chemicals | |

2) Will there be periodic maintenance performed on any of the following systems? Check all that apply.

<u>Activity</u>	<u>Times Per Year</u>	<u>Gallons Generated/Discharged</u>
<input type="checkbox"/> Cooling System Cleaning	_____	_____
<input type="checkbox"/> Cooling System Drainings	_____	_____
<input type="checkbox"/> Boiler Maintenance	_____	_____
<input type="checkbox"/> Tank Passivation Activities	_____	_____

- Water Softener Maintenance _____
- Air Pollution Control Unit _____

3) Priority Pollutants - Listed in Code of Federal Regulations, Title 40, Part 122, Appendix D. Indicate, by checking the appropriate box by each listed chemical, whether the chemical is known to be absent, suspected to be absent, known to be present, or suspected to be present in your manufacturing / maintenance activities or generated as a by-product. For those chemicals known to be present, indicate the concentrations and mass loading of the discharge to the sanitary sewer system, if known. Mark a box for each chemical.

TABLE II ---- Organic Toxic Pollutants in Each of Four Fractions in Analysis by Gas Chromatography / Mass Spectroscopy (GS/MS)

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Volatiles						
acrolein						
acrylonitrile						
benzene						
bromoform						
carbon tetrachloride						
chlorobenzene						
chlorodibromomethane						
chloroethane						
2-chloroethylvinyl ether						
chloroform						
dichlorobromomethane						
1,1-dichloroethane						
1,2-dichloroethane						
1,1-dichloropropane						
1,3-dichloropropylene						
ethylbenzene						
methyl bromide						
methyl chloride						
methylene chloride						
1,1,2,2-tetrachloroethane						
tetrachloroethylene						
toluene						
1,2-trans-dichloroethylene						
1,1,1-trichloroethane						
1,1,2-trichloroethane						
trichloroethylene						
vinyl chloride						
Acid Compounds						
2-chlorophenol						
2,4-dichlorophenol						
2,4-dimethylphenol						
4,6-dinitro-o-cresol						

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
2,4-dinitrophenol						
2-nitrophenol						
4-nitrophenol						
p-chloro-m-cresol						
pentachlorophenol						
phenol						
2,4,6-trichlorophenol						
Base / Neutral						
acenaphthene						
acenaphthylene						
anthracene						
benzidine						
benzo (a) anthracene						
benzo (a) pyrene						
3,4-benzofluoranthene						
benzo (ghi) perylene						
benzo (k) fluoranthene						
bis (2-chloroethoxy) methane						
bis (2-chloroethyl) ether						
bis (2-chloroisopropyl) ether						
bis (2-ethylhexyl) phthalate						
4-bromophenyl phenyl ether						
butylbenzyl phthalate						
2-chloronaphthalene						
4-chlorophenyl phenyl ether						
chrysene						
dibenzo (a,h) anthracene						
1,2-dichlorobenzene						
1,3-dichlorobenzene						
1,4-dichlorobenzene						
3,3'-dichlorobenzidine						
diethyl phthalate						
dimethyl phthalate						
di-n-butyl phthalate						
2,4-dinitrotoluene						
2,6-dinitrotoluene						
di-n-octyl phthalate						
1,2-diphenylhydrazine (as azobenzene)						
fluroanthene						
fluorene						
hexachlorobenzene						
hexachlorobutadiene						
hexachlorocyclopentadiene						
hexachloroethane						
indeno (1,2,3-cd) pyrene						
isophorone						
napthalene						
nitrobenzene						
N-nitrosodimethylamine						
N-nitrosodiphenylamine						
N-nitrosodi-n-propylamine						

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
phenanthrene						
pyrene						
1,2,4-trichlorobenzene						
Pesticides						
aldrin						
alpha-BHC						
beta-BHC						
gamma-BHC						
delta-BHC						
chlordane						
4,4'-DDT						
4,4'-DDE						
4,4'-DDD						
dieldrin						
alpha-endosulfan						
beta-endosulfan						
endosulfan sulfate						
endrin						
endrin aldehyde						
heptachlor						
heptachlor epoxide						
PCB-1242						
PCB-1254						
PCB-1221						
PCB-1232						
PCB-1248						
PCB-1260						
PCB-1016						
toxaphene						

TABLE III ---- Other Toxic Pollutants (Metals and Cyanide) and Total Phenols

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Antimony, Total						
Arsenic, Total						
Beryllium, Total						
Cadmium, Total						
Chromium, Total						
Copper, Total						
Lead, Total						
Mercury, Total						
Nickel, Total						
Selenium, Total						
Silver, Total						
Thallium, Total						
Zinc, Total						
Cyanide, Total						
Phenols, Total						

TABLE IV ---- Conventional and Nonconventional Pollutants Required To Be Tested by Existing Dischargers if Expected to be Present

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Bromide						
Chlorine, Total Residual						
Color						
Fecal Coliform						
Fluoride						
Nitrate-Nitrite						
Nitrogen, Total Organic						
Oil and Grease						
Phosphorus, Total						
Radioactivity						
Sulfate						
Sulfide						
Sulfite						
Surfactants						
Aluminum, Total						
Barium, Total						
Boron, Total						
Cobalt, Total						
Iron, Total						
Magnesium, Total						
Molybdenum, Total						
Manganese, Total						
Tin, Total						
Titanium, Total						

TABLE V ---- Toxic Pollutants and Hazardous Substances Required To Be Identified by Existing Dischargers if Expected To Be Present

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Toxic Pollutants						
Asbestos						
Hazardous Substances						
Acetaldehyde						
Allyl alcohol						
Allyl chloride						
Amyl acetate						
Aniline						
Benzonitrile						
Benzyl chloride						
Butyl acetate						
Butylamine						
Captan						
Carbaryl						
Carbofuran						
Carbon disulfide						
Chlorpyrifos						
Coumaphos						
Cresol						

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Crotonaldehyde						
Cyclohexane						
2,4-D (2,4-Dichlorophenoxy acetic acid)						
Diazinon						
Dicamba						
Dichlobenil						
Dichlone						
2,2-Dichloropropionic acid						
Dichlorvos						
Diethyl amine						
Dimethyl amine						
Dinitrobenzene						
Diquat						
Disulfoton						
Diuron						
Epichlorohydrin						
Ethion						
Ethylene diamine						
Ethylene dibromide						
Formaldehyde						
Furfural						
Guthion						
Isoprene						
Isopropanolamine						
Dodecylbenzenesulfonate						
Kelthane						
Kepone						
Malathion						
Mercaptodimethur						
Methoxychlor						
Methyl mercaptan						
Methyl methacrylate						
Methyl parathion						
Mevinphos						
Mexacarbate						
Monoethyl amine						
Monomethyl amine						
Naled						
Napthenic acid						
Nitrotoluene						
Parathion						
Phenolsulfanate						
Phosgene						
Propargite						
Propylene oxide						
Pyrethrins						
Quinoline						
Resoreinol						
Strontium						
Strychnine						
Styrene						

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
2,4,5-T (2,4,5-Trichlorophenoxy acetic acid)						
TDE (Tetrachlorodiphenylethane)						
2,4,5-TP (2(2,4,5-Trichlorophenoxy) propanoic acid)						
Trichlorofan						
Triethanolamine dodecylbenzenesulfonate						
Triethylamine						
Trimethylamine						
Uranium						
Vanadium						
Vinyl acetate						
Xylene						
Xylenol						
Zirconium						

SECTION F: COMPANY INFORMATION

1) Type of Organization:

- Sole Proprietorship
 General Partnership
 Limited Liability Company
 Limited Partnership
 Corporation

2) State(s) of Incorporation or Registration: Utah

3) Registered Agent: Mr. Timothy C. Dahle

4) Principal Officers (Name/Address):

Mr. Timothy C. Dahle
LSM Red Rock, LLC
P.O. Box 571375
Murray, UT 84157-1375

SECTION G: NOTICE TO SIGNING OFFICIAL

1) In consideration of the granting of a discharge permit, the company agrees:

- a) To furnish any additional information relating to the installation or use of the industrial sewer for which an industrial discharge permit is sought as may be requested by the City of Grand Junction.
- b) To accept and abide by all provisions of the Grand Junction City Code, Chapter 13.04.
- c) To operate and maintain any waste pretreatment facilities, as may be required, in an efficient manner at all times, and at no expense to the City.

d) To cooperate at all times with the City and its representatives in their inspecting, sampling, and study of the industrial wastes, and any facilities provided for pretreatment.

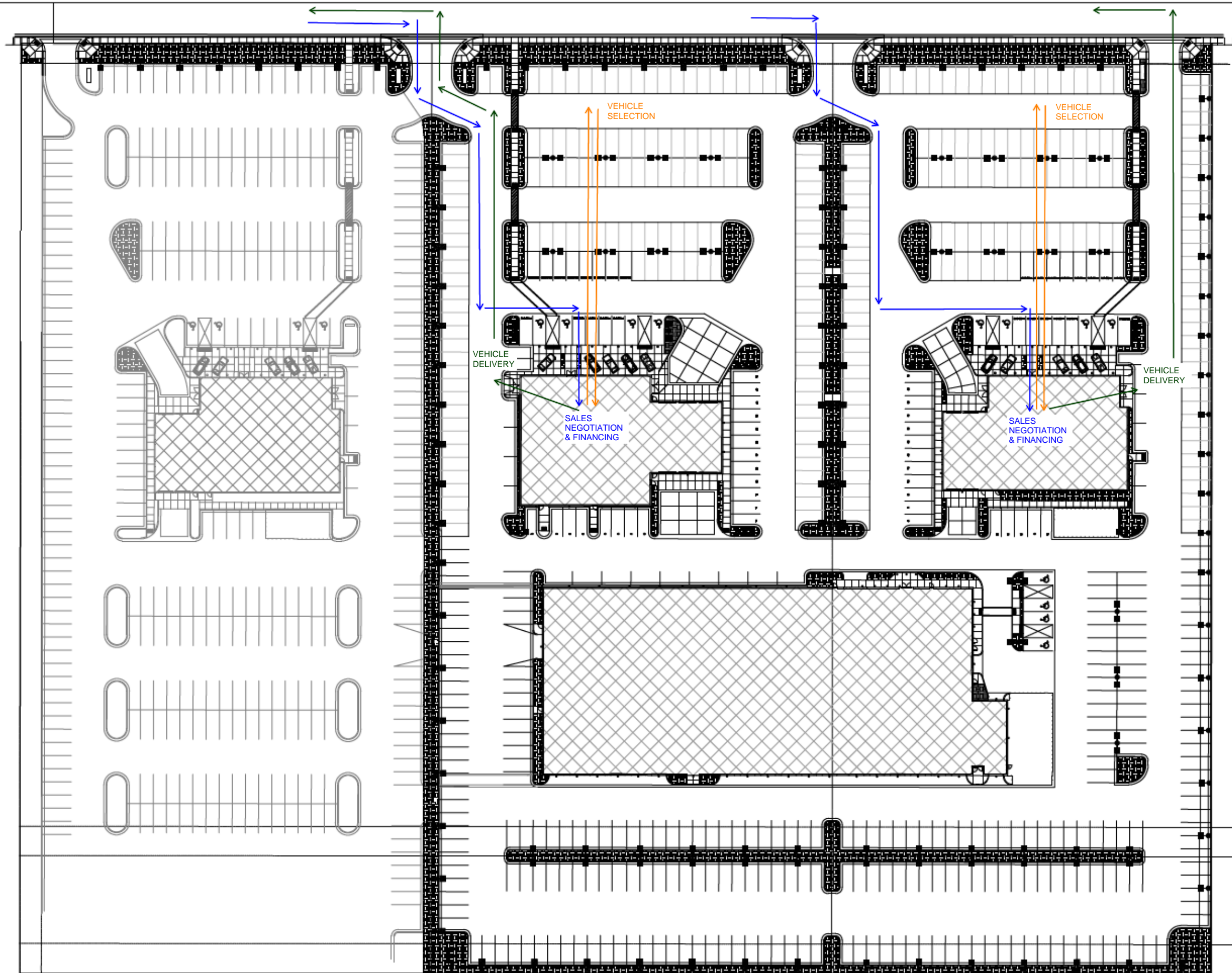
e) To notify the City immediately in the event of any accident, or other occurrence that occasions a contribution to the POTW of any wastewater or substances prohibited by City, State, or Federal law.

2) In accordance with 40 CFR, Part 403, Section 403.14, information provided in this application which is necessary to characterize your industry's wastewater discharge shall be available to the public without restriction. Any other information provided may be claimed as confidential by the submitter. Such claim must be asserted at the time of submission by stamping the words "Confidential Business Information" on, or similarly identifying the information claimed as confidential. Requests for confidential treatment of information shall be governed by procedures specified in 40 CFR, Part 2.

Following are internet websites which may be used to determine the industrial classification for industrial processes performed at your facility:

North American Industry Classification Code (NAICS Code)
<http://naics.com/>

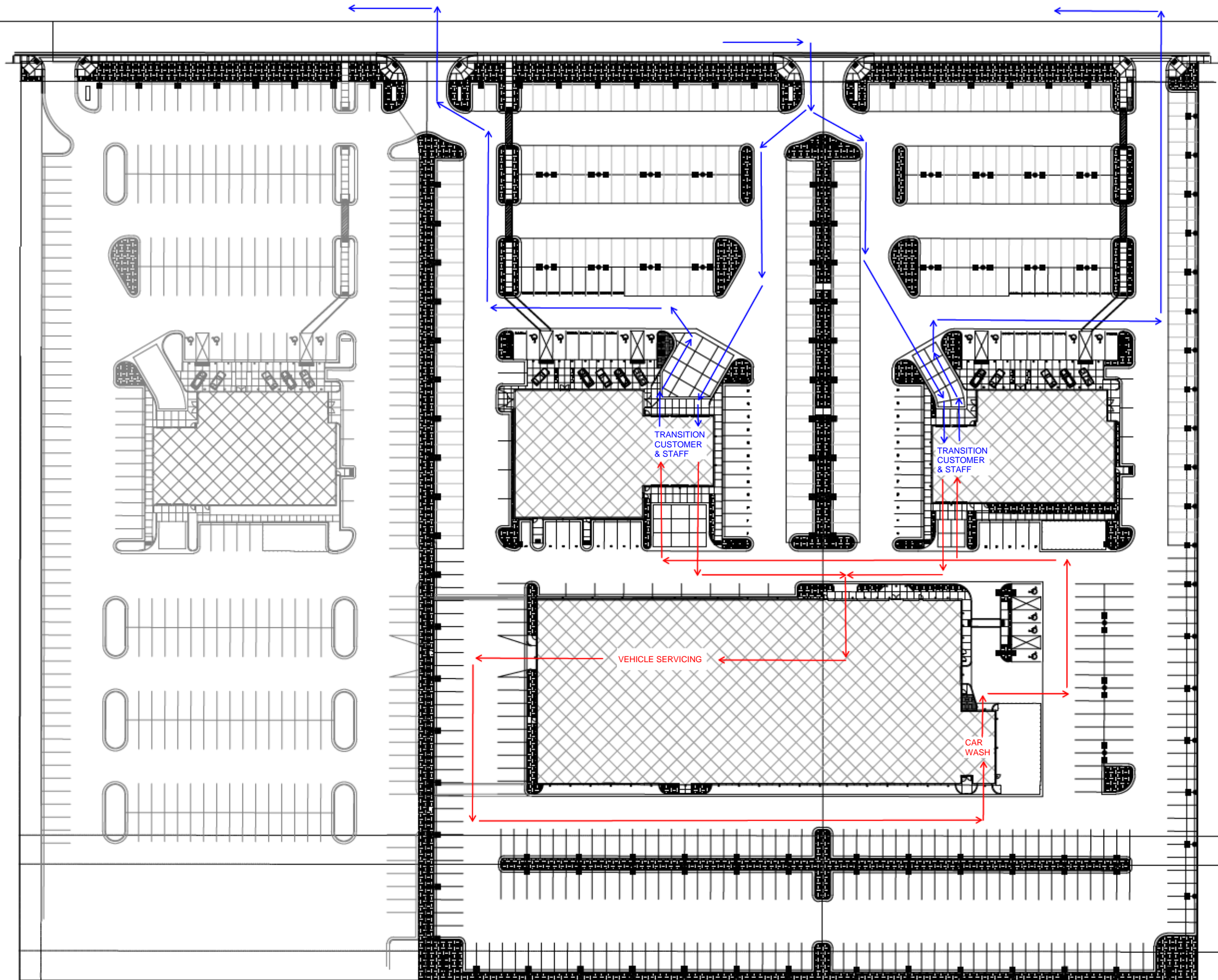
Standard Industrial Classification Code (SIC Code)
<http://www.osha.gov/pls/imis/sicsearch.html>



VEHICLE SALES WORK FLOW

RED ROCK AUTO COURT
 GRAND JUNCTION, COLORADO

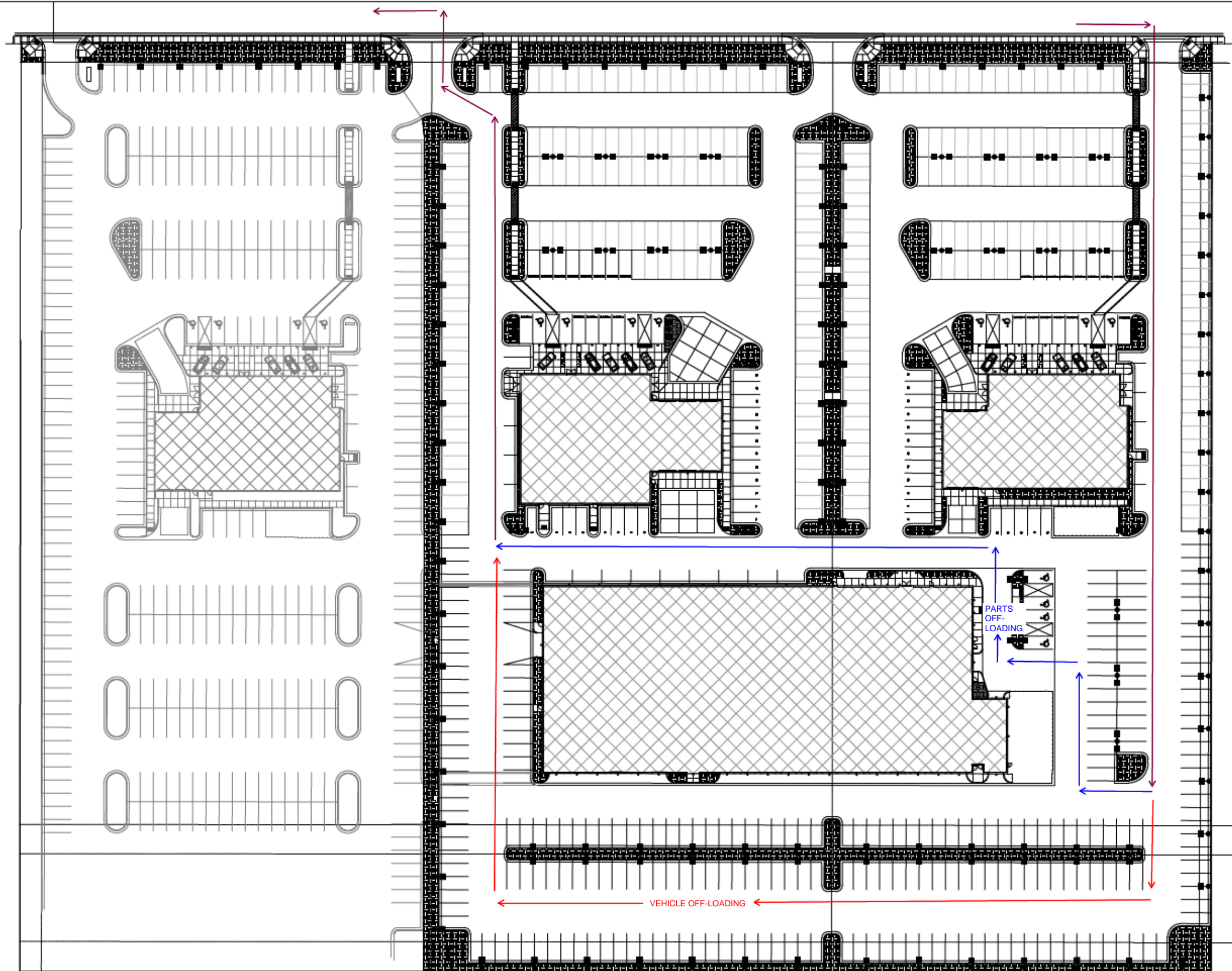
FRKR ARCHITECTS
 780 Pueblo Avenue • Grand Junction, CO 81501
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VEHICLE SERVICING WORK FLOW

RED ROCK AUTO COURT
 GRAND JUNCTION, COLORADO

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 780 Hazbick Avenue • Grand Junction, CO 81501
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PARTS & DELIVERY WORK FLOW

RED ROCK AUTO COURT
 GRAND JUNCTION, COLORADO

FFKR ARCHITECTS
 750 Pueblo Avenue • Grand Junction, CO 81501
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September 9, 2021

Notice of Neighborhood Meeting
Parcel Re-zone
Pre-application Requirement for a Public Hearing

Dear Neighbor,

We are in the process of applying to rezone the property at 2211 Hallco Drive from its current I-1 zone to be a C-2 zone. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information regarding our proposed project to the surrounding neighbors.

The meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of City or County. Once the application is submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive a notification from the City of Grand Junction Planning Department regarding the public hearing via postal mail and/or a display on the property for which the Rezone is applied.

The Neighborhood Meeting details are as follows:

Date: Thursday, September 23rd, 2021

Time: 5:30 pm

Location: Online, via Zoom Link:

<https://us02web.zoom.us/j/83183148510?pwd=ZmVTNHBYb21pckkyc1VvZWlUWmFrZz09>

Meeting ID: 831 8314 8510

Passcode: shW5Sq

Or call in at: 346-248-7799

Meeting ID: 831 8314 8510

Passcode: 700360

The project is summarized below:

Site Location: 2211 Hallco Drive, Grand Junction, CO 81505

Proposed use: Multiple Automotive Dealerships & Service Center

The project encompasses the development of 12 Acres within the Hallco II Subdivision by LSM Red Rock, LLC. LSM Red Rock LLC is a developer/owner that works with the Tim Dahle Automotive Group to construct and maintain Automotive Dealership facilities in the Salt Lake Metro-area and in Grand Junction, CO. The location is immediately East and adjacent to the Love's Truck Stop on the 22 Road & Highway 50.

FFKR ARCHITECTS

The proposed development will include the construction of three Showroom facilities for Red Rock Nissan (relocated sales point), Red Rock Kia (new sales point), and yet to be decided brand. These showroom facilities will be accompanied by a combined Service, Parts Warehouse and Administration building. The primary focus of the facility is Automotive Retail Sales, which is an allowed use under the C-2 Zone we are applying for. This rezone also aligns the site with Grand Junction City's General Plan.

It is anticipated the facilities will be Type IIB Construction and will be fully fire sprinklered. We are intending the use of Concrete Masonry and Steel structural systems.

The Architectural styling of all four buildings can be described as modern and features the use of Aluminum Composite Metal Panels (ACM), Aluminum Storefront, CMU and EIFS for the façade materials. The site design will feature low-water or xeriscape landscaping. It is anticipated that little or no turf will be included in the landscape plantings

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any question you have. Please do not contact the City of Grand Junction Planning Department regarding this meeting. This is a pre-application requirement and we have not submitted the application for consideration at this time.

Sincerely,



Trenton Jones, AIA
FFKR Architects
tjones@ffkr.com
801-521-6186

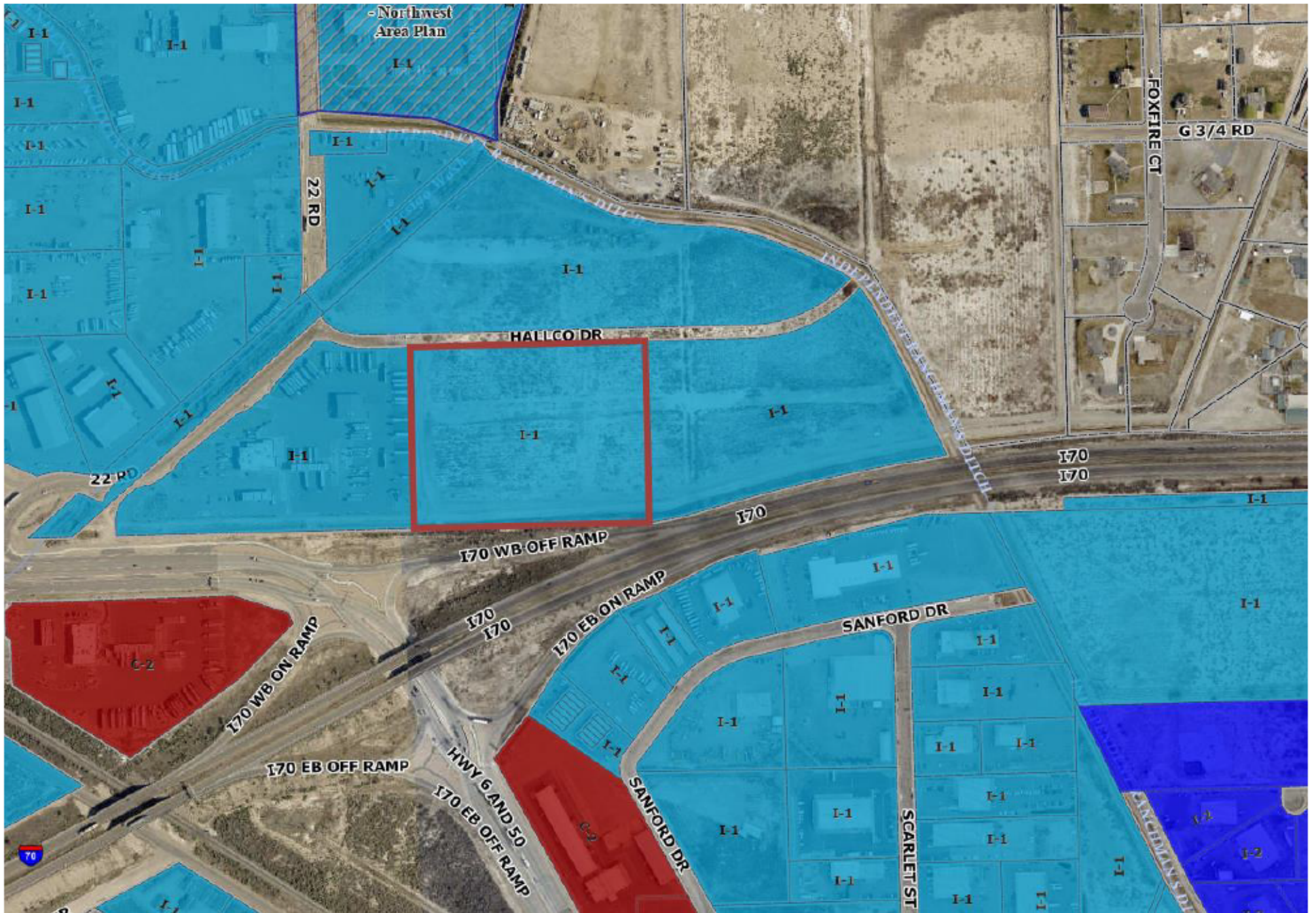


Holly Moeller
LSM Red Rock, LLC
hollym@lsmlc.net
801-269-9888

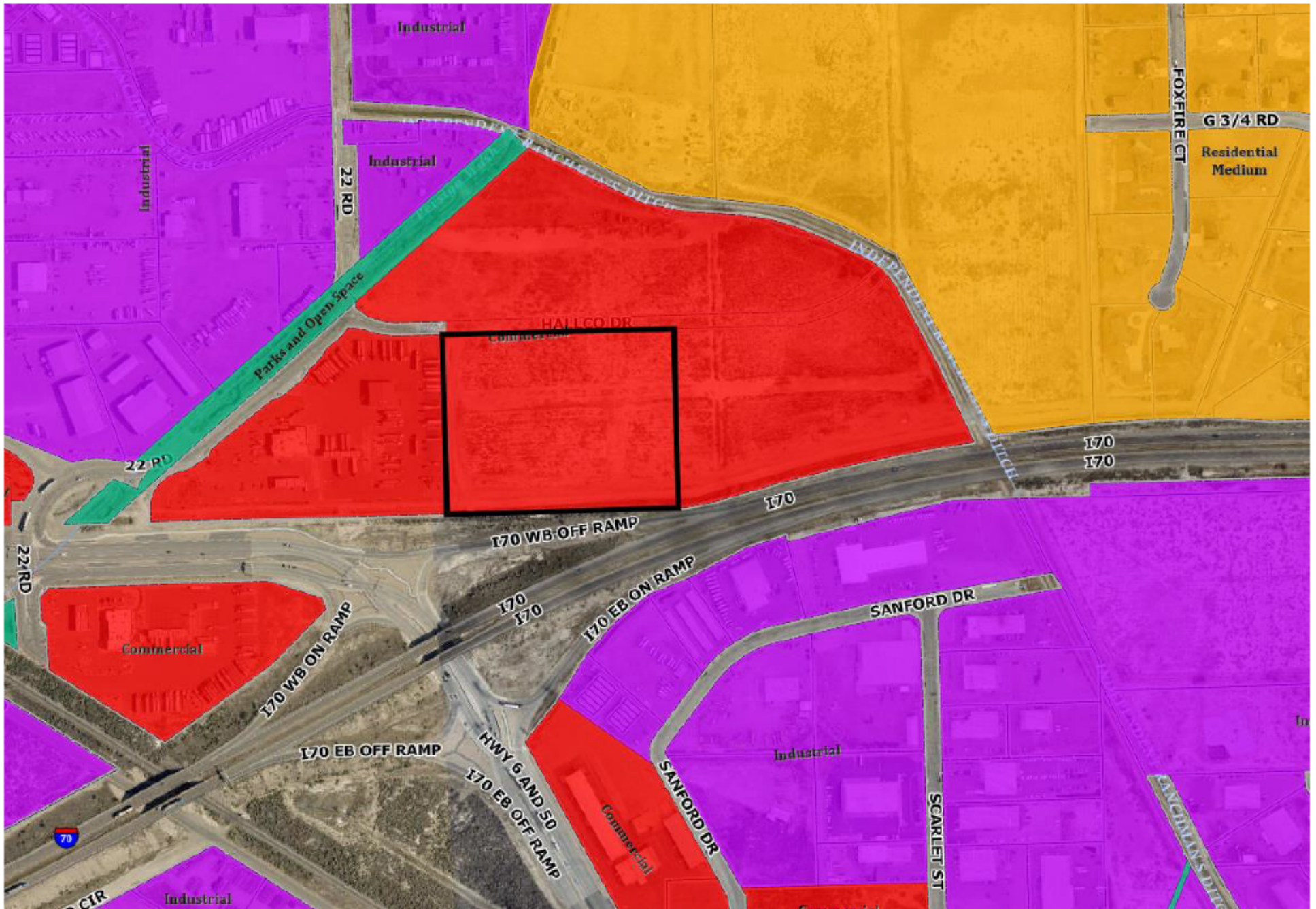
Vicinity Map



Zoning Map



Comprehensive Plan Land Use Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE REZONING ONE PARCEL TOTALING APPROXIMATELY 12.00 ACRES
FROM I-1 (LIGHT INDUSTRIAL) TO C-2
(GENERAL COMMERCIAL) LOCATED AT 2211 HALLCO DRIVE**

Recitals:

LSM Red Rock, LLC (Owner) owns the parcel located at 2211 Hallco Drive totaling approximately 12.00 acres (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having a Commercial designation. The Owner proposes that the property be rezoned from I-1 (Light Industrial) to C-2 (General Commercial).

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 Property to the C-2 (General Commercial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Commercial, 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 C-2 (General Commercial) 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 property shall be zoned C-2 (General Commercial):

Lot 1 of Hallco II Subdivision, in Grand Junction, Mesa County, Colorado, as recorded at Reception #2961244 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 6th day of October, 2021 and ordered published in pamphlet form.

Adopted on second reading this 20th day of October, 2021 and ordered published in pamphlet form.

ATTEST:

Wanda Winkelmann
City Clerk

C.B. McDaniel
President of City Council/Mayor



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: September 28, 2021
Presented By: Daniella Acosta, Associate Planner
Department: Community Development
Submitted By: Dani Acosta, Associate Planner

Information

SUBJECT:

Consider a request by the Fellowship Church of Grand Junction ("Fellowship Church") to rezone one parcel totaling 26.673 acres from R-R (Rural Residential) to MXG-3 (Mixed Use General – 3) located at 765 24 Rd. | [Staff Presentation](#) | Phone-in comment code **4283**.

RECOMMENDATION:

Staff recommends approval of the requested zone.

EXECUTIVE SUMMARY:

The Representative, Daniel C. Hooper, President, acting on behalf of the Applicant, Fellowship Church of Grand Junction, is requesting the rezone of one parcel totaling 26.673 acres from R-R (Rural Residential) to MXG-3 (Mixed Use General – 3) located at 765 24 Rd. The purpose of the rezone is to enable the Applicant to erect signage consistent with a non-residential zone district. The requested MXG-3 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium.

The MXG-3 zone district allows for mixed-use development and has specific site design and architectural standards intended to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.

Furthermore, the subject site is located within the 24 Rd Corridor Subarea Plan and therefore, is subject to 24 Rd Corridor Design Standards. The signage standards require monument style signs not exceeding 12 feet in height and 100 square feet in size.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposed rezone comprises one parcel totaling 26.673 acres situated at 765 24 Rd, just north of the I-70 interchange with 24 Rd.

The subject site was annexed into the City in 1995 and was originally zoned RSF-R (Residential Single Family with a density not to exceed 1 unit per 5 acres) under the 1995 Grand Junction Zoning and Development Code. A Special Use Permit was approved in 1995 (SUP-1995-136) to allow a church and outdoor/indoor family activity center to be located in the RSF-R zone district. Another Special Use Permit was approved in 1998 to allow the placement of five modular units for temporary classrooms. The Fellowship Church subdivision was approved and accepted in 1998 (contains only one lot). The site has undergone three Major Site Plan Reviews. The first two Major Site Plan Reviews took place in 1997 and approved the construction of a new 81,000 square-foot church facility and offices in two phases with a total seating capacity of 1,550 upon completion (SPR-1997-058), as well as approved road improvements to 24 Rd and the I-70 frontage road (SPR-1997-058-2). A third Major Site Plan (SPR-2007-273) was approved in 2007 to construct a 35,000 square foot additional sanctuary.

As indicated, the subject site is currently zoned R-R and is occupied by the Fellowship Church of Grand Junction. To the north are primarily Single Family – Agriculture > 10 Acres uses and some Light Commercial. To the east and south are primarily cropland uses. To the west of the subject site are primarily Heavy Commercial and some Single-Family Residence uses. Located to the southeast of the property, across the I-70 interchange, is Canyon View Park. The property fronts the I-70 Frontage Rd and has access off both the I-70 Frontage Rd and 24 Rd.

The 2020 One Grand Junction Comprehensive Plan classifies the subject property and adjacent properties to the north as Residential Medium. Under the Grand Junction Municipal Code, the zone districts that may implement the Residential Medium Land Use classification include the R-8 du/ac (Residential 8), R-12 du/ac (Residential 12), CSR (Community Services and Recreation), MXR-3 (Mixed Use Residential), MXG-3 (Mixed Use General), and MXS-3 (Mixed Use Shopfront) zone districts.

The Comprehensive Plan classified adjacent properties to the west and east of the property with an Industrial and a Commercial land use designation, respectively.

The Applicant is now requesting a rezone to MXG-3 to accommodate increased signage square footage on that property. The proposed increase in signage is not permitted within the R-R zone district but is permitted within the MXG-3 zone district. The signage standards for the 24 Rd Corridor require monument signs not exceeding 12 feet in height and 100 square feet in size. The signage parameters meet the desired dimensions of the Applicant for new signage for their facilities. The MXG-3 zone district would permit these dimensions.

If the rezone application is approved, the project would be required to obtain a sign permit. The 24 Rd Corridor sign design standards will apply.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held in-person at the Applicant's office on August 12th, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Other than City Staff, the landowner/representative, and Church Staff, only two neighbors out of the approximately 15 neighbors that were notified of the Neighborhood Meeting attended.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 17, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on September 17, 2021. The notice of the Planning Commission public hearing was published on September 21, 2021, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

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

The Comprehensive Plan Land Use Map identifies the subject property as Residential Medium. The previous 2010 land use designation identified on the property was Commercial. The applicant's proposed zoning of MXG-3 implements the 2020 Comprehensive Plan Land Use of Commercial.

The current zoning, R-R, is outside the range of allowable zone districts for Residential Medium. The newly adopted 2020 Comprehensive Plan anticipates more open space and parks, schools, places of worship, home-based business, public/institutional uses, and other complementary neighborhoods uses as secondary land uses in the subject site, which are not allowed within the R-R zone district. From a policy standpoint, the adoption of the 2020 Comprehensive Plan directs the proposed vision for development of the subject site that is not implementable with the current zoning. However, adoption of the 2020 Comprehensive Plan is not a subsequent event that would invalidate the original premises or findings. Rather, as a policy document, it indicates the belief and communicates the aspiration that the area will develop in such a manner. Therefore, staff does not find that this criterion has been met.

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

consistent with the Plan; and/or

The subject site directly abuts County property zoned RSF-R, to the north and west. To the east of the subject site are parcels within the City limits that are zoned C-1 (Light Commercial). To the southwest of the property are two parcels with C-2 (General Commercial). Directly south of the property, across I-70, is a stretch of parcels with MU (Mixed Use) zoning that run along 24 Rd.

In the last two years there have been few development projects and rezones on properties surrounding and near the site. To the north of the subject site was a parcel that was rezoned from R-E (Residential Estate) to R-8 and C-1 in anticipation of future residential and commercial development. The proposed R-8 zone would be 14.87 +/- acres in size and the proposed C-1 zone would be 3.19 +/- acres in size. There is currently an active Major Subdivision application for the Chronos Subdivision on that parcel to develop three (3) lots (2-commercial and 1-residential) in anticipation of future commercial and residential development on a total of 18.05-acres. The property that directly abuts the subject site to the southwest is currently classified as a Vacant Commercial parcel. To the northeast of the subject site sits the Highlands Distillery Office, which has undergone two Minor Site Plan Reviews in the past three years. This included an expansion of the distillery, although the application was ultimately withdrawn. The site was instead approved for a temporary yurt building for seasonal seating.

This area has seen a slow transition over the years from a rural residential area to medium residential, mixed-use, and commercial areas. However, it is premature to conclude that the area has changed enough to warrant a rezone. As such, staff finds 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 property is within the 24 Rd Corridor, which seeks to implement the goals and objectives of the 24 Rd Corridor Subarea Plan to develop a high-quality environment within the corridor that reflects its importance as a gateway to Grand Junction. Adequate public infrastructure and community facilities and services are available and sufficient to serve uses associated with the MXG-3 zone district. The subject site is currently served by Xcel Energy (electricity), Ute Water, Grand Valley Irrigation Company, and Persigo Wastewater Treatment.

Multimodal access is sufficient. The subject site is serviced by a primary truck route that runs along I-70 with access via 24 Rd. The stretch of 24 Rd that runs adjacent to the subject site is classified as an Active Transportation Corridor. The subject site is a corner property with access to the lower ordered street (24 Rd – major collector), as well as access on the frontage road.

The application packet was sent out to applicable utility companies for this proposal,

and there were no objections expressed during the review process. 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

There are substantial differences between the R-R and MXG-3 zone districts. The MXG-3 zone district accounts for approximately 0% of City zoned land, whereas the R-R zone district accounts for approximately 1% of City zoned land. Currently, there are no parcels along the section of 24 Rd north of the I-70 interchange that are zoned MXG-3. There appears to be a deficit of MXG-3 in the area north of the I-70 interchange along 24 Rd. MXG-3 zone districts intend to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The introduction of an MXG-3 zone district in the area aligns with the following goals and objectives of the 24 Rd Corridor Design Standards and may help encourage and advance the implementation of the 24 Rd Corridor Subarea Plan:

- Establish a practical, interconnected system of streets, parks, and parkways that allow easy orientation and convenient access for all modes of transportation.
- Accommodate a broad mix of development types that encourage alternative transportation, especially walking, and transit use.

Therefore, staff finds that this criterion has been met.

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

As stated in the General Project Report, the intent of the proposal is not to change any character or condition of the area. All uses on the property will remain the same as the request for rezone is to allow for signage. However, the proposed MXG-3 zoning would create an opportunity to provide for additional uses that could serve the community at this key location and will provide an appropriate scale of signage along this important transportation corridor. MXG-3 is a form district. Form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. MXG-3 allows for all types of household living, institutional and civic uses and limited commercial uses, including entertainment, lodging, office, recreation, and retail sales and service.

The zone district also has design and architectural standards to address compatibility with surrounding residential areas. The implementation of this zone district will provide potential future options to this property for reuse and/or redevelopment that aligns with the vision of the Comprehensive Plan, thereby furthering community goals and providing community benefits. Furthermore, the proposed Appleton Connection – N Leach Creek, which is part of the Active Transportation Corridors, runs across from the property on the eastern half of 24 Rd. Potential future development in accordance with the performance standards of MXG-3, such as higher density mixed uses, could

support and encourage increased use of this Active Transportation Corridor. Staff therefore finds this criterion has been met.

The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority).

Periodically consider necessary updates to the Tiers.

- i. Tier 1: Urban Infill
- ii. Tier 2: Suburban Infill
- iii. Tier 3: Rural Areas and County Development

The subject property is located within the Tier 2 – Suburban Infill tier as identified on the City's Growth Plan. Rezoning to MXG-3 opens up opportunities for more compact development and higher density uses in an area that the 2020 Comprehensive Plan identifies as a priority for infill. As stated in the 2020 Comprehensive Plan, development of parcels located within Tier 2 will provide development opportunities while minimizing the impact on infrastructure and City Services (pg. 56). Rezoning to MXG-3 may help direct any potential future mixed-used development to an area that has adequate public infrastructure to accommodate that growth.

Plan Principle 3.6.b. Mix of Uses – Support the creation of a mix of uses in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

An MXG-3 form district allows for the collocation of different uses, such as residential, commercial, and institutional uses such that they are within close proximity (i.e., walkable distance) to one another. Mix of uses may be implemented via standards for building types permitted in an MXG-3 form district, such as *General* – a building form intended for ground floor office and personal services with upper-story residential or office. Any potential development of the subject site in the future is poised to benefit from the flexibility that an MXG-3 form district provides.

Plan Principle 3.7.a. Gateways – Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

The subject site is located at the corner of 24 Rd and the I-70 interchange, a location

identified by the 2020 Comprehensive Plan as a community gateway. Per the 2020 Comprehensive Plan, community gateways are part of the continued efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties. Rezoning to MXG-3 will allow for signage that is consistent with the vision of the 24 Rd Corridor Subarea Plan and that implements objectives to preserve and accentuate the views of the natural beauty of the Colorado National Monument and Colorado River Corridor, thus enabling the interchange to realize its function as a community gateway.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Fellowship Church Rezone, RZN-2021-548, rezoning one parcel totaling 26.673 acres from R-R (Rural Residential) to MXG-3 (Mixed Use General – 3) for the property located at 765 24 Rd, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
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.

SUGGESTED MOTION:

Chairman, on the Fellowship Church Rezone request from an R-R (Rural Residential) zone district to an MXG-3 (Mixed Use General – 3) zone district for the 26.673-acre property located at 765 24 Rd, City File Number RZN-2021-548, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Attachments

1. Exhibit 3 - Neighborhood Meeting Documentation
2. Exhibit 4 - Maps & Exhibits
3. Exhibit 2 - Development Application
4. Exhibit 5 - Draft Ordinance

Adjacent Property Owner

Grand Junction, CO 81505

MTG-2021-527

RE: 765 24 Road Grand Junction, CO 81505

Dear Property Owner:

The Above referenced property will soon be subject of a Rezone Application Request(s) with the City of Grand Junction's Community Development Department. Prior to application submittal, a Neighborhood Meeting is to be held to introduce the proposed rezone to area residents, in accordance with the Grand Junction Zoning and Development Code.

The parcel at 765 24 Road encompasses approx. 26 acres, located north of I-70 and West of 24 Road. The current zoning of the property is R-R (rural residential). The proposed zoning is MXG-3 (Mixed Use General)

The purpose for the rezone request is to allow for increased signage square footage as permitted by the City of Grand Junction.

The neighborhood meeting is held to allow the neighborhood an opportunity to see the area to be rezoned and to answer questions about the request. Pastor Daniel Hooper Sr. and a City Planner will attend the meeting to discuss the proposed rezone.

A Neighborhood meeting will be held in-person and in compliance with the City of Grand Junction's Neighborhood Meeting process. The meeting is designed to present information for you to learn more about the proposed Project in a safe meeting environment and will be held at Fellowship Church on August 12th 2021 at 5:30pm

A site location map is attached to show the location of the property to be rezoned.

Location:

Fellowship Church

765 24 Road Grand Junction, CO 81505

Topic: Rezone

Time : August 12th 2021 5:30 pm

Please do not hesitate to contact if you have any questions regarding this project

Fellowship Church of Grand Junction

Name	Address	E-Mail
RICHARD PENNINGTON	780-53 1/2 RD	GS.
SCOTT PETERSON	SENIOR PLANNER	SCOTHP@GJCCITY.ORG
Dani Acosta	Associate Planner	daniellac@gjcity.org
Al Rockman	3491 E Road	alrockman@hotmail.com
Jeffrey Crippin	765 24 Rd	jeff@Fellowshipgj.com
Sheila Collins	3176 Highway Rd GS.	twobetteboob@hotmail.com
PASTOR DAN HOOPER SR.	765 24 ROAD	

5:30

Aug. 12 2021

Meeting

Fellowship Church

765 24 Rd

Grand Junction CO

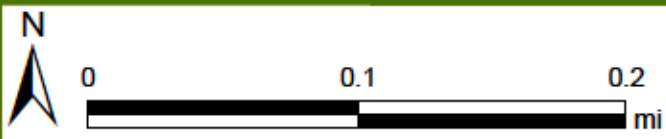
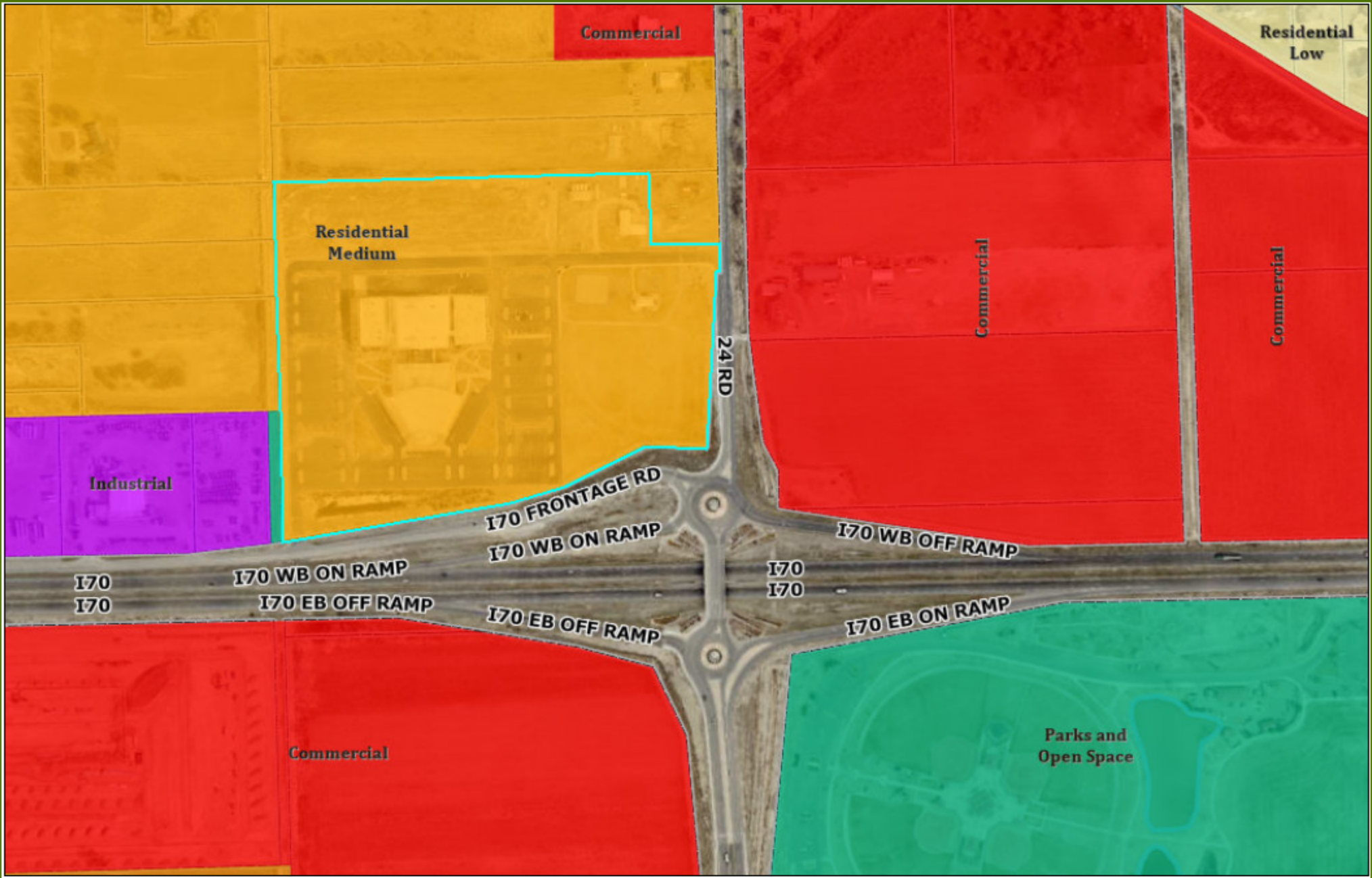
81505

Attended

Richard Pennington

Wanted to know why - Mixed use General
Pastor Hooper explained for signage

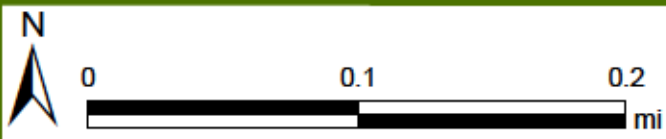
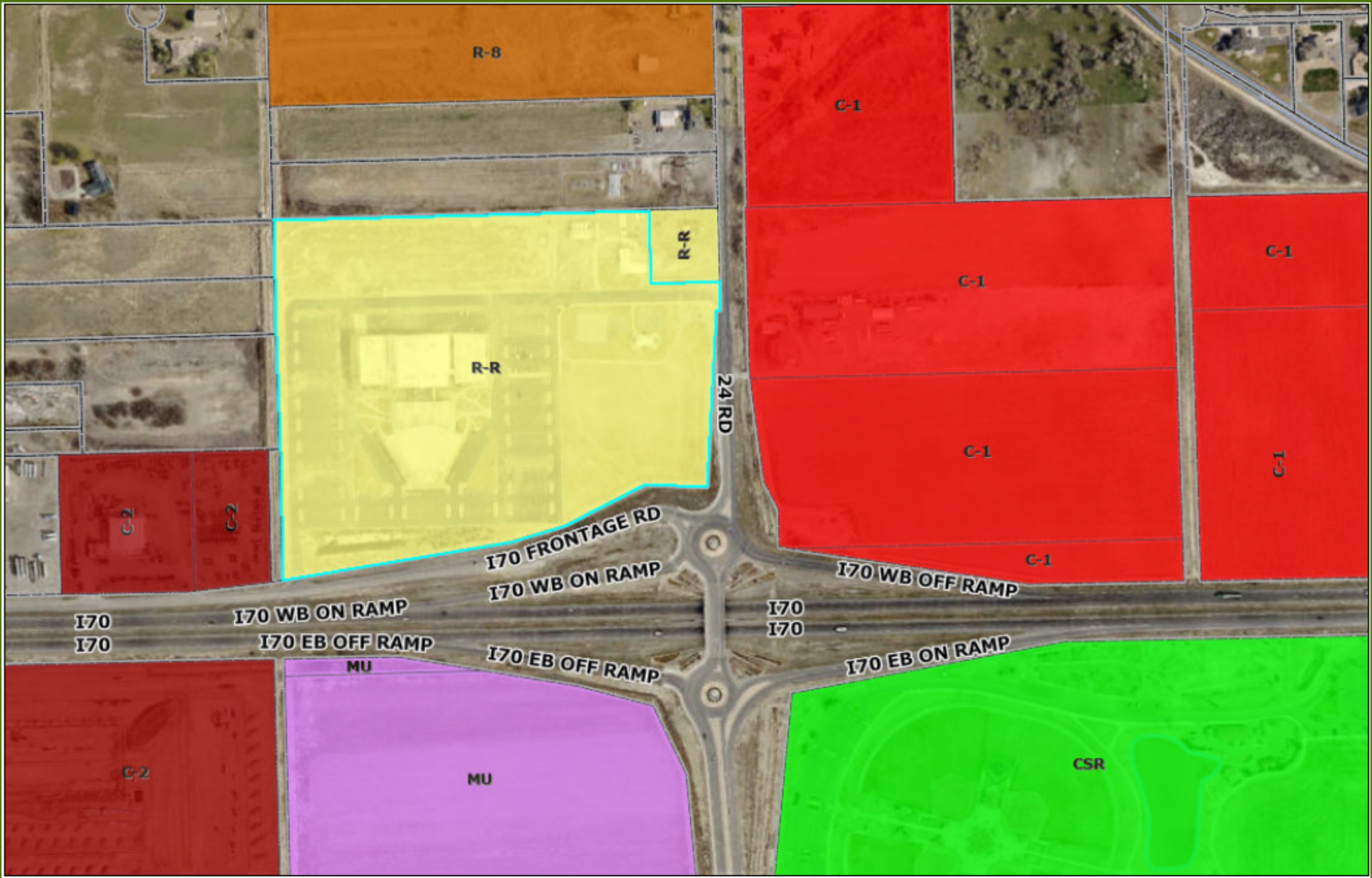
Comprehensive Plan Future Land Use Map



Printed: 9/7/2021

1 inch = 376 feet

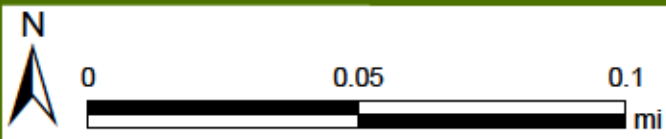
Existing Zoning Map



Printed: 9/7/2021

1 inch = 376 feet

Site Location Map

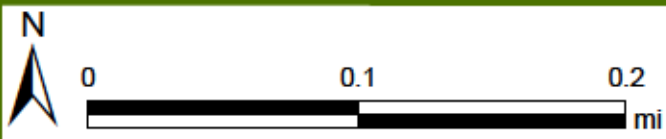
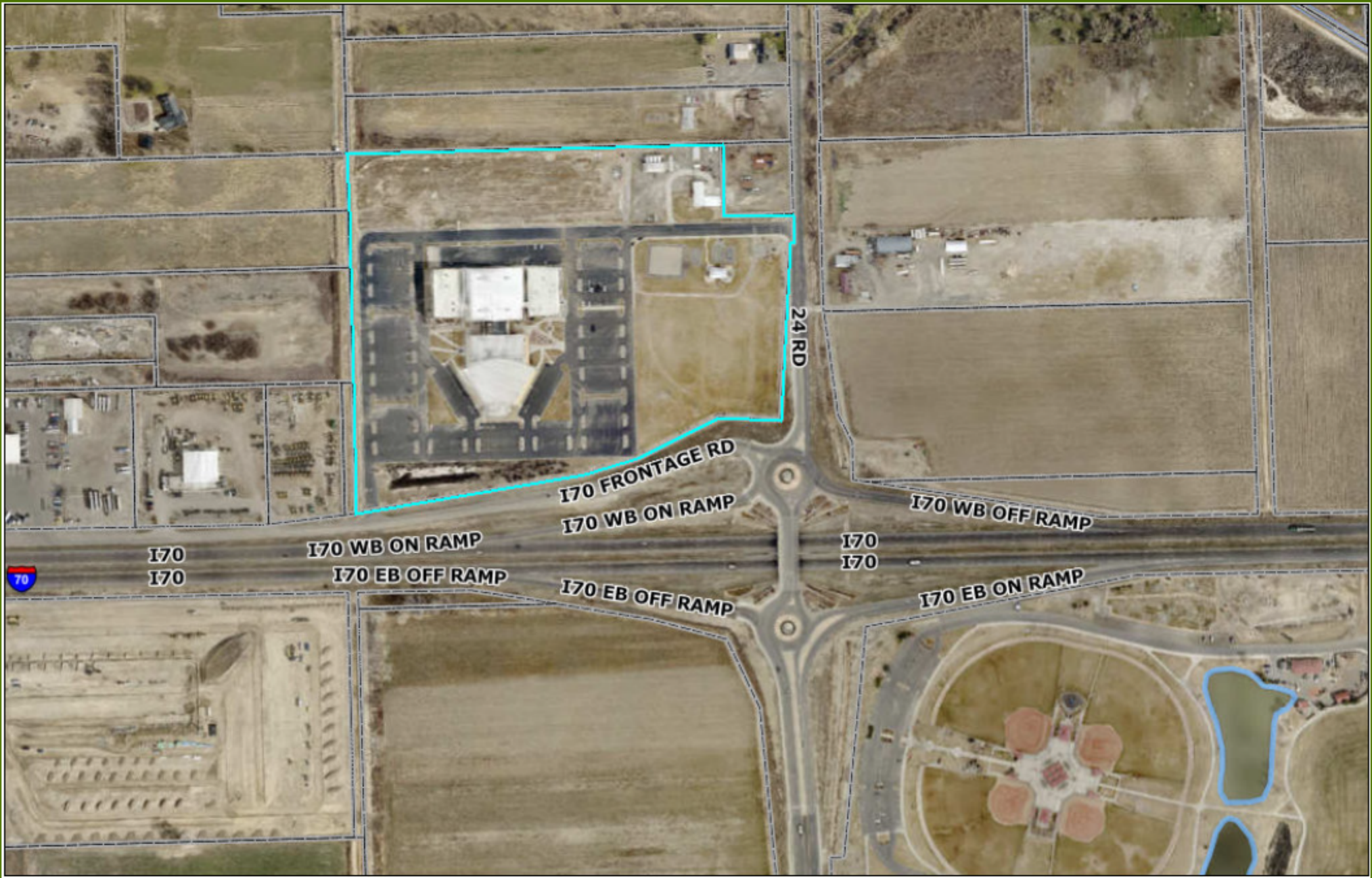


Printed: 9/7/2021

1 inch = 188 feet



Vicinity Map



Printed: 9/7/2021

1 inch = 376 feet



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: Residential Rural

Existing Zoning: R-R

Proposed Land Use Designation: Mixed Use General

Proposed Zoning: MXG-3

Property Information

Site Location: 765 24 Road Grand Junction, CO 81505

Site Acreage: approx 26 acres

Site Tax No(s): 2701-321-15-002

Site Zoning: R-R

Project Description:

Rezone from R-R to MXG-3

Property Owner Information

Name: Fellowship Church of Grand Junction

Street Address: 765 24 Road

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-245-7729

E-Mail: phsr@fellowshipgj.com

Fax #: 970-243-9789

Contact Person: Daniel Hooper Sr

Contact Phone #: 970-245-7729

Applicant Information

Name: Fellowship Church of Grand Junction

Street Address: 765 24 Road

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-245-7729

E-Mail: phsr@fellowshipgj.com

Fax #: 970-243-9789

Contact Person: Daniel Hooper Sr

Contact Phone #: 970-245-7729

Representative Information

Name: Daniel Hooper Sr

Street Address: 765 24 Road

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-245-7729

E-Mail: phsr@fellowshipgj.com

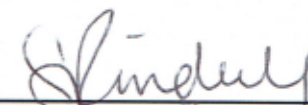
Fax #: 970-243-9789

Contact Person: Daniel Hooper Sr

Contact Phone #: 970-245-7729

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: 7.14.21

Signature of Legal Property Owner: 

Date: 7/15/21

General Project Report - Rezone

Date: 7/14/2021

Property Address: 765 24 Road

Petitioner: Fellowship Church Grand Junction

Self-Representative: Pastor Daniel Hooper, Sr.

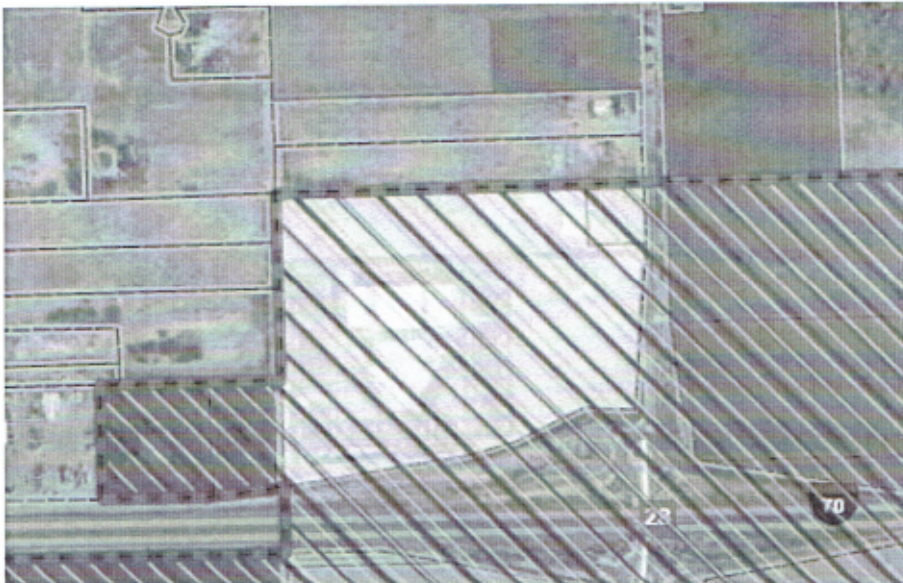
Purpose:

The purpose of this application is to install signage compliant with zoning and meet the needs of visibility for the existing use.

Description:

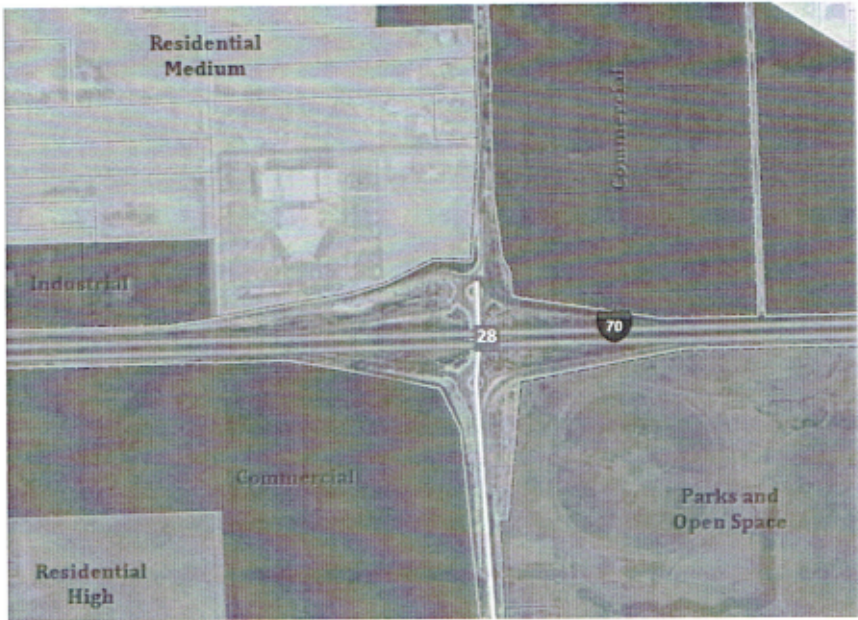
Fellowship Church Grand Junction hereby requests a rezone to Mixed Use General (MXG-3), which requires an amendment to the Future Land Use Map for Grand Junction. The reason for this request is for Fellowship Church to be able to place the desired sign on the street frontage, which is not allowable in the current Residential Zone designation.

Figure 1 – City of Grand Junction Zoning Map



As shown on the above zoning map, the adjacent, annexed properties are C-2, C-1 and Mixed Use. Fellowship Church's proposal of Mixed Use complies with adjacent properties.

Figure 2 – 2020 Comprehensive Plan Map



The properties surrounding the 24 Road and I-70 Corridor are not residential. It makes sense for this property at the north west corner of the intersection to also be Mixed Use rather than Residential as all other corners are Commercial / Industrial or Parks.

Code Compliance

This section of the report cites portions of the code and states in *italics how the proposal meets the criteria.*

Approval criteria: In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or *The other properties around the intersection of 24 Road and I-70 are now Commercial / Parks use, which may be a change event since the original zoning of Residential. Again, this proposal is not to change the USE it is to allow for the SIGNAGE in the Mixed Use zone designation.*

- (2) The character and / or condition of the area has changed such that the amendment is consistent with the Plan; and/or *This proposal is not to change any character or condition of the area. All uses remain the same; the request for rezone is to allow for signage.*

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and / or *All facilities are already in place and therefore adequate to serve the facility and therefor the proposal as requested.*

- (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 is not applicable to this proposal.

- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
The area will derive benefit from this proposal; the area will more easily be able to see the access to Fellowship Church given adequate signage, which is allowable only with this rezone approval.

In summary, Fellowship Church does not propose a change in use. The rezone requested is to allow for signage to access and identify the church. This application does comply with the surrounding area and the Land Development Code amendment as required for such an application. Fellowship Church respectfully requests approval of this rezone application.

**ADJACENT PROPERTY OWNER
NAME & ADDRESS ORDER FORM**

Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2701-321-15-002

Property Address: 765 24 Road Grand Junction, CO 81505

Property Owner: Fellowship Church of Grand Junction Colorado Inc

Contact Person: Daniel Hooper Sr. *Staci Rinderle 970.250-6925.*

Mailing Address: 765 24 Road Junction, CO 81505

E-Mail Address: phsr@fellowshipgj.com

Applicant: Fellowship Church of Grand Junction Colorado Inc

Contact Person: Daniel Hooper Sr

Mailing Address: 765 24 Road Junction, CO 81505

E-Mail Address: phsr@fellowshipgj.com

Project Representative: Self

Contact Person: Daniel Hooper Sr

Mailing Address: 765 24 Road Junction, CO 81505

Phone Number: 970-245-7729

E-Mail Address: phsr@fellowshipgj.com

***This request for labels and/or the name and address list MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

Legal Description

LOT 1 FELLOWSHIP CHURCH SEC 32 1N 1W EXC ROW ON SE COR
OF PARCEL AS DESC IN B-3923 P-309 RECP NO 2259866- 25.98AC

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Fellowship Church of Grand Junction, CO ("Entity") is the owner of the following property:

(b) 765 24 Road, Grand Junction Colorado 81505

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

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

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

(e) _____

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

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

Signature of Entity representative: _____

Printed name of person signing: _____

State of _____)

County of _____) ss.

Subscribed and sworn to before me on this _____ day of _____, 20____

by _____

Witness my hand and seal.

My Notary Commission expires on _____

Notary Public Signature

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, 19____,
between Fellowship of Excitement aka Grand Junction
Baptist Church of Grand Junction, Colorado, A Nonprofit
Corporation
of the said _____ *County of Mesa and State of
Colorado _____, grantor, and Fellowship Church of
Grand Junction, Colorado, Inc., a Colorado nonprofit
Corporation
whose legal address is 715 Horizon Drive, Suite 380,
Grand Junction, Colorado 81506

1849967 06/10/98 09:18AM
MONIKA TODD CLK&REC MESA COUNTY CL
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

9:18A

of the said _____ County of Mesa and State of Colorado _____, grantees:

WITNESS, that the grantor, for and in consideration of the sum of Ten and other valuable
consideration----- DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does
remise, release, sell and QUITCLAIM unto the grantees, their heirs, successors and assigns forever, not in tenancy in common but in joint
tenancy, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any,
situate, lying and being in the said _____ County of Mesa and State of Colorado,
described as follows:

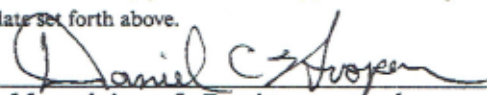
See Exhibit "A" attached hereto and made a part hereof by reference.

also known by street and number as: 765 24 Road, Grand Junction, Colorado 81505
assessor's schedule or parcel number: 2701-321-00-066

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise
thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper
use, benefit and behoof of the grantees, their heirs and assigns forever.

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.


Fellowship of Excitement aka
Grand Junction Baptist Church
of Grand Junction, Colorado, A
Nonprofit Corporation by
Daniel C. Hooper, President

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LOT 1, FELLOWSHIP CHURCH SUBDIVISION
765 24 RD (FELLOWSHIP CHURCH PROPERTY) FROM R-R (RURAL
RESIDENTIAL) TO MXG-3 (MIXED USE GENERAL – 3)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended zoning the Fellowship Church Property, Lot 1, Fellowship Church Subdivision, to the MXG-3 (Mixed Use General – 3) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the MXG-3 (Mixed Use General – 3) zone district is in conformance with at least one of the stated criteria of §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:

Lot 1, Fellowship Church Subdivision shall be zoned MXG-3 (Mixed Use General – 3).

Introduced on first reading this 28th day of September 2021 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: September 28, 2021
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, AICP, Principal Planner

Information

SUBJECT:

Consider a request by 834 21 ½ RD, LLC to zone 2.98 acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) located at 834 21 1/2 Road. | [Staff Presentation](#) | Phone-in comment code **3862**.

RECOMMENDATION:

Staff recommends approval of the requested Zone of Annexation.

EXECUTIVE SUMMARY:

The Applicants, 834 21 ½ RD, LLC (Phoenix Haus-William & Kate McDonald) and Buttolph Trust (Kathleen Selover); Aerial & William H Buttolph Trust (Sheryl Buttolph Fitzgerald) are requesting a zone of annexation to I-1 (Light Industrial) for the Phoenix Haus Annexation. The approximately 2.98-acre land area is located at 834 21 ½ Road and includes a portion of the Pritchard Wash (Capeco Drain). The area has a Comprehensive Plan Land Use Map designation of Industrial for the 834 21 ½ Road property, however, the Buttolph Trust/William H. Buttolph Trust property is part of the Pritchard Wash (Capeco Drain) corridor and has no land use designation, it is a drainage ditch corridor that runs north-south through the City's Urban Development Boundary planning area. It is adjacent to Industrial on both sides as shown on the Land Use Map. The annexation area contains the existing Phoenix Haus business facility at 834 21 ½ Road, on Lot 8 of the Riverview Commercial Subdivision and a portion of the Pritchard Wash/Capeco Drain area.

The area is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future expansion of the existing building containing the Phoenix Haus business. The proposed zone district of I-1 is consistent with the Comprehensive Plan land use of Industrial. The request for

annexation will be considered separately by City Council, but concurrently with the zoning request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants, 834 21 ½ RD, LLC (Phoenix Haus-William & Kate McDonald) and Buttolph Trust (Kathleen Selover); Aerial & William H Buttolph Trust (Sheryl Buttolph Fitzgerald) have requested annexation of their properties into the City limits. Phoenix Haus located at 834 21 ½ Road, is seeking annexation in anticipation of future expansion of their business. The Buttolph Trust/William H. Buttolph Trust property adjacent to 834 21 ½ Road is part of the Pritchard Wash (Copeco Drain) corridor and has no land use designation, it is a drainage ditch corridor that runs north-south through the City's Urban Development Boundary planning area. It is adjacent to Industrial Land Use on both sides on the Land Use Map. It is similar to a road right-of-way on the Land Use Map where land use designations are absent.

Annexation has been requested of this remnant parcel too, due to a subdivision error in 1982 when the area was platted but left this property unplatted and not described for ownership purposes. Unfortunately, this error ended up creating this remnant parcel and did not include the land area within the adjacent lot(s) in the Riverview Commercial Subdivision plat. Phoenix Haus was unaware of this property issue, the error was found by the city while creating the legal description for the annexation.

To make an ownership transfer of this land requires both 834 21 ½ Road and the remnant Copeco Drain parcel to be under the same jurisdiction. Upon annexation, the jurisdiction will be the City of Grand Junction. The Phoenix Haus business desires to develop their property and not be further delayed by seeking a remedy in Mesa County for the remnant parcel, a property they do not own. The remnant parcel is still owned by the original family, and they are willing to transfer ownership of the parcel to another entity such as the Grand Valley Drainage District. They have signed the annexation petition as the first step.

The Phoenix Haus Annexation is a serial annexation made up of two annexation legal descriptions combined into one annexation and considered together. The entire annexation consists of one property of 2.65-acres, platted as Lot 8 of the Riverview Commercial Subdivision in 1982 and includes a second property that includes a portion of the Pritchard Wash, Copeco Drain lying to the east of Lot 8 containing 0.33 acres, making a total annexation of 2.98 acres. The Applicant is currently requesting a zone of annexation to I-1 (Light Industrial). The legal owners (Kathleen Selover and Sheryl Buttolph Fitzgerald) of the 0.33 acres have also signed an annexation petition to be annexed as part of the Phoenix Haus Annexation.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 15, 2021
- Planning Commission considers Zone of Annexation – September 28, 2021

- Introduction of a Proposed Ordinance on Zoning by City Council – October 6, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 20, 2021
- Effective date of Annexation and Zoning – November 21, 2021

The annexation area is currently in the County and has a County zoning of PUD (Planned Unit Development). According to Mesa County Planning staff the zoning no longer has an approved development plan and will require a public hearing by the County to approve any new planned development on the property. The public hearing requirement triggers annexation and consideration for zoning approvals by the City of Grand Junction as part of the 1998 Persigo Agreement between the City and Mesa County. Surrounding properties to the north, west and south are County zoned PUD for commercial/industrial purposes and to the east, I-1 (light industrial) in the City. The requested zone district of I-1 is in conformance with the Land Use designation of Industrial.

This property is located within an urban infill area of the community. The immediate surrounding area both within the city limits and unincorporated Mesa County are largely developed with industrial land uses. Further development is expected for other properties in the area and are large enough to accommodate growth.

NOTIFICATION REQUIREMENTS

A virtual Neighborhood Meeting regarding the proposed Annexation and Zoning was held on June 24, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were 4 participants in the meeting, none of which were members of the public.

Mark Austin and Ben Fox (both applicant representatives from Austin Civil Group) presented an overview of the property's current County zoning (PUD) and proposed annexation and zoning of I-1. Mr. Fox stated that it appeared to fit well with the City of Grand Junction's Future Land Use Plan. An official application for annexation and zoning was submitted to the City of Grand Junction for review on July 14, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on July 14, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 17, 2021. The notice of the Planning Commission public hearing was published September 21, 2021 in the Grand Junction Daily Sentinel.

Public comment was also offered through the GJSpeaks platform. No public comments were received.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a) and includes that 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 rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or
The property owner has petitioned for annexation into the City limits with a requested zoning district of I-1 which is compatible with the existing Comprehensive Plan Land Use Map designation of Industrial and the surrounding zoning and existing land uses. Since the Applicant's properties are currently in the County, the annexation of the properties is a subsequent event that will invalidate the original premise, a county zoning designation. The existing County Planned Unit Development (PUD) zone district is a zone without an official plan or list of specific land uses, making it a planned zone without a plan. The PUD has lapsed. However, the surrounding area has developed as industrial with some properties developing under this county PUD zoning suggesting that not all premises and findings have been invalidated. The proposed I-1 zone district will provide for specific land uses and performance standards permissible for the annexed area in addition to implementing the Industrial Land Use category. However, since not all premises and findings have been invalidated, Staff has found this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The adoption of the Comprehensive Plan in 2020, designated these properties as Industrial. The Applicant is requesting an allowable zone district within the Industrial Land Use category. Surrounding properties to the north, west and south are in unincorporated Mesa County and zoned PUD with current industrial land uses. The property to the east is annexed and zoned I-1 with a current land use of agricultural. The character and/or condition of the surrounding area has not dramatically changed in recent years as the area continues to be industrial.

Because there has been no apparent change of character and/or condition and the area has not significantly changed, 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
Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the I-1 zone district. City Sanitary Sewer and Ute Water are both presently available within 21 ½ Road right-of-way and to the site. The area is also served by Grand Valley Power electric and Xcel Energy natural gas. Potential heavy truck traffic needed for industrial land uses can utilize 21 ½ Road and head south to US 6 & 50 and the I-70 22 Road Interchange, both important transportation routes and both transportation corridors within a mile of this site. Staff has found the public and community facilities are adequate to serve the type and scope of the industrial land use proposed and therefore has found this criterion to be met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The properties and surrounding area are designated on the Comprehensive Plan Land Use Map as Industrial. The proposed zoning designation of I-1 implements the Industrial Land Use designation. The 2020 One Comprehensive Plan identified this area between 22 Road and 21 Road and north of I-70 to H ½ Road as an important area for the City of Grand Junction to establish for industrial land uses recognizing the existing industrial uses in the area as well as for future industrial growth. During the Comprehensive Plan planning process, the community identified industrial areas for current and future needs of businesses needing industrial zoning. This area was designated Industrial due to an inadequate supply of industrial zoned land in the City. Staff finds that there is an inadequate supply of Industrial zoning in the City and therefore finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for industrial businesses consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of fostering a vibrant, diverse, and resilient economy identified in Plan Principle 2: Resilient and Diverse Economy, found in Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Industrial for the subject properties.

- a. C-2 (General Commercial)
- b. I-O (Industrial/Office Park)
- c. I-2 (General Industrial)

Although the C-2, I-O, and I-02 zone districts could be considered, the I-1 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surround neighborhood and current land uses.

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 2: Resilient and Diverse Economy

Goal: Foster a vibrant, diverse, and resilient economy.

Goal: Promote business growth for a diverse and stable economic base.

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Chapter 3

Intensification and Tiered Growth Plan. The annexation area is located within Tier 1 – In Tier 1, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Phoenix Haus Annexation, ANX-2021-494, for a Zone of Annexation from County PUD (Planned Unit Development) to a City I-1 (Light Industrial), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Zone of Annexation.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation for the Phoenix Haus Annexation to I-1 (Light Industrial) zone district, file number ANX-2021-494, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Development Application
2. Maps and Locations

3. Neighborhood Meeting Notes
4. Draft Ordinance



Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Industrial"/>	Existing Zoning <input type="text" value="PUD"/>
Proposed Land Use Designation <input type="text" value="Industrial"/>	Proposed Zoning <input type="text" value="I-1"/>

Property Information

Site Location: <input type="text" value="834 21 1/2 RD"/>	Site Acreage: <input type="text" value="2.65"/>
Site Tax No(s): <input type="text" value="2697-254-03-008"/>	Site Zoning: <input type="text" value="PUD"/>
Project Description: <input type="text" value="Annexation to City of GJ and Zone to I-1 (Light Industrial)"/>	

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.

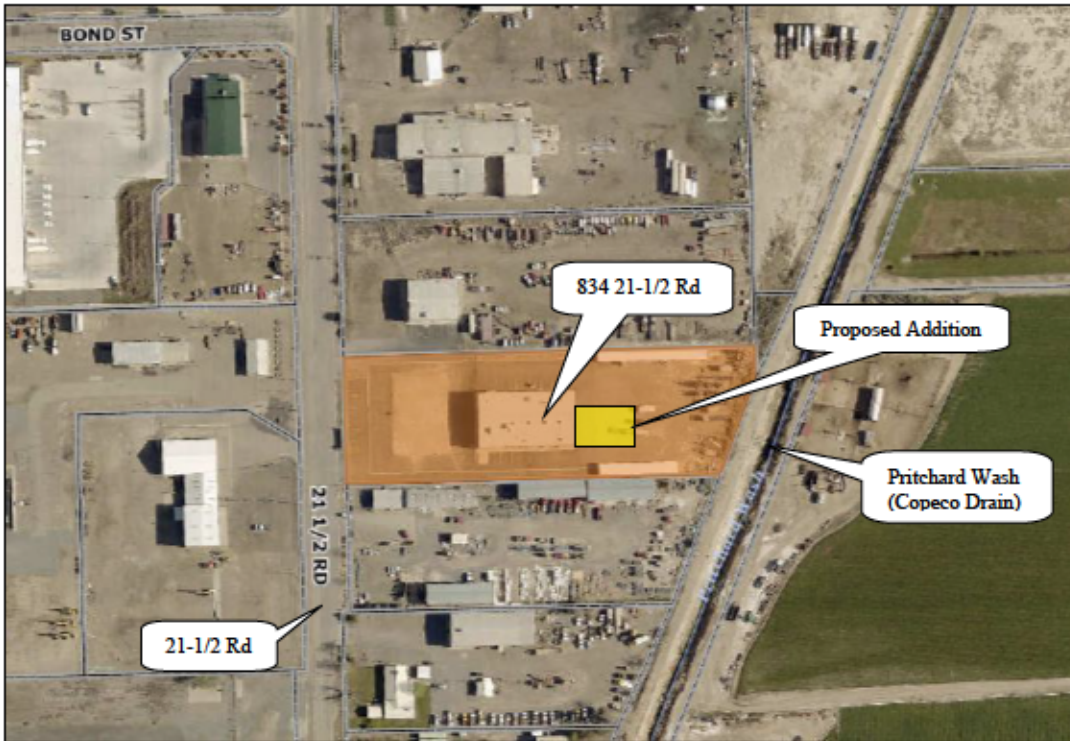
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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="Bill McDonald"/>	Date <input type="text" value="6-24-21"/>
Signature of Legal Property Owner <input type="text" value="Bill McDonald"/>	Date <input type="text" value="6-24-21"/>

General Project Report for Phoenix Haus Property Annexation

Project Description (Location, Acreage, Proposed Use)

The purpose of this submittal is to obtain approval from the City of Grand Junction to annex a 2.65-acre property located north of Interstate 70 at 834 21 ½ Road in Grand Junction, Colorado. The location of the project site is depicted in the photo below:



Project Location

The property is currently zoned PUD in Mesa County and is required to be annexed into the City of Grand Junction per the Persigo Agreement. The applicant is requesting the property be annexed with a zoning designation of Light Industrial (I-1) in order to construct an approximately 4,000-8,000 sq ft addition to the property's existing structure.

The property abuts the Pritchard Wash, also known as the Copeco Drain, along the east boundary. Adjacent properties are zoned as PUD with commercial/industrial uses or as I-1. The location and proposed use are consistent with the City's 2020 One Grand Junction Comprehensive Plan.

Surrounding Land Uses and Zoning:

The following adjacent properties are zoning accordingly:

DIRECTION	ZONING	CURRENT LAND USE
North:	PUD	Commercial
South:	PUD	Commercial
East:	I-1	Agricultural
West	PUD	Commercial

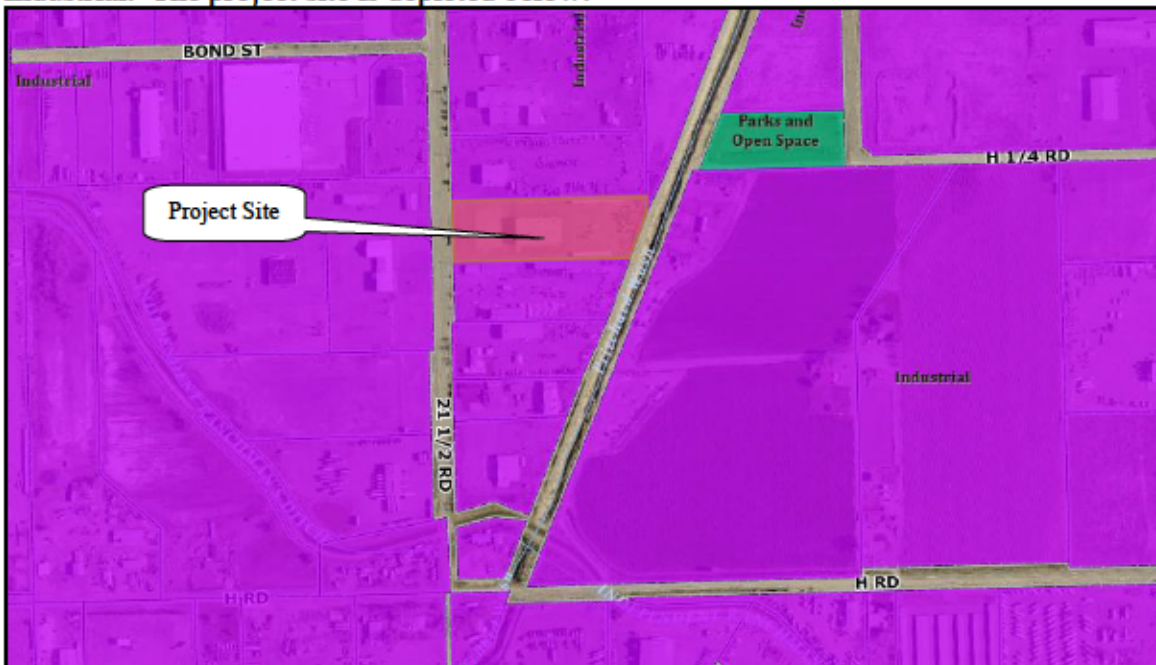
General Project Report for Phoenix Haus Property Annexation

The City of Grand Junction zoning surrounding this parcel is listed below:



Current City of Grand Junction Zoning

The City's Growth Plan map calls for this property and all surrounding properties to be Industrial. The project site is depicted below:



2020 Comprehensive Plan

**General Project Report
for
Phoenix Haus Property Annexation**

Site Access:

Access to the site remains unchanged from 21 ½ Road via the western edge of the parcel. The proposed facility addition presents no significant change to property access.

Utilities:

All utility services required for this project are currently located on, or adjacent to, the project site.

Domestic water is provided by Ute Water Conservancy District from a main 12-inch Asbestos-cement (AC) pipe buried beneath 21 ½ Road. Two valves (2-inch and 6-inch) connect from the AC main to the property.

The property in question utilizes an 8-inch PVC sanitary sewer line from the City of Grand Junction buried beneath 21 ½ Road. No significant changes to the existing sewage system are anticipated with the proposed building addition.

The existing storm sewer system routes water off the property and into the Copeco Drain (Pritchard Wash), located to the east, via a combination of concrete V-drain and buried pipe. The Copeco Drain is operated and maintained by Grand Valley Drainage District 2 and flows in a south/southwesterly direction, eventually discharging into the Colorado River. Due to the relatively small footprint of the proposed addition, the property's existing storm sewer system appears sufficient for the new construction.

Irrigation water use remains unchanged by the proposed annexation and zoning.

Development Schedule and Phasing

The project anticipates starting construction in August of 2021 and will be completed in one phase.

Annexation Criteria

To meet City of Grand Junction Code and Zoning Maps on the annexation of land to the City the following criteria must be met:

- 1. Subsequent events have invalidated the original premise and findings.**
Response: Not applicable to this submittal.

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

Response: The 201 Persigo Boundary requires any land development within this area to connect to public sanitary sewer systems. An agreement was also made between Mesa County and the City that any land development within the 201 Persigo Boundary must be annexed into the City of Grand Junction.

**General Project Report
for
Phoenix Haus Property Annexation**

The City of Grand Junction/Mesa County Future Land Use Maps indicate a site zoning of Industrial. The applicant's request to annex and zone the property I-1 is consistent with the City's 2020 One Grand Junction Comprehensive Plan.

- 3. Public and community facilities are adequate to serve the type and scope of land use proposed.**

Response: All facilities required for the subject site are adjacent to or already exist on the site.

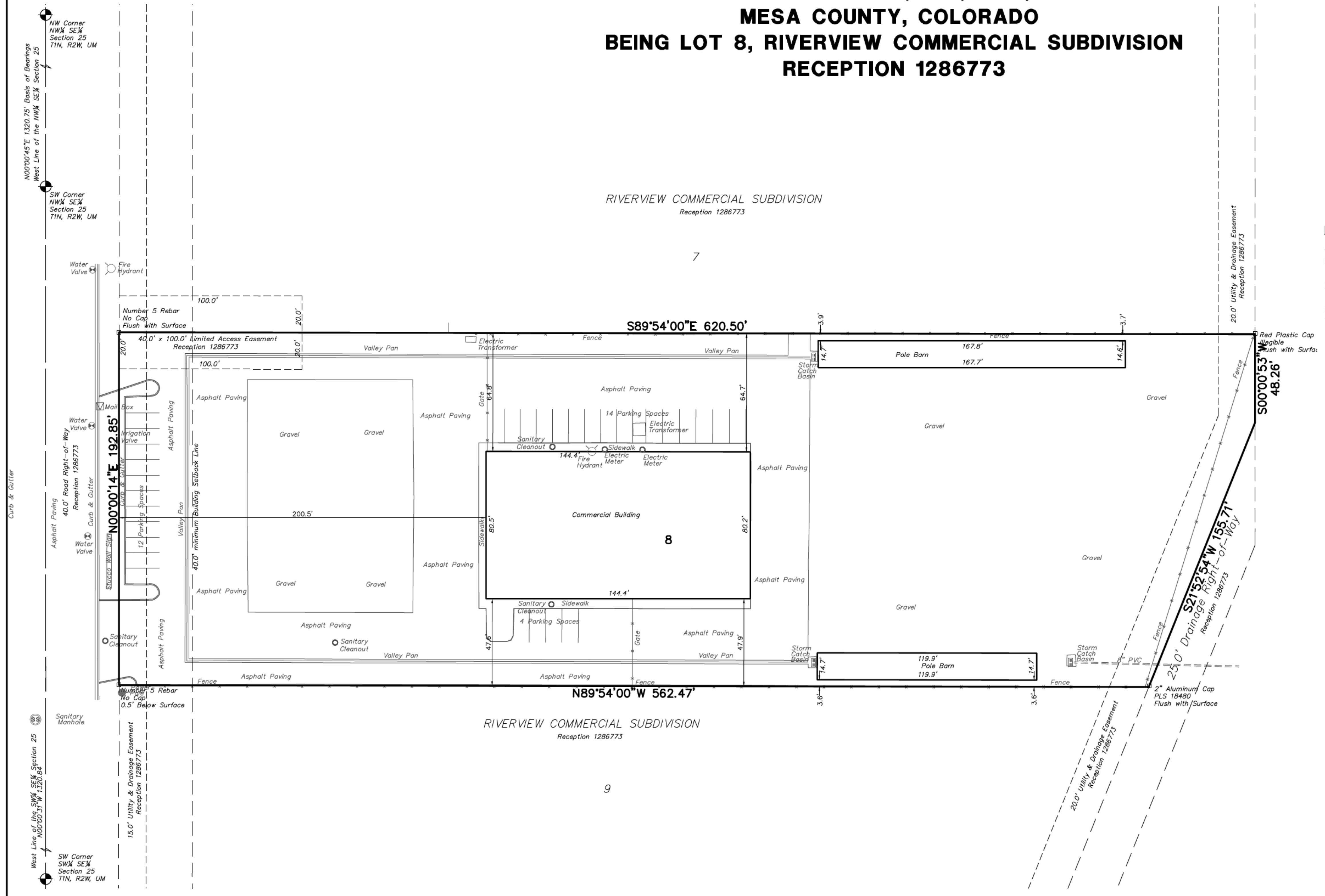
- 4. An inadequate supply of suitable designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.**

Response: Grand Junction is a growing community and I-1 lots are currently in demand.

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

Response: The proposed facility addition, location, and intended use remains consistent with the City's 2020 One Grand Junction Comprehensive Plan for balanced growth in industrial areas. A local demand for the expansion of industrial and manufacturing businesses exists, and the facility upgrade proposed herein fulfills the criteria for annexation into the City of Grand Junction with a zoning of I-1.

IMPROVEMENT SURVEY OF A PARCEL LOCATED IN WEST 1/4 SE1/4 SECTION 25, T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO BEING LOT 8, RIVERVIEW COMMERCIAL SUBDIVISION RECEPTION 1286773



DESCRIPTION

That property located in the (W¼ SE¼) Section 25, Township 1 North, Range 2 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

All of Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION, as shown on that plat recorded at Reception 1286773, Mesa County records.

SUBJECT TO that 10.0' Wide Underground Electric Utility Easement as granted by Reception 2429740 to Grand Valley Rural Power Lines, Inc., a Colorado corporation.

GENERAL NOTES

Easement and Title Information provided by Stewart Title Guaranty Company, Commitment No. ATC-20-7664, dated March 1, 2021.

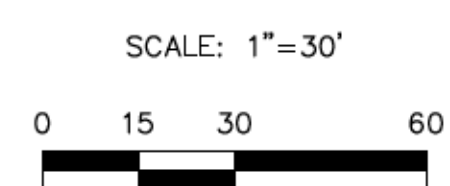
Basis of bearings is the West Line of the NW¼ SE¼ Section 25 which bears North 00°00'45" East, a distance of 1320.75 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

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

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

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953



Preliminary

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during _____, 20____, and that both conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

LAND SURVEY DEPOSITS

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

Prepared for:

	IMPROVEMENT SURVEY W¼ SE¼ SECTION 25, T1N, R2W, UTE MER. MESA COUNTY, COLORADO BEING LOT 8, RIVERVIEW COMMERCIAL SUBDIVISION RECEPTION 1286773
	High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451
PROJ. NO. 21-66 DATE: July, 2021	SURVEYED DRAWN DATE: July, 2021
CHK'D knr	SHEET 1 OF 1

Legal Description

Lot 8,
RIVERVIEW COMMERCIAL SUBDIVISION
County of Mesa, State of Colorado

Also known by street address as:
834 21 ½ Road, Grand Junction, CO 81505

For identification purposes only:
Parcel no.: 2697-254-03-008

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 834 21 1/2 RD, LLC. ("Entity") is the owner of the following property:

(b) Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION, County of Mesa, State of Colorado also known by street address as: 834 21 1/2 Road, Grand Junction, CO 81505. For identification purposes only. Parcel no.:

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

[Empty box for limited authority details]

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Phoenix Haus Annexation (834 21 1/2 Rd, LLC.)

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

(e) _____

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

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

Signature of Entity representative: [Signature]

Printed name of person signing: William McDonald CEO

State of Colorado)

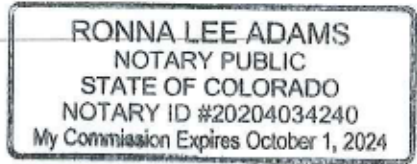
County of Mesa county) ss.

Subscribed and sworn to before me on this 25th day of June, 2021

by William McDonald

Witness my hand and seal.

My Notary Commission expires on 10/1/2024



[Signature]
Notary Public Signature

Instructions

An ownership statement must be provided for each and every owner of the property.

- (a) Insert complete name of owner as it appears on deed by which it took title. If true name differs from that on the deed, please provide explanation by separate document
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.
- (c) Insert title/capacity within the Entity of person who is signing.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Insert name of all other owners, if applicable.
- (f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.
- (g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.



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

1. This Statement of Authority relates to an entity named:
834 21 1/2 RD LLC, a Colorado limited liability company
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a: Limited Liability Company
3. The mailing address for the entity is:
2510 Foresight Cir, Unit B, Grand Junction, CO 81505
4. The entity is formed under the laws of: Colorado
5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Kate McDonald, Member and William McDonald, Member
6. The authority of the foregoing person(s) to bind the entity is Not limited OR Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:
None

Dated this 17th day of March, 2021.

834 21 1/2 RD LLC, a Colorado limited liability company

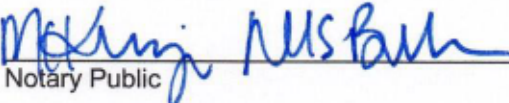
By: 
William McDonald, Member

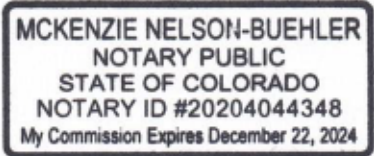
By: 
Kate McDonald, Member

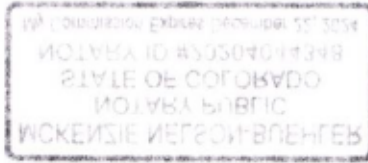
State of Colorado
County of Mesa

The foregoing instrument was acknowledged before me this 17th day of March, 2021, by **Kate McDonald as Member and William McDonald as Member for 834 21 1/2 RD LLC, a Colorado limited liability company.**

Witness my hand and official seal.


Notary Public





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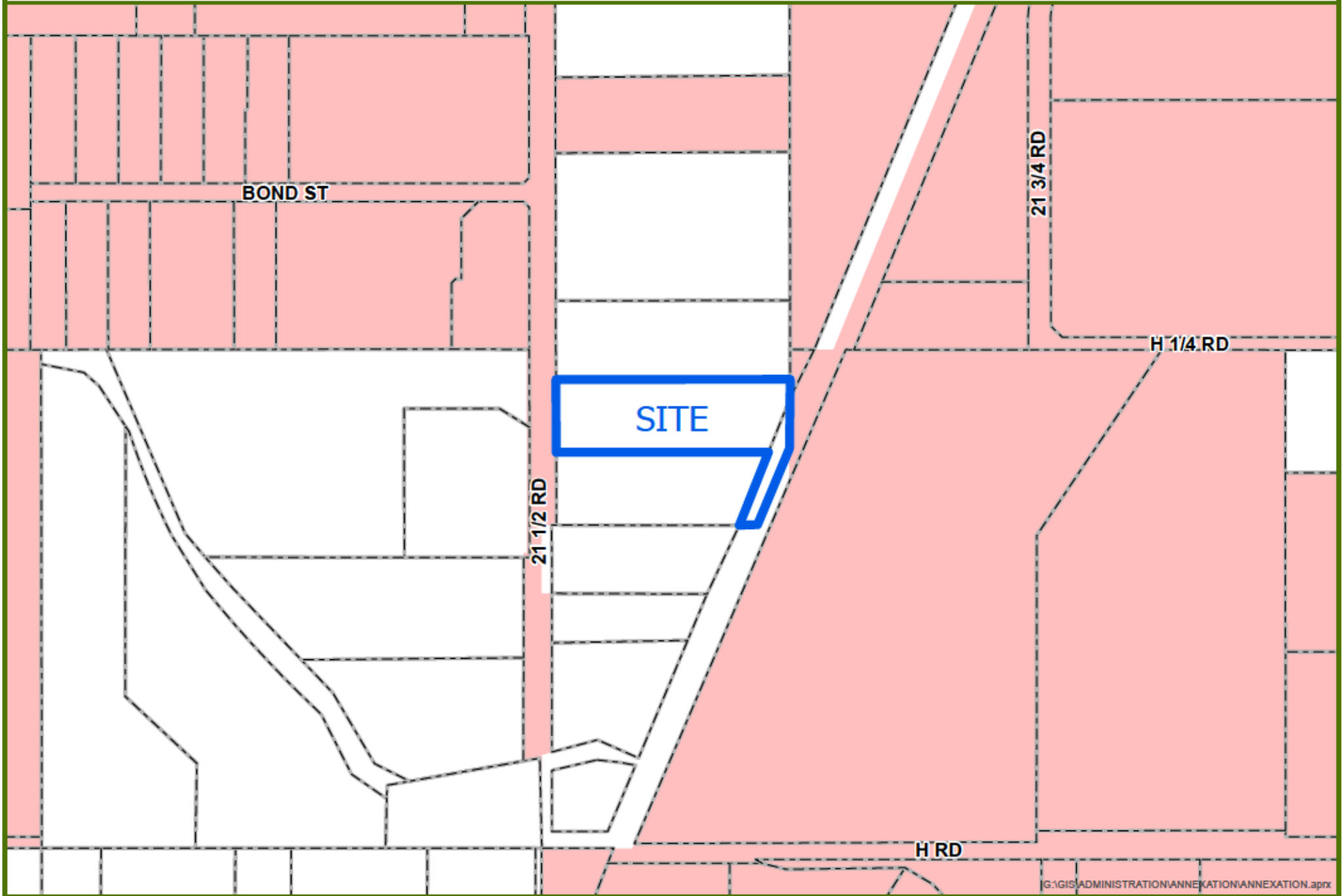
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PHOENIX HAUS ANNEXATION



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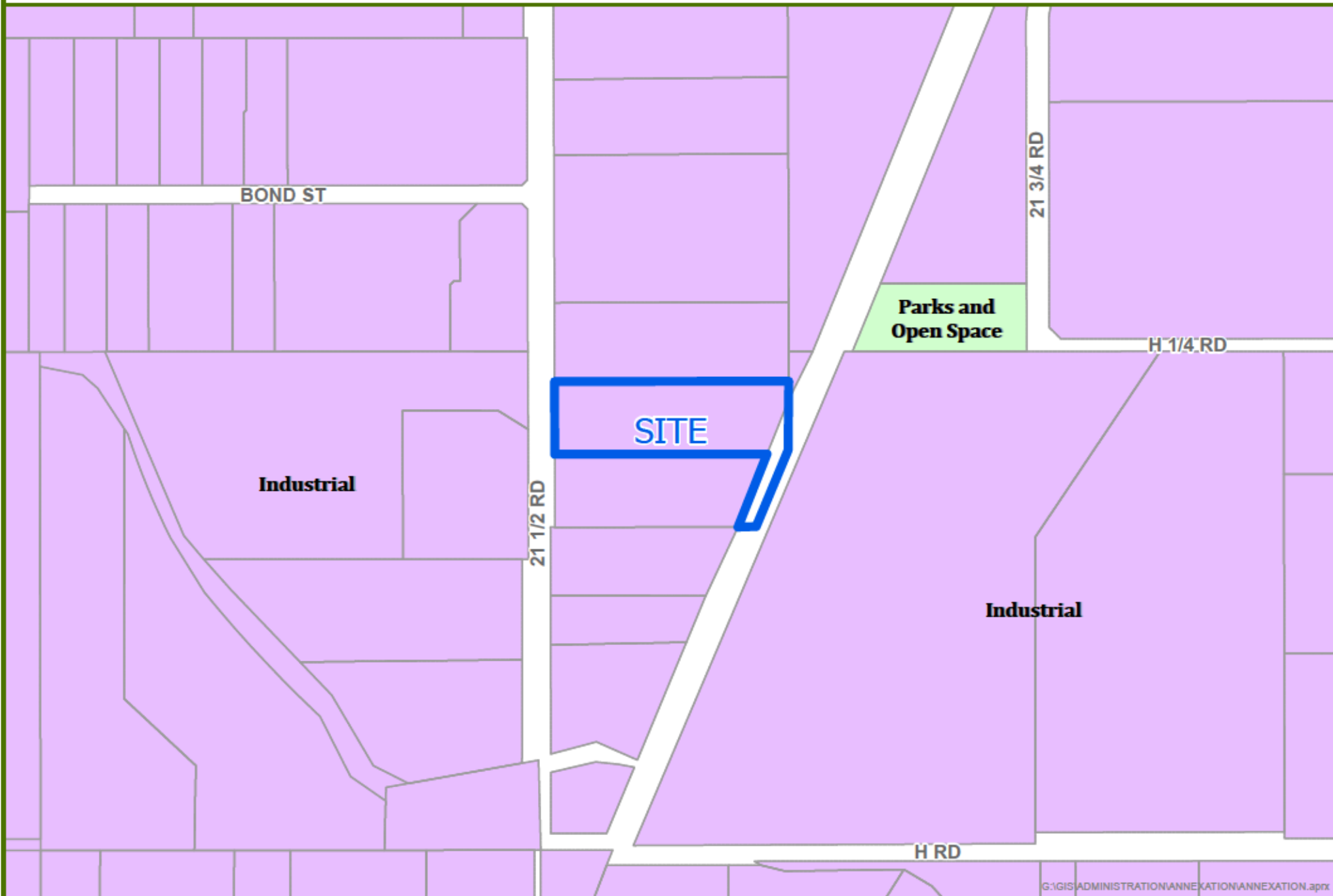
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 Annexation  City Limits

PHOENIX HAUS ANNEXATION




PHOENIX HAUS ANNEXATION - LAND USE



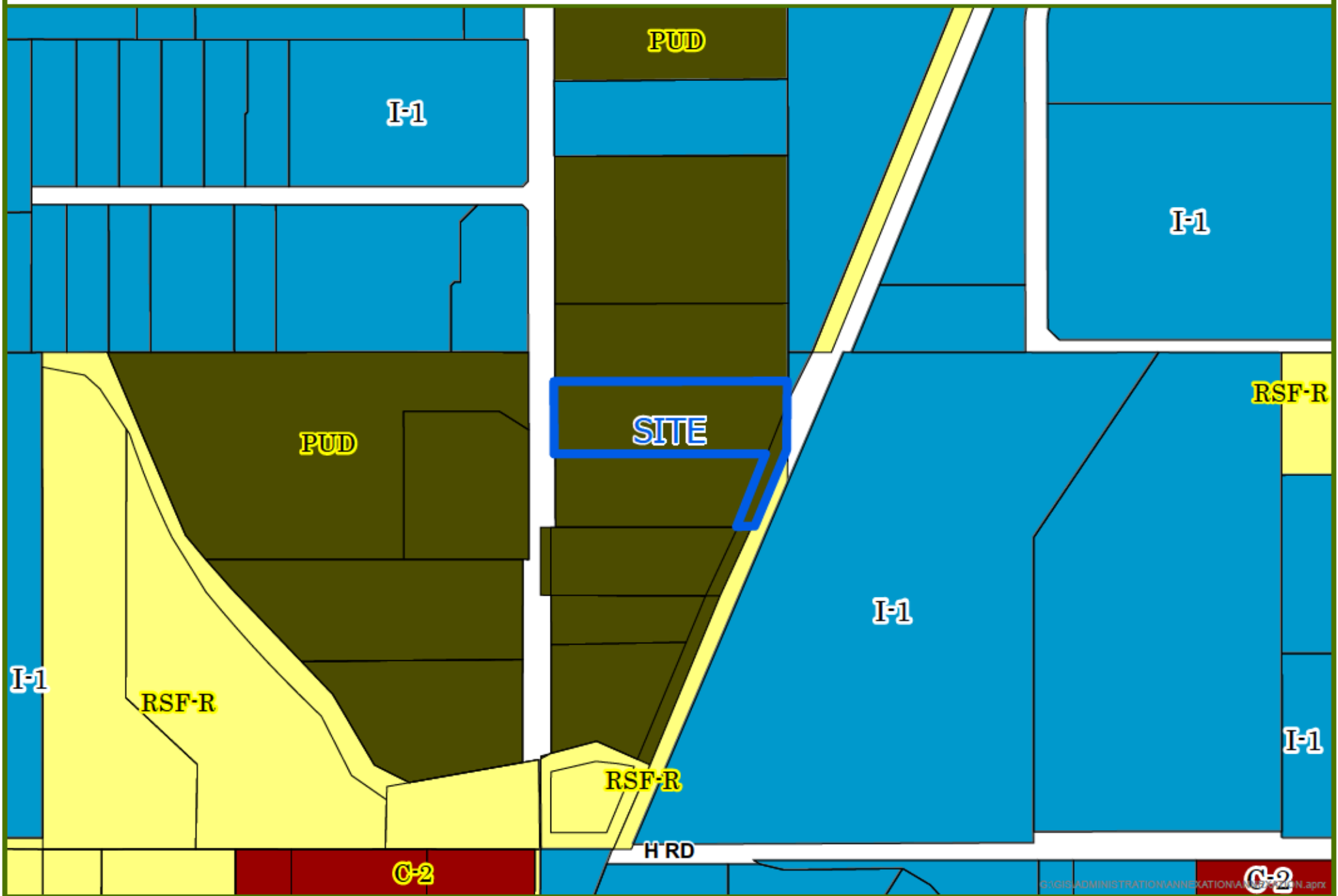
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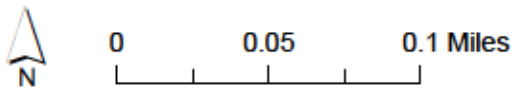
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 Annexation Boundary

PHOENIX HAUS ANNEXATION - ZONING



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Annexation

City Zoning
Packet Page 94

County Zoning

Date Created: 8/19/2021





Looking East from 21 ½ Road

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

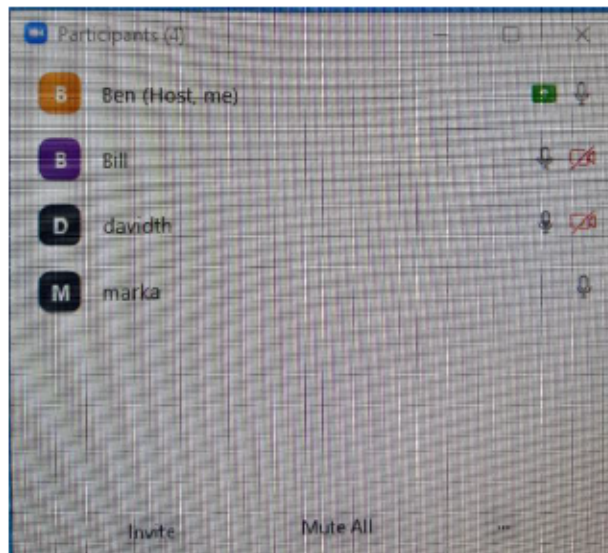
June 25, 2020

Mr. David Thornton
Senior Planner
City of Grand Junction Planning Division
250 North 5th Street
Grand Junction, CO 81501

**Re: Phoenix Haus Annexation and Zoning (834 21 ½ Rd)
Neighborhood Meeting Summary**

Dear Mr. Thornton:

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual neighborhood meeting was conducted on June 24, 2021, via Zoom, at 5:30 P.M., for the rezone of the property located at 834 21 ½ Road in Grand Junction, Colorado. There were 4 participants in the meeting, none of which were members of the public. A screen shot of the participant list is depicted below:



Participant List from Zoom Virtual Neighborhood Meeting

Listed below is a summary of the meeting items:

1. Mark Austin and Ben Fox (both applicant representatives from Austin Civil Group) presented an overview of the property's current County zoning (PUD) and proposed annexation and zoning of I-1. Mr. Fox stated that it appeared to fit well with the City of Grand Junction's Future Land Use Plan.

Mr. Jace Hochwalt

June 24, 2021

Page 2 of 2

2. Mr. Fox and Mr. Austin described a future addition to the property's existing structure (a 4000-8000 SF addition), but mentioned that the focus for this meeting was primarily for annexation and zoning approval, not final development plan approval. Any future site plan remains preliminary and subject to change or alteration.
3. A slideshow was displayed to provide a clear, concise overview of the project location, current/proposed zoning, and future development concepts.
4. Bill McDonald (the project applicant) asked some questions regarding the timeline and process for the project. Mr. Thornton and Mr. Austin provided a general overview of the planning process to Mr. McDonald. The exact details of the discussion were inconclusive and based upon whether or not the applicant (Mr. McDonald) wanted to do a single, phased submission or separate submissions for potential future building additions.
5. There were no comments from the public, and no members of the public attended the meeting.
6. The meeting was closed at approximately 5:45 PM.

Sincerely,



Austin Civil Group, Inc.

Mark Austin, P.E. President

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE PHOENIX HAUS ANNEXATION
TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

**LOCATED AT 834 21 ½ ROAD
Tax Parcel Number 2697-254-03-008 and a Parcel Adjacent to the East**

Recitals

The property owners have requested annexation of 2.98 acres ("Phoenix Haus Annexation") into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Phoenix Haus Annexation I-1 (Light Industrial) finding that the I-1 zone district conforms with the designation of Industrial as shown on the Land Use Map 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 I-1 (Light Industrial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

**PHOENIX HAUS ANNEXATION
A Serial Annexation Comprising Phoenix Haus Annexation No.1
and Phoenix Haus Annexation No. 2**

Phoenix Haus Annexation No. 1

A parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION filed under Reception Number 1286773 and being more particularly described as follows:

COMMENCING at the Northwest corner of said SW1/4SE1/4 of Section 25 and assuming the West line of said SW1/4SE1/4 bears S0°00'30"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S26°44'48"E a distance of 88.90 feet to the Northwest Corner of said Lot 8 being a point on the east line of KELLEY ANNEXATION NO. 2 and being the Point of Beginning; thence S89°54'19"E along the north line said Lot 8 a distance of 310.00 feet; thence S0°00'30"E a distance of 192.85 feet to a point on the south line said Lot 8; thence N89°54'19"W a distance of 310.00 feet to the Southwest corner said Lot 8 also being a point on the east line said KELLEY ANNEXATION NO. 2; thence N0°00'30"W a distance of 192.85 feet to the Point of Beginning,

Containing 59783 Square Feet, or 1.37 Acres, more or less, as described.

Phoenix Haus Annexation No. 2

A parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION filed under Reception Number 1286773, the 25 foot DRAIN ROW, said RIVERVIEW COMMERCIAL SUBDIVISION and the area east of the east line of the 25 foot DRAIN ROW and west of the centerline of Pritchard Wash, lying north of the south line of lot 9, said RIVERVIEW COMMERCIAL SUBDIVISION extended easterly, south of the north line said Lot 8 and west of the East Line W 1/2 said SW 1/4 SE 1/4 and being more particularly described as follows:

COMMENCING at the Northwest corner of said SW1/4SE1/4 of Section 25 and assuming the West line of said SW1/4SE1/4 bears S0°00'30"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S26°44'48"E a distance of 88.90 feet to the Northwest Corner of said Lot 8; thence S89°54'19"E along the north line said Lot 8 a distance of 310.00 feet the Northeast corner of PHOENIX HAUS ANNEXATION NO. 1 being the Point of Beginning; thence continuing S89°54'19"E along said north line Lot 8 a distance of 310.49 feet to the Northeast corner said Lot 8 being a point on said east line of the West 1/2 SW 1/4 SE 1/4 and a point on the west line of YOUNGER ANNEXATION; thence S0°00'34"W along said east line of the West 1/2 SW 1/4 SE 1/4 and said west line of YOUNGER ANNEXATION a distance of 182.50 feet to the intersection with said centerline of Pritchard Wash; thence S21°52'35"W along said centerline a distance of 219.19 feet to the intersection with said south line of lot 9, said RIVERVIEW COMMERCIAL SUBDIVISION extended easterly; thence N89°52'05"W along said south line extended a distance of 53.83 feet to the southeast corner of said Lot 9; thence N21°52'35"E along the east line said Lot 9 a distance of 208.01 feet to the easterly corner common to said Lots 8 and 9; thence N89°54'19"W a distance of 252.44 feet to the Southeast Corner of said PHOENIX HAUS ANNEXATION NO. 1; thence N0°00'30"W along the east line said PHOENIX HAUS ANNEXATION NO. 1 a distance of 192.85 feet to the Point of Beginning.

Containing 70251 Square Feet, or 1.61 Acres, more or less, as described.

INTRODUCED on first reading this _____ day of October, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of October, 2021 and ordered published in pamphlet form.

ATTEST:

C.B. McDaniel
President of the Council

Wanda Winkelmann
City Clerk



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: September 28, 2021

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on type of use.

Information

SUBJECT:

Consider a request by Sage Creek Investments, LLC to for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and zone 5 acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) located at 3038 D 1/2 Road. | [Staff Presentation](#) | Phone-in comment code **2555**.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Sage Creek Investments LLC is requesting a Comprehensive Plan Amendment from Residential Low (2-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and a zone of annexation to R-8 (Residential 5.5-8 du/ac) for the Sage Creek Annexation. The approximately 5-acre property is located at 3038 D ½ Road in Pear Park. The subject property has one existing residence with most of the property vacant.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits and an amendment to the 2020 One Grand Junction Comprehensive Plan in anticipation of future residential subdivision development. The zone district of R-8 is consistent with the proposed Residential Medium Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning and Comprehensive Plan amendment requests.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, Sage Creek Investments LLC has requested annexation of 5-acres of land into the City limits, located on property at 3038 D ½ Road in Pear Park, in anticipation of future residential subdivision development. The Sage Creek Annexation consists of one property of 4.77-acres in addition to 0.23 acres of the D ½ Road right-of-way for a total of 5 acres. The Applicant is concurrently requesting a Comprehensive Plan Amendment to allow for a zone of annexation to R-8 (Residential 5.5-8 du/ac).

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 15, 2021
- Planning Commission considers Comprehensive Plan Amendment and Zone of Annexation – September 28, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – October 6, 2021
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – October 20, 2021
- Effective date of Annexation, Comprehensive Plan Amendment and Zoning – November 21, 2021

The Applicant's property is currently in the County and has a County zoning of RSF-R (Residential Single Family – Rural – 5-acre minimum lot sizes). Surrounding properties to the east, west and north are mostly zoned R-5 in the City. A townhome development, a residential six-plex located adjacent to the east in unincorporated Mesa County is zoned PUD and has a density of 8 dwelling units per acre, that would require densities of R-8 zoning and is supported in the Residential Medium Land Use category.

The Applicant is requesting to amend the 2020 One Grand Junction Comprehensive Plan Land Use Map from Residential Low to Residential Medium which is the same category found on the south side of D ½ Road in this area of Pear Park. The property has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The Land Use category of "Residential Low" on the north side of D ½ Road was established in this area in the Comprehensive Plan due to existing zoning of RSF-5 on adjacent properties on this side of the D Road. However, the size of this property lends itself to more density and infill development potential thereby supporting the Comprehensive Plan "Plan Principle 3 Responsible and Managed Growth" and the goal to "Encourage infill and redevelopment to leverage existing infrastructure. The Applicant is requesting a zone of annexation of R-8 to achieve this.

The applicant has submitted for a Comprehensive Plan amendment concurrent with the zone of annexation request and this staff report and accompanied ordinance provides for concurrent consideration by Planning Commission and City Council. Without a change to the Land Use Map as requested in the Comprehensive Plan Amendment, the Zone of Annexation request to R-8 is not supported by the Comprehensive Plan. Support for a Zone of Annexation to R-8 is tied to an amendment to the Land Use Map

of Residential Medium for the property.

Comprehensive Plan Future Land Use Map Amendment:

Presently, the Comprehensive Plan designates the Sage Creek Annexation as Residential Low on the Land Use Map, one residential dwelling unit per 2 to 5.5 dwelling units per acre. The Applicant is requesting to change the Land Use Map from Residential Low to Residential Medium to allow for an increase in urban residential densities.

The primary land uses found in the Residential Medium Land Use category are small lot single family residential and medium density multi-family providing a range of housing types and densities. The Residential Medium land use areas are typically located near transit, the Grand Valley Transit (GVT) services the D ½ Road corridor. Secondary land uses include open space and parks, schools, places of worship, home-based business, public/institutional uses, and other complementary neighborhood uses. Pear Park Elementary School has an oversized City funded gymnasium which serves the community through City Parks and Recreation programs.

The area to the north of this site is designated on the Land Use Map as Residential Low and to the south Residential Medium, all located within Tier 2 on the Intensification and Growth Tiers Map.

Zone of Annexation Request:

The Applicant is interested in preparing the property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the proposed Land Use Map change to Residential Medium (5.5 - 12 du/ac) density. The R-8 zoning requires a minimum of 5.5 dwelling units per acre, therefore the requested zoning of R-8 implements the Comprehensive Plan's Residential Medium Land Use category.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium density attached and detached dwellings. The R-8 ensures minimum densities of 5.5 dwelling units per acre are met. This property is located within an urban infill area of the community. The greater surrounding area both within the city limits and unincorporated County are largely developed with single-family detached homes. Further subdivision development is encouraged within this infill area of the City with the 2020 One Grand Junction Comprehensive Plan. This property provides a large enough site to accommodate such development. Existing City zoning to the south along D ½ Road is already zoned R-8 and located within the Residential Medium Land Use category established there. Other land not in the city is zoned PUD in Mesa County with existing lot sizes conforming to the densities of the City's R-8 zone district.

In addition to the R-8 (Residential – 8 du/ac) zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive

Plan designation of Residential Medium (5.5 – 12 du/ac).

Residential Medium (5.5 – 12 du/ac)

- a. R-12 (Residential – 8-12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)
- e. Mixed Use Shopfront (MXS-3)

In reviewing the other zoning district options for the proposed Residential Medium (5.5 – 12 du/ac) category, the R-12 zone districts does not allow single-family detached and most townhome development.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation, Comprehensive Plan Amendment and Zoning was held on June 22, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's representative and City staff were in attendance, no members of the public were in attendance, however one neighbor called the Applicant's representative the next morning and they discussed the project with them. Concerns expressed included:

- Traffic increase on Riverside Parkway and the intersection of 30 Road and D ½ Road.
- Did not want to see apartments.
- Preferred one-story single family.
- Townhomes might be a nice component.

An official development application was submitted to the City of Grand Junction for review on July 2, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on July 19, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 17, 2021. The notice of the Planning Commission public hearing was published September 21, 2021 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was also offered through the GJSpeaks platform. No public comments were received.

ANALYSIS

Comprehensive Plan Amendment

The criteria for review are set forth in Section 21.02.130 (c) (1). The criteria provide that the City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and at least one of the criteria outlined below;

(1) Subsequent events have invalidated the original premises and findings; and/or
The decision to designate the property as Residential Low Land Use under the Comprehensive Plan was made approximately nine months ago with the adoption of the One Grand Junction Comprehensive Plan. No substantial changes to the infrastructure, development context, or development potential of the subject property has occurred since that time. Therefore, staff finds that this criterion is not met.

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

The character of the area has not been changed in a substantive way since the Comprehensive Plan was adopted. The surrounding land-uses remain low-density and medium density residential development. The subject property is an urban infill site but has been even through the Comprehensive Plan planning process. Therefore, staff finds this criterion is not met.

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

This 5-acre annexation has public sanitary sewer service, Clifton Water domestic water service, Xcel electrical and natural gas service, sanitation and public stormwater sewer available to the site. Existing transportation infrastructure is improved with multi-modal transportation options accommodating pedestrian, bike and vehicle traffic. An elementary school is a short walking distance away. Shopping opportunities for goods and services are a short drive away at 30 Road and I-70B and along North Avenue, and adequate to serve development of the type and scoped associated with the proposed R-8 zone district in the proposed Residential Medium residential land use category. Therefore, staff finds that this criterion is met.

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

The city is broadly in need of additional residential development if it is to meet the needs of a growing population. Citywide, medium-density residential zoning is common, but very few properties with medium-density residential zoning remain undeveloped. It is thus logical that, in order to continue to provide housing opportunities, and to include medium-density housing patterns that permit single family through townhouse style development in the range of housing options available in the community and meeting urban densities required in the Comprehensive Plan, this property should be amended from Residential Low to Residential Medium on the Comprehensive Plan Land Use Map. Staff therefore finds this criterion to be met.

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

This property is being annexed concurrently in the City limits. At the time of annexation, it is zoned RSF-R (Residential Single Family - Rural), a zoning designation the County utilizes within the Persigo 201 area for unincorporated property prior to annexation into the City when urban densities are encouraged and expected. The property has seen development around it build up over the past 30 years and is one of just a few infill sites within the immediate area.

Amending the Comprehensive Plan Land Use Map to Residential Medium for this property allows for the concurrent zoning request for the property to be zoned to R-8 with future subdivision and development at urban densities between 5.5 and 8 du/acre. The Pear Park community will benefit from this change in the Land Use Map to Residential Medium. It allows for zoning to R-8 by increasing undeveloped land to potential R-8 densities as the area continues to attract residential development at densities needing urban and city services. Much of the existing adjacent area north of D ½ Road is zoned R-5 whereas this property if zoned to R-8 will be available to provide residential opportunities with smaller parcels providing more housing choices including townhomes, to city residents of different ages, abilities, and incomes. The existing townhomes adjacent to the east of the property would need to be zoned R-8 when annexed to be in conformance with current density of the townhomes. In addition, the area in the city limits on the south side of D ½ Road is shown as Residential Medium on the Land Use map and zoned R-8. Staff therefore finds this criterion to be met.

Changes are consistent with the vision, goals and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed Land Use Map Amendment to Residential Medium (5.5-12 du/ac) implement's the following Plan Principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Intensification and Tiered Growth Plan (Chapter 3). Subject property is located within Tier 2 (Suburban Infill) – In Tier 2, the Comprehensive Plan supports sub-urban growth for infill and on this site. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

Rezone

The criteria for review is set forth in Section 21.02.140 (a) and includes that 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 rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or
The property owner has petitioned for annexation into the City limits and is seeking an amendment to the Comprehensive Plan to change the land use category from Residential Low to Residential Medium with a requested zoning district of R-8 which is compatible with the proposed Comprehensive Plan Land Use Map designation of Residential Medium (5.5 to 12 du/ac). Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

The 2020 One Grand Junction Comprehensive Plan defined the density range for the Residential Low Land Use category with a range of 2 to 5.5 du/ac and the Residential Medium Land Use category with a range of 5.5 to 12 du ac. This area was designated Residential Medium under the 2010 Comprehensive Plan. The 2010 Plan had a density range for the Residential Medium category of 4 to 8 du/ac and the proposed zoning of R-8 was an implementing zone district under the 2010 Plan.

The 2020 Plan reduced the overall number of land use categories in half which required larger ranges of density for each land use designation. This area on the northside of D ½ Road was changed to Residential Low (2 to 5.5 du/ac) densities with the 2020 Plan. The general concern was the introduction of potential R-12 (8 to 12 du/ac) densities that would result with a R-12 zone. The requested zoning for the Sage Creek Annexation is R-8.

The existing County RSF-R zone district at a maximum density of one dwelling unit per five acres does not implement the Residential Low or the Residential Medium Land Use categories. The proposed R-8 zone (densities of 5.5 to 8 du/ac) district does implement the Residential Medium Land Use category if the Land Use Map is amended to Residential Medium. The Plan Amendment to Residential is a new subsequent event invalidating the original premises and findings. However, since the zoning request and plan amendment are being considered concurrent and the Plan amendment has not been approved at the time of this analysis, Staff has found this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the areas has not changed enough to satisfy this criterion. 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-8 zone district. City Sanitary Sewer and Clifton Water are both presently available within the D ½ Road right-of-way. Properties can also be served by Xcel Energy for electricity and natural gas. A short distance away, across the street is Pear Park Elementary School, about two- and one-half miles away is Grand Mesa Middle School and Grand Junction Central High School. A Regional Park is also about two- and one-half miles away. A short distance to the south and west a gas station/convenience store is available and major shopping is just over 2-miles to the north and west and includes a Walmart supercenter, restaurants, retail/office establishments, etc. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-8 densities and therefore has found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The properties and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5 to 12 du/ac) with an approved amendment as concurrently requested by the applicant. The proposed zoning designation of R-8 meets the intent of achieving the desired density for the property with this request, to develop at the low end of the Residential Medium land use category. For properties already annexed into the City limits, the area within one half mile of the annexation area is predominately zoned R-5 to the north of D ½ Road and R-8 to the south. Much of the area within City limits is developed, little land area is available for new development within the half mile area. Staff finds that there is an inadequate supply of R-8 zoning in this area of Pear Park as define above and therefore finds this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-12 zone district could be considered in a Residential Medium Land Use area, the R-8 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the

surround neighborhood and provides for single family housing on a smaller residential lot, and for townhome housing, thereby providing more housing choice to the community.

In addition to the zoning for R-8 (5.5 to 8 du/ac) requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5-12 du/ac) for the annexation area.

- R-12 (Residential – 8 to 12 du/ac)
- CSR (Community Services and Recreation)
- Mixed Use Residential (MXR-3)
- Mixed Use General (MXG-3)
- Mixed Use Shopfront (MXS-3)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Sage Creek Annexation, CPA-2021-467 Comprehensive Plan Amendment & Zone of Annexation, ANX-2021-466 requests, for a Comprehensive Plan Amendment from Residential Low (2-5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the property located at 3038 D ½ Road, and a Zone of annexation from County RSF-R (Residential Single Family – Rural) to a City R-8 (5.5 to 8 du/ac) the following findings of facts and condition have been made.

On the request for an amendment to the Comprehensive Plan, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.130(c)(1) of the Zoning and Development Code.
- 2) The request is consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for a Zone of Annexation, if the Comprehensive Plan Amendment is approved, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Comprehensive Plan Amendment and Zone of Annexation requests.

SUGGESTED MOTION:

Two separate motions (Motion 2 cannot be approved without approval of Motion 1)

Motion 1: Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 3038 D ½ Road, City file number CPA-2021-467, 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.

Motion 2: Mr. Chairman, on the Zone of Annexation request for the property located at 3038 D ½ Road, City file number ANX-2021-466, 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 and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium.

Attachments

1. Development Application dated 10 June 2021pdf
2. Site Maps and Picture
3. Neighborhood Meeting Summary
4. Sage Creek Annexation Map
5. Annexation Schedule and Summary Sheet - Sage Creek Annexation
6. Combined CPA and Zoning Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Residential Low"/>	Existing Zoning <input type="text" value="County RSF-R"/>
Proposed Land Use Designation <input type="text" value="Residential Medium"/>	Proposed Zoning <input type="text" value="R-8"/>

Property Information

Site Location: <input type="text" value="3038 D 1/2 Road, Grand Junction, CO 81504"/>	Site Acreage: <input type="text" value="Approximately 4.75 Acres"/>
Site Tax No(s): <input type="text" value="2943-162-00-0037"/>	Site Zoning: <input type="text"/>
Project Description: <input type="text" value="Comprehensive Plan Amendment to Residential Medium, Annexation and Zoning to R-8"/>	

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:

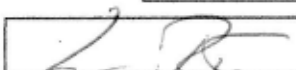
Fax #:

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="Tracy States"/>	<small>Digitally signed by Tracy States Date: 2021.06.10 13:29:52 -06'00'</small>	Date	<input type="text" value="June 10, 2021"/>
Signature of Legal Property Owner			Date	<input type="text" value="6/17/21"/>

Project Report

Sage Creek Investments, LLC

Annexation/Comprehensive Plan Amendment/Zoning - 3038 D 1/2 Road

Project Report

June 23, 2021

Prepared for:

City of Grand Junction

Grand Junction, CO 81501

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

A. Project Description

- 1) Location: The proposed project is located at 3038 D ½ Road, Grand Junction, Colorado (Parcel No. 2943-162-00-037).
- 2) Acreage: The parcel contains approximately 4.75 Acres
- 3) Proposed Use: This submittal is for Annexation into the City of Grand Junction limits and rezone from County RSF-R to R-8 which requires a Comprehensive Plan Amendment as the future land use is Residential Low (2-5.5 DU/Acre). R-8 zoning is compatible with surrounding development. The R-8 zone district allows for two family dwelling units, single-family detached housing and multifamily development. The minimum density for this project would be 5.5 DU/Acre or 26 units. The maximum density for this project would be 8 DU/Acre or 38 units.

B. Public Benefit

The proposed zoning will allow the development of needed medium-high residential product to keep up with the demand for housing. The project will also supply construction jobs contributing to the economy and overall economic health.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via zoom on June 22, 2021. A summary of the meeting and materials presented is included with this submittal.

D. Project Compliance, Compatibility, and Impact

- 1) Adopted plans and/or policies:

The proposed zoning, in conjunction with a Comprehensive Plan Amendment, will comply with the adopted codes, plans and requirements for the property. The project is proposed to ensure all City requirements are met. Impacts on the infrastructure will be addressed including water, sewer, access, lighting, etc. will not be impacted by this rezone/Comprehensive Plan Amendment.

- 2) Land use in the surrounding area:

The uses contained within the surrounding area are medium density residential subdivisions and large lot/agricultural uses.

- 3) Site access and traffic patterns:

A separate Preliminary/Final Plan application will be made that will identify site access, interconnectivity and traffic patterns.

- 4) Availability of utilities, including proximity of fire hydrants

The subject parcel is served by the following:

- Clifton Water
- City of Grand Junction Sewer
- Grand Valley Irrigation Company
- Xcel Energy
- City of Grand Junction Fire
- Charter/Spectrum
- CenturyLink/Lumen

A Fire Flow Form will be included with a future subdivision submittal.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Rezone and Comprehensive Plan Amendment.

6) Effects on public facilities:

The Rezone and Comprehensive Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable. When developed will be typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

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

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The Rezone request meets the intent of the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The Rezone request is in compliance with the zoning and development code.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available concurrent with the development.

All public facilities and utilities will be available concurrent with the rezoning and subsequent development of this property.

(v) Received all applicable local, State and federal permits.

All applicable permits will be obtained for this project.

21.02.140 Code amendment and rezoning:

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

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

Events since the adoption of the 2020 Comprehensive Plan have not invalidated the original premises. However, there is a significant demand for higher density development with little undeveloped land available in this area. The Residential-Medium designation is prevalent on the south side of D ½ Road and would be an appropriate designation for this project.

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

The amendment would provide for higher density residential development along a corridor where all utilities exist, maximizing use of infrastructure. People are relocating to Grand Junction for a variety of reasons, housing affordability being one of them.

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

Public and community facilities are existing and adequate and will support the proposed use and are not affected as a result of the Rezone and Comprehensive Plan Amendment requests.

(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

There is an inadequate supply of Residential Medium designated land in the community. Development is ongoing in this area of Grand Junction with residential lots being presold in under construction developments. Existing inventory is very low.

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

The addition of Residential Medium designated, developable land, will benefit the community with the addition of affordable housing, job opportunities created with the construction of housing, and an increased tax base.

21.02.160 Annexation:

(c) **Approval Criteria.** The application shall meet all applicable statutory and City administrative requirements.

In order for this parcel to develop, it must annex into the City of Grand Junction limits due to its location within the 201 Boundary. The application meets all applicable statutory and City administrative requirements.

F. Development Schedule

Not applicable for this submittal.

LEGAL DESCRIPTION

THE W½ SE¼ SE¼ NW¼ OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;
EXCEPT THE NORTH 20 FEET AS DESCRIBED IN DOCUMENT RECORDED APRIL 28, 1894 IN BOOK 45 AT
PAGE 314, RECEPTION NO. 18362,
COUNTY OF MESA, STATE OF COLORADO.

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R042805
 Parcel 294316200037

 Assessed To
 TOMLINSON JASON A
 3038 D 1/2 RD
 GRAND JUNCTION, CO 81504

Certificate Number 105789
 Acres 0.00
 Order Number
 Vendor ID
 RIVER CITY CONSULTANTS
 215 PITKIN AVE # 201 GJ 81501

Legal Description	Situs Address
W2SE4SE4NW4 SEC 16 1S 1E	3038 D 1/2 RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$1,403.08	\$0.00	\$0.00	(\$1,403.08)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/23/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 15612 - 15612

Authority	Mill Levy	Amount	Values	Actual	Assessed
CLIFTON FIRE PROTECTION	11.5520000	\$224.00	SINGLE FAMILY	\$110,000	\$7,870
COLORADO RIVER WATER CONSER	0.5020000	\$9.73	LAND		
GRAND RIVER MOSQUITO CTRL	1.3620000	\$26.41	SINGLE FAMILY IMP	\$161,090	\$11,520
GRAND VALLEY DRAINAGE DIST	1.8560000	\$35.99	Total	\$271,090	\$19,390
LIBRARY DISTRICT	3.0230000	\$58.62			
MESA COUNTY	11.4290000*	\$221.60			
COUNTY ROAD & BRIDGE-FULL L	0.5480000	\$10.63			
SCHOOL DIST #51 GEN	29.1940000*	\$566.08			
SCHOOL DIST# 51 BOND	9.4120000	\$182.50			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$65.52			
UPPER GRAND VALLEY PEST	0.1030000*	\$2.00			
Taxes Billed 2020	72.3600000	\$1,403.08			

* Credit Levy

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY TREASURER, SHEILA REINER




Mesa County Treasurer
 PO Box 20000
 544 Reed Ave
 Grand Junction CO 81502-5027

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sage Creek Investments, LLC ("Entity") is the owner of the following property:

(b) 3038 D 1/2 Road, Grand Junction, CO 81504

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

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

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

[Empty box for limited authority details]

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

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Comprehensive Plan Amendment/Annexation/ Zoning

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

(e) None

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

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

Signature of Entity representative: [Handwritten Signature]

Printed name of person signing: Lisa M. Ricks, Member

State of Colorado)

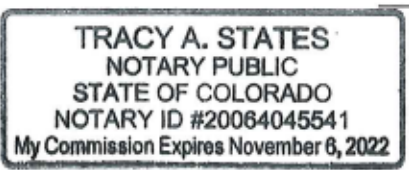
County of Mesa) ss.

Subscribed and sworn to before me on this 22nd day of June, 20 21

by Lisa M. Ricks

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



[Handwritten Signature]
Notary Public Signature



State Documentary Fee
Date: March 22, 2021
\$38.00

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

Grantor(s), **JASON A. TOMLINSON**, whose street address is **3038 D 1/2 RD, GRAND JUNCTION, CO 81504**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$380,000.00) ***Three Hundred Eighty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 1452, Palisade, CO 81526**, City or Town of **Palisade**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

**THE W½ SE¼ SE¼ NW¼ OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;
EXCEPT THE NORTH 20 FEET AS DESCRIBED IN DOCUMENT RECORDED APRIL 28, 1894 IN BOOK 45 AT PAGE 314,
RECEPTION NO. 18362,
COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **3038 D 1/2 RD, GRAND JUNCTION, CO 81504**

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

Signed this day of **March 22, 2021**.

JASON A. TOMLINSON

State of **Colorado**)
)
County of **MESA**)
)

The foregoing instrument was acknowledged before me on this day of **March 22nd, 2021** by **JASON A. TOMLINSON**

Witness my hand and official seal

My Commission expires: 12-5-21

Notary Public

JESSICA CARLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974021948
My Commission Expires December 5, 2021

County of Mesa

When recorded return to: **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**
PO BOX 1452, Palisade, CO 81526





State Documentary Fee
Date: March 22, 2021
\$38.00

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

Grantor(s), **JASON A. TOMLINSON**, whose street address is **3038 D 1/2 RD, GRAND JUNCTION, CO 81504**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$380,000.00) ***Three Hundred Eighty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 1452, Palisade, CO 81526**, City or Town of **Palisade**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

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

Signed this day of **March 22, 2021**.

JASON A. TOMLINSON

State of **Colorado**)
)
County of **MESA**)
)

The foregoing instrument was acknowledged before me on this day of **March 22nd, 2021** by **JASON A. TOMLINSON**

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My Commission expires: 12-5-21 _____
Notary Public

JESSICA CARLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974021948
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When recorded return to: **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**
PO BOX 1452, Palisade, CO 81526



After Recording Return To:

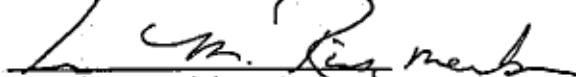
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Sage Creek Investments, LLC
2. The Entity is a: Limited Liability Company
3. The Entity is formed under the laws of: Colorado
4. The mailing address for the entity is:

2126 L Road, Grand Junction, CO 81505
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Lisa M. Ricks, Member
6. The authority of the foregoing person(s) to bind the entity is **not limited**.
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: September 12, 2012

Sage Creek Investments, LLC


By: Lisa M. Ricks, Member

STATE OF: Colorado

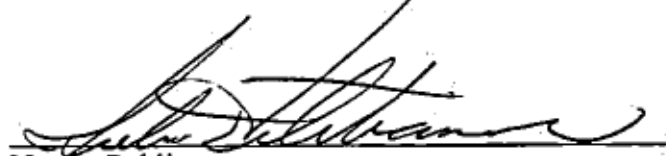
COUNTY OF: Mesa

The foregoing instrument was acknowledged before me this 12th day of September, 2012, by Lisa M. Ricks, Member, Sage Creek Investments, LLC, A Colorado Limited Liability Company

Witness my hand and seal.

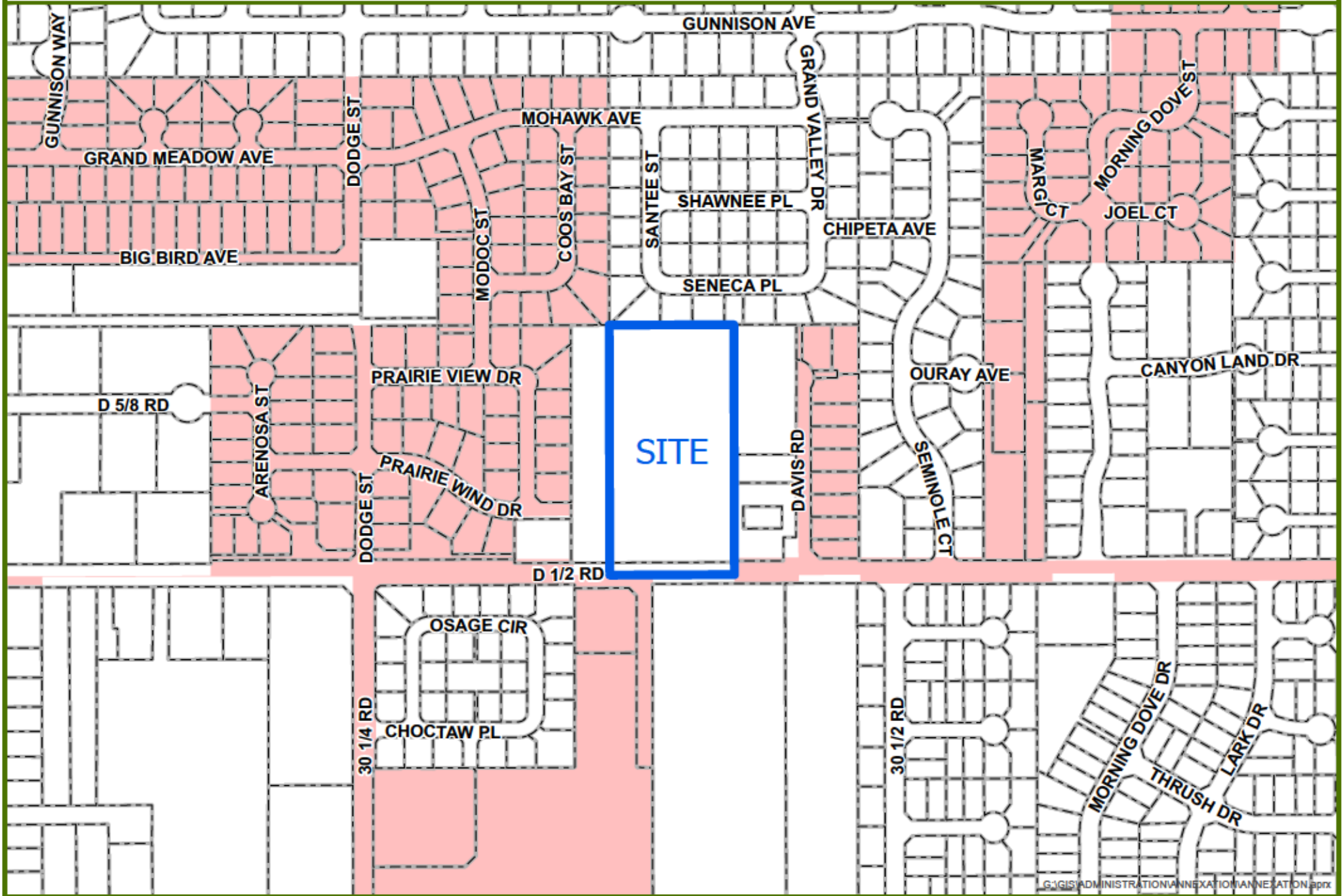
My commission expires:

8-12-13


Notary Public



SAGE CREEK ANNEXATION



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



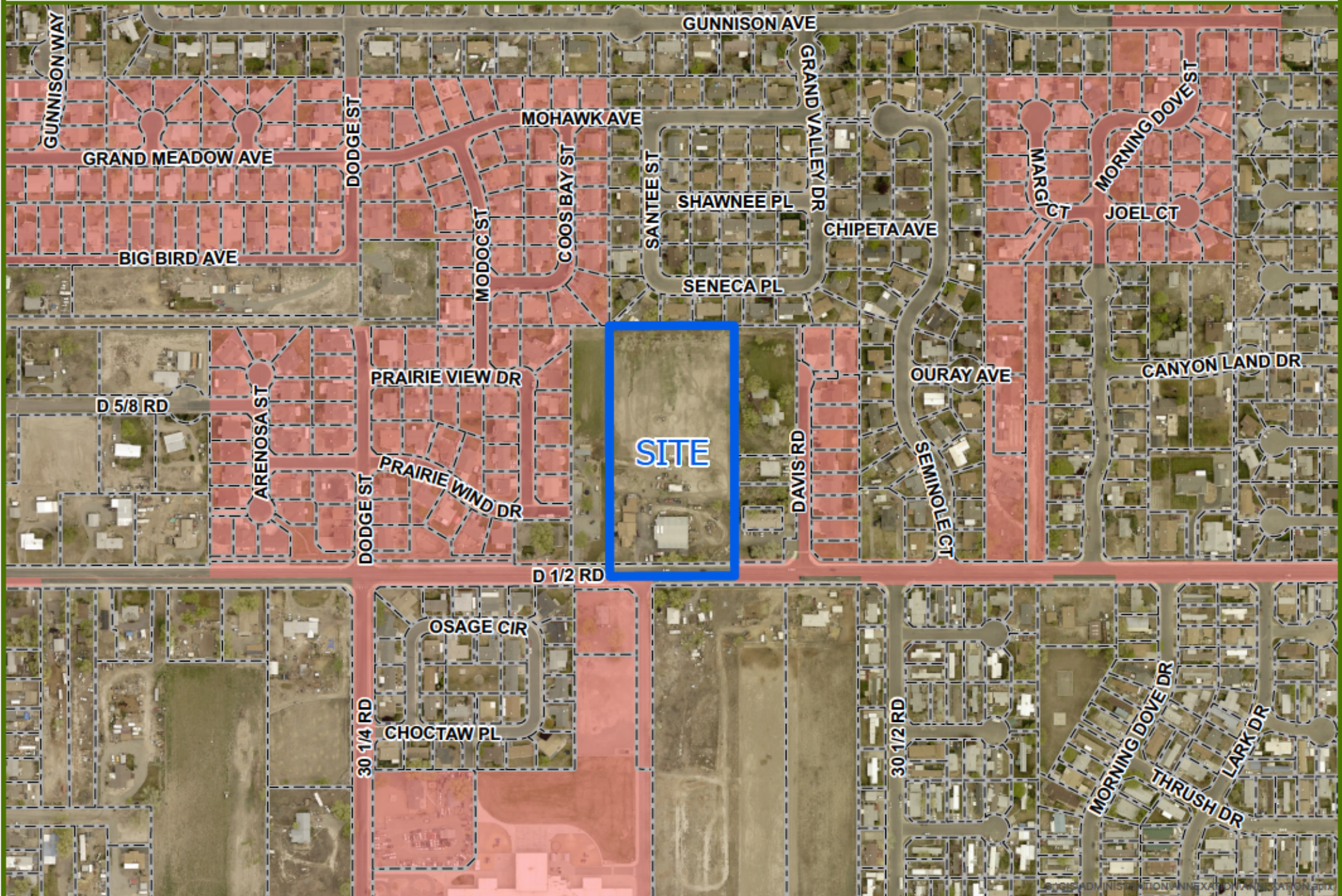
0 0.05 0.1 Miles

 Annexation  City Limits



Date Created: 8/19/2021

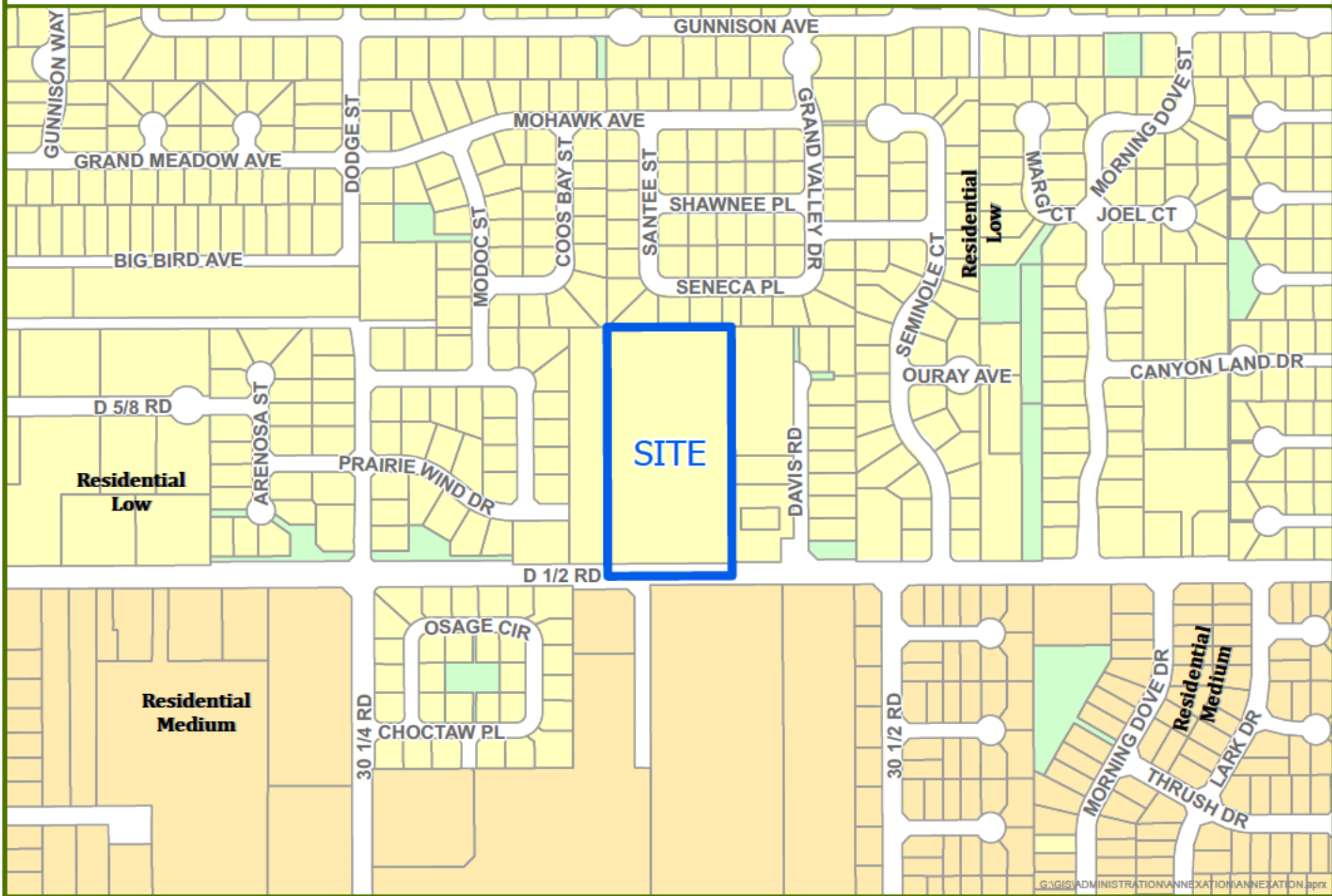
SAGE CREEK ANNEXATION



0 0.05 0.1 Miles

 Annexation  City Limits


SAGE CREEK ANNEXATION - LAND USE



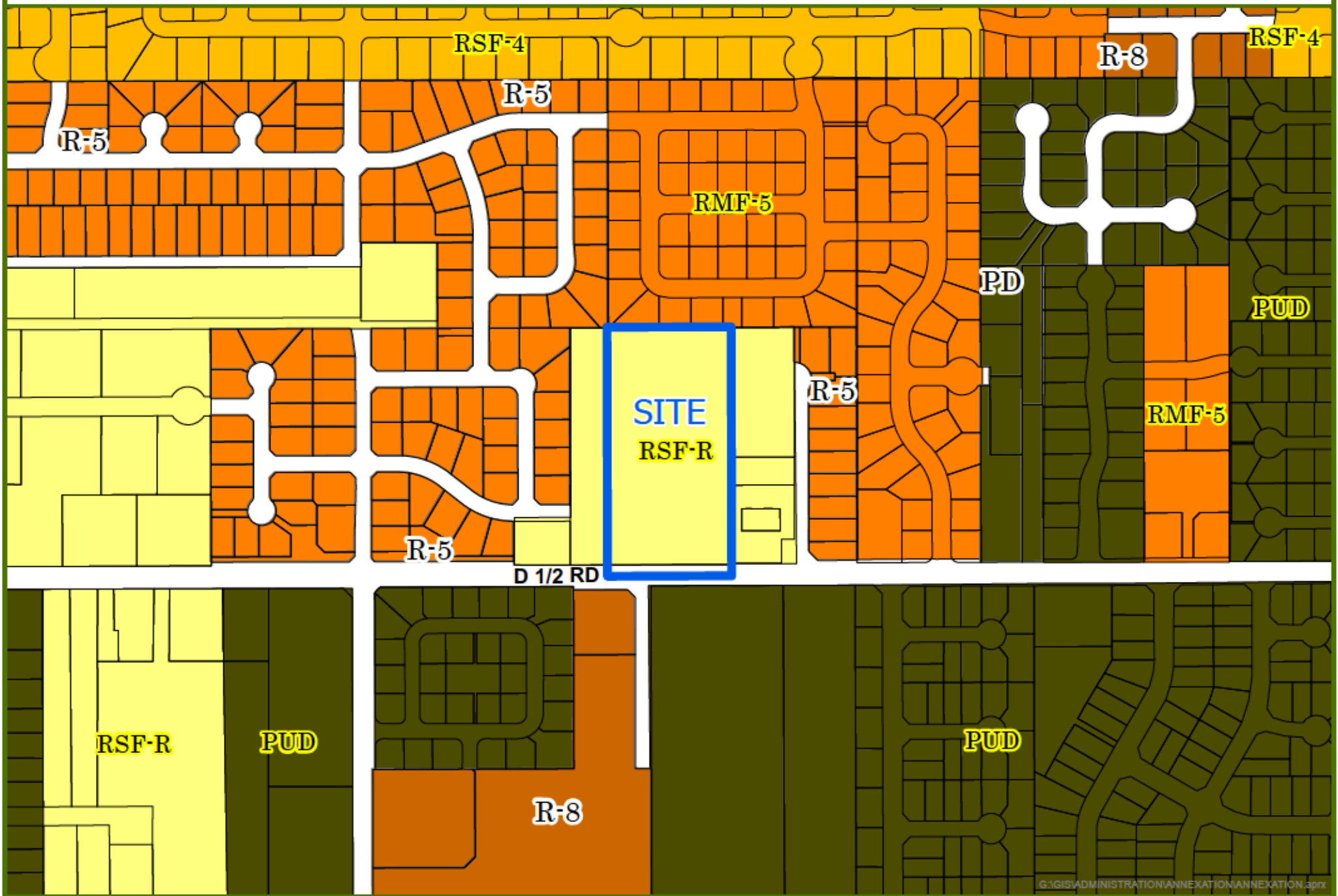
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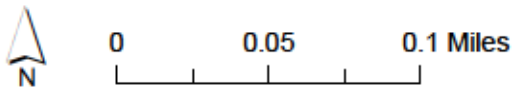
0 0.05 0.1 Miles

 Annexation Boundary

SAGE CREEK ANNEXATION - ZONING



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



 Annexation

City Zoning
Packet Page 125

 County Zoning

Date Created: 8/19/2021





View looking North from D ½ Road



**ANNEXATION/ COMPREHENSIVE PLAN AMENDMENT/ZONING
of the property located at 3038 D ½ Road
(Parcel No. 2943-162-00-037)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, JUNE 22, 2021, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation/Comprehensive Plan Amendment/Zoning, was held June 22, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on June 10, 2021, per the mailing list received from the City of Grand Junction. There were no attendees from the public. Present were Tracy States, Project Coordinator with River City Consultants, Scott Peterson, Senior Planner with the City of Grand Junction, and Lisa Ricks representing Sage Creek Investments, LLC, the property owner.

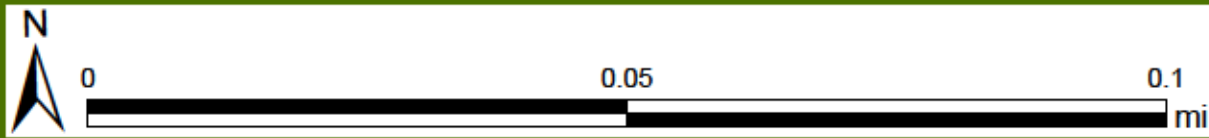
Ms. States presented to Scott Peterson and Lisa Ricks, the maps intended to be shown to the public and they are included with this summary. Tracy advised Scott and Lisa what she had intended to say to the public which included information from the General Project Report to be submitted with the request. It was discussed that people in this particular area of Grand Junction are used to seeing these requests and ongoing development, and that may be the reason that no one attended. Tracy advised Scott that another neighborhood meeting will be held in conjunction with the subdivision submittal.

The meeting adjourned at approximately 5:45 PM.

Ms. States received a voicemail the morning of June 23, 2021 from Mickie Vaill who lives adjacent to the north of the project. Ms. Vaill had tried to login to the meeting at approximately 5:55 pm, after the meeting had already concluded. Tracy returned her call and went through the proposed project with her. Tracy explained that there will be another neighborhood meeting when the subdivision is submitted. Overall, she was satisfied with the project. She did have the following concerns/comments:

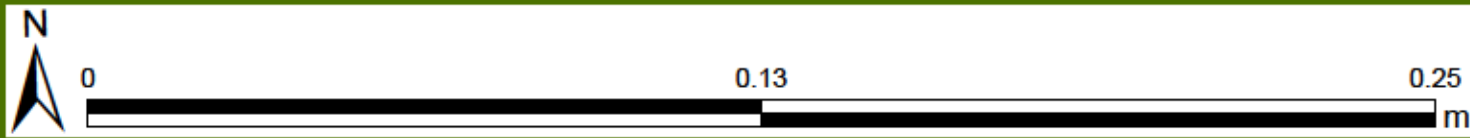
- Traffic increase on Riverside Parkway and the intersection of 30 Road and D ½ Road.
- Did not want to see apartments.
- Preferred one-story single family.
- Townhomes might be a nice component.

Location Map



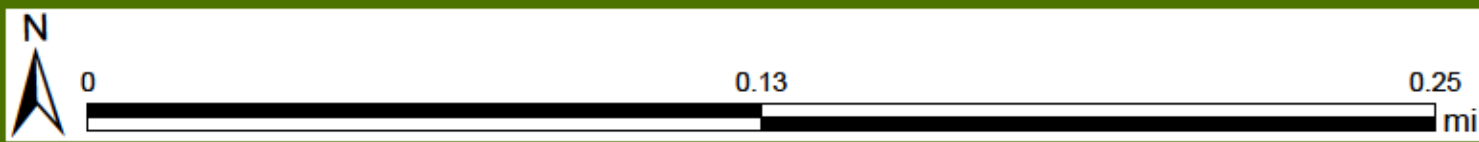
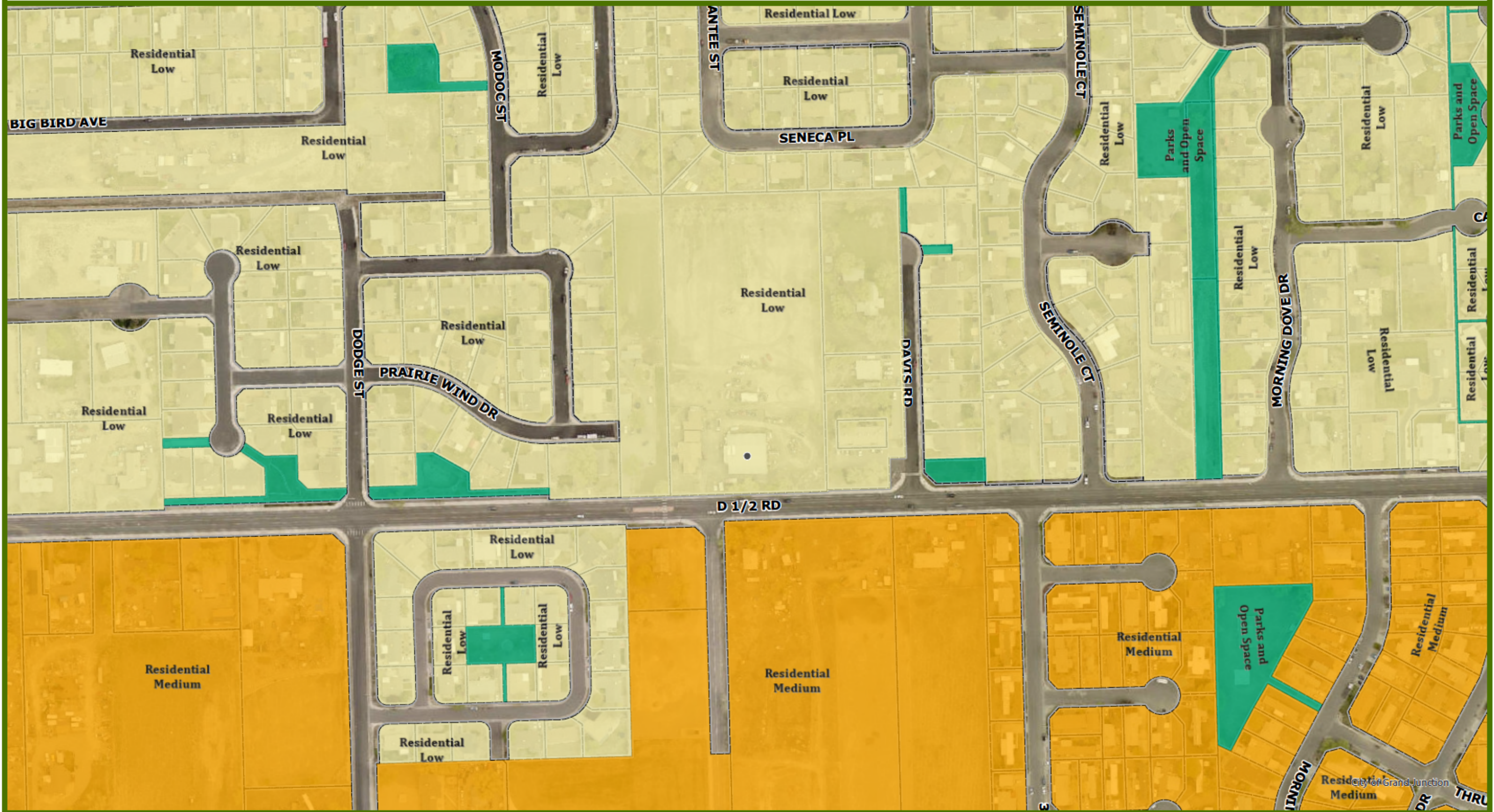
Printed: 6/22/2021
1 inch equals 94 feet
Scale: 1:1,128





Printed: 6/22/2021
 1 inch equals 18feet
 Scale: 1:2,200

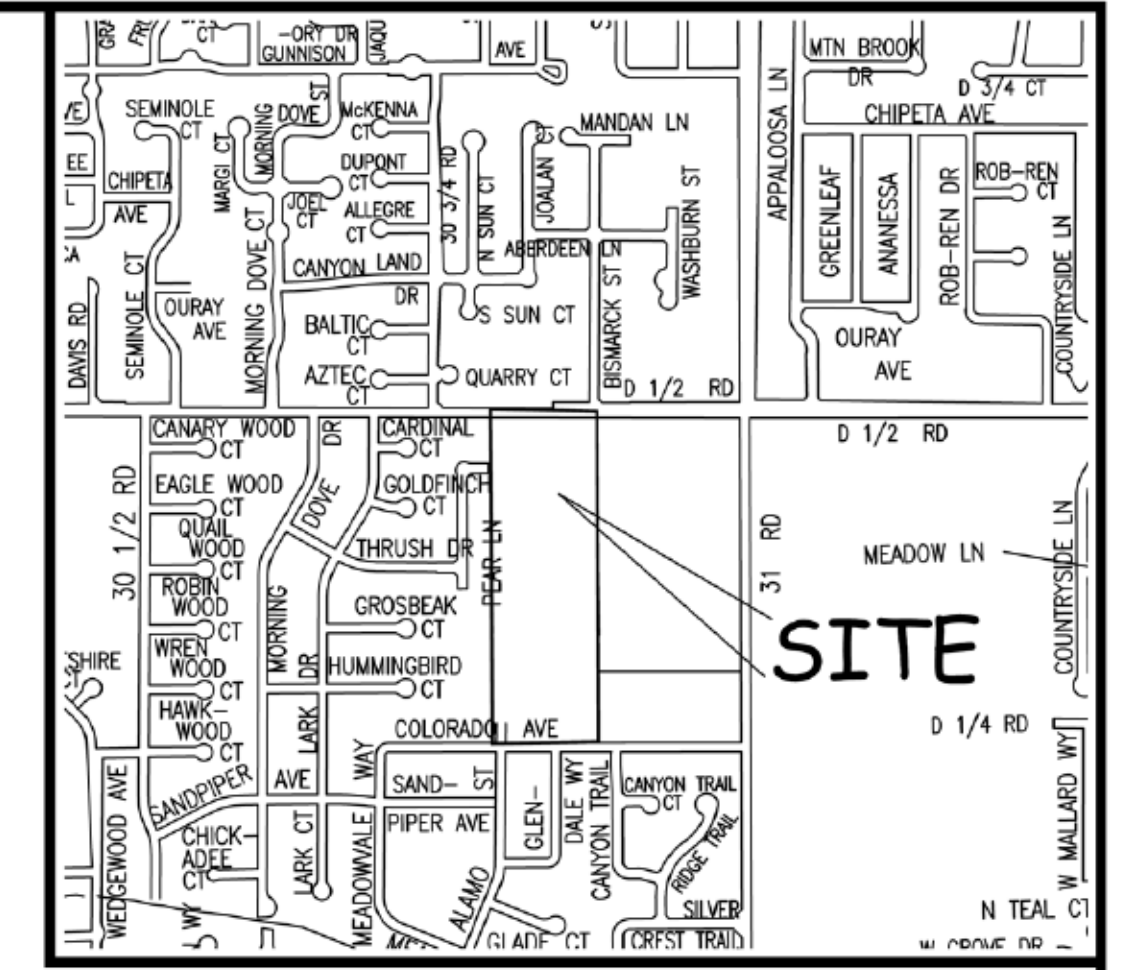
2020 Comprehensive Plan



Printed: 6/22/2021
1 inch equals 18feet
Scale: 1:2,200

SAGE CREEK ANNEXATION

WEST 1/2 SE 1/4 SE 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



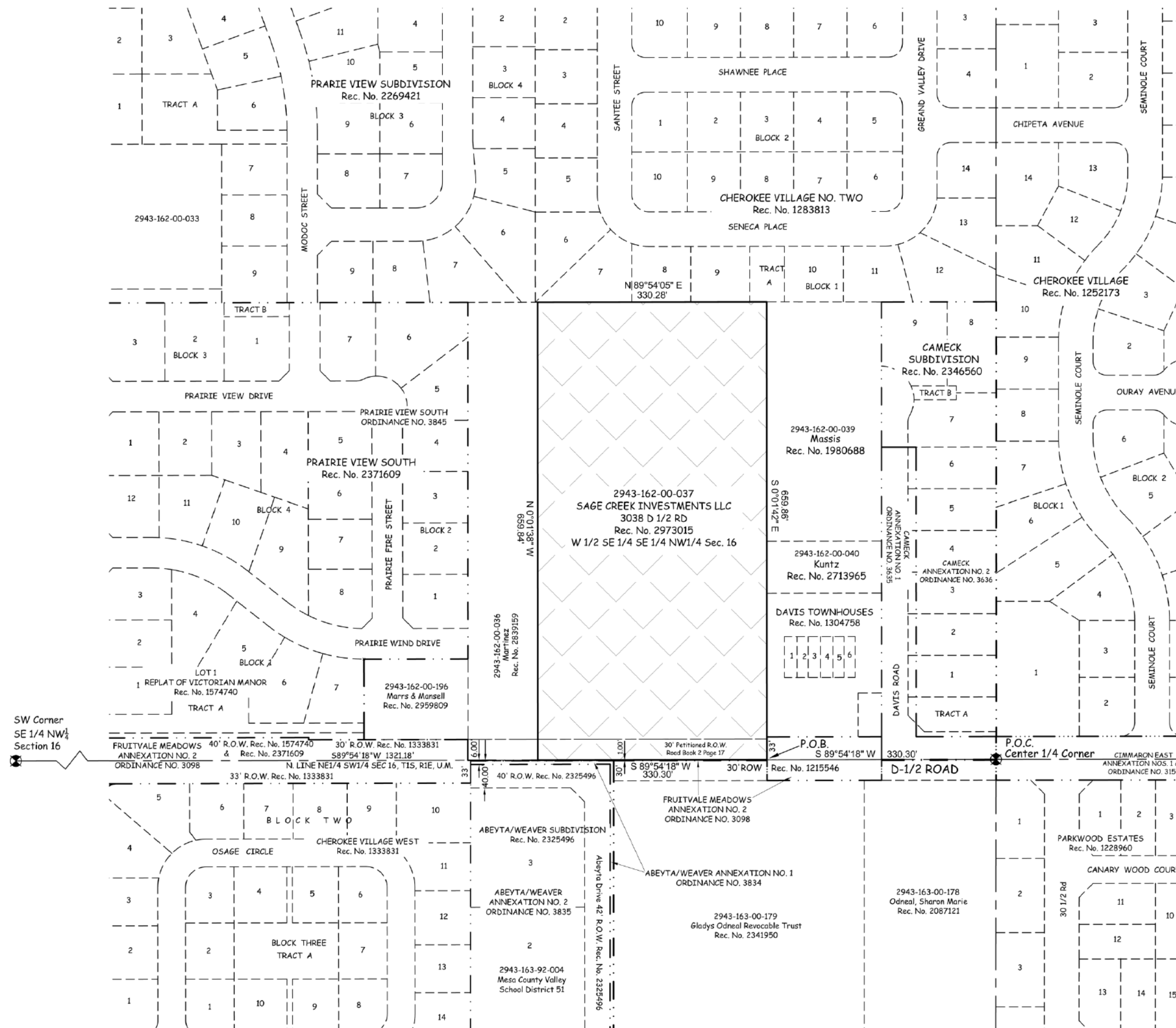
LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A parcel of land being the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (W 1/2 SE1/4 SE1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

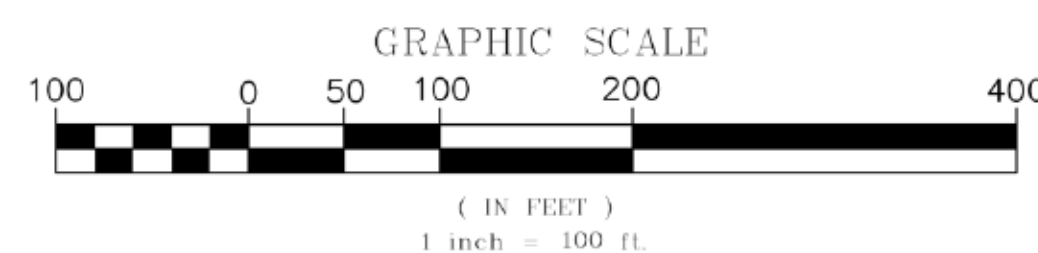
COMMENCING at the Center 1/4 Corner of said Section 16 and assuming the South line of the SE 1/4 NW 1/4 said Section 16 bears S89°54'18"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S89°54'18"W along said south line SE 1/4 NW 1/4 a distance of 330.30 feet to the Southeast Corner of said W 1/2 SE1/4 SE1/4 NW 1/4 being a point on the boundary of FRUITVALE MEADOWS ANNEXATION NO. 2 and being the Point of Beginning; thence continuing S89°54'18"W along the boundary of said FRUITVALE MEADOWS ANNEXATION NO. 2 a distance of 330.30 feet; thence N0°01'38"W a distance of 659.84 feet; thence N89°54'05"E a distance of 330.28 feet; thence S0°01'42"E a distance of 659.86 feet to the Point of Beginning.

Containing 217939 Square Feet, or 5.00 Acres, more or less, as described.



- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.M. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - ∠ CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - BLK. BLOCK
 - PB. PLAT BOOK
 - BK. BOOK
 - PG. PAGE
 - REC. RECEPTION

The Sketch and Description contained herein have been derived from subdivision plats, deed descriptions and Deposited Land Survey Plats as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



AREA OF ANNEXATION

ANNEXATION PERIMETER 1980.28 FT.
CONTIGUOUS PERIMETER 363.30 FT.
AREA IN SQUARE FEET 217939
AREA IN ACRES 5.00
9809 SQ. FT. OR 0.23 ACRES LIES IN THE D-1/2 RD PETITIONED R.O.W.

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

ORDINANCE NO.

EFFECTIVE DATE

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

THIS IS NOT A BOUNDARY SURVEY

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.

DRAWN BY R.B.P. DATE 07-30-2021
DESIGNED BY DATE
CHECKED BY M.G. DATE
APPROVED BY DATE

SCALE
1" = 100'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

SAGE CREEK
ANNEXATION

1
OF
1

SAGE CREEK ANNEXATION SCHEDULE

September 15, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
September 28, 2021	Planning Commission considers Zone of Annexation
October 6, 2021	Introduction of a Proposed Ordinance on Zoning by City Council
October 20, 2021	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
November 21, 2021	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number:	ANX-2021-466	
Location:	3038 D ½ Road	
Tax ID Numbers:	2943-162-00-037	
# of Parcels:	1	
Existing Population:	2	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	1	
Acres land annexed:	5	
Developable Acres Remaining:	4.77	
Right-of-way in Annexation:	0.23 acres in D ½ Road	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	R-8	
Current Land Use:	Residential	
Future Land Use:	Residential Medium	
Values:	Assessed:	\$22,900
	Actual:	\$320,260
Address Ranges:	3038 and 3040 D ½ Road	
Special Districts:	Water:	Ute
	Sewer:	City
	Fire:	Clifton Fire Protection District
	Irrigation/Drainage:	Grand Valley Irrigation Company and Grand Valley Drainage
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL LOW (2-5.5 DWELLING UNITS/ACRE) TO RESIDENTIAL MEDIUM 5.5-12 DWELLING UNITS/ACRE) AND ZONE OF ANNEXATION FOR THE SAGE CREEK ANNEXATION FROM RURAL (1 DWELLING UNIT/5-ACRES) TO R-8 (RESIDENTIAL-8 DWELLING UNITS/ACRE) ZONE DISTRICT

LOCATED AT 3038 D ½ ROAD

Recitals:

The property owner, Sage Creek Investments LLC, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5– 12 du/ac) and a zone of annexation from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) on a total of 4.77-acres, located at 3038 D ½ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Residential Low (12-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 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 amending the Comprehensive Plan Land Use Map from Residential Low (2-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and rezoning from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the R-8 (Residential – 8 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and 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 property shall be re-designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan and shall be zoned R-8 (Residential – 8 du/ac) on the zoning map:

SAGE CREEK ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel of land being the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (W 1/2 SE1/4 SE1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Center 1/4 Corner of said Section 16 and assuming the South line of the SE 1/4 NW 1/4 said Section 16 bears S89°54'18"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S89°54'18"W along said south line SE 1/4 NW 1/4 a distance of 330.30 feet to the Southeast Corner of said W 1/2 SE1/4 SE1/4 NW 1/4 being a point on the boundary of FRUITVALE MEADOWS ANNEXATION NO. 2 and being the Point of Beginning; thence continuing S89°54'18"W along the boundary of said FRUITVALE MEADOWS ANNEXATION NO. 2 a distance of 330.30 feet; thence N0°01'38"W a distance of 659.84 feet; thence N89°54'05"E a distance of 330.28 feet; thence S0°01'42"E a distance of 659.86 feet to the Point of Beginning.

Containing 217939 Square Feet, or 5.00 Acres, more or less, as described.

Introduced on first reading this ___ day of _____, 2021 and ordered published in pamphlet form.

Adopted on second reading this ___ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor