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**PLANNING COMMISSION AGENDA
TUESDAY, MARCH 8, 2022 - 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
[VIRTUAL MEETING](#)**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by BK Holdings II LLLP to zone 1.83 acres from County Planned Unit Development (PUD) to R-8 (Residential – 8 du/ac) located at 3110 through 3117 Keyser Court. | [Staff Presentation](#) | Phone-in comment code: **3088**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
February 22, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Keith Ehlers, George Gatseos, Shanon Secrest, Sandra Weckerly, and Melanie Duyvejonck.

Also present were Tamra Allen (Community Development Director), Felix Landry (Planning Supervisor), Kristen Ashbeck (Principal Planner), Jace Hochwalt (Associate Planner) and Kalli Savvas (Planning Technician).

There were 4 members of the public in attendance and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 8, 2022.

Commissioner Gatseos moved to accept consent agenda. Secrest seconded. Passed 6-0.

REGULAR AGENDA

1. 23 ¼ West Gravel Pit

CUP-2021-444

Consider a request for a Conditional Use Permit (CUP) to establish a gravel extraction operation on three parcels with a total of approximately 38.1 acres located at 595 and 601 23-1/4 Road and 2345 River Road in the I-2 (General Industrial), I-1 (Light Industrial) and CSR (Community Services and Recreation) Zone Districts.

Staff Presentation

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

Applicant Presentation

The representative was present and available for questions.

Questions for Applicant or Staff

Commissioner Gatseos asked about the reclamation bond and if this item is going to city council. Commissioner Teske asked if there would be an additional site plan review for this project.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, February 15, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:55 p.m. on February 22, 2022.

Discussion

Keith Ehlers asked about the landscape plan and reclamation plan timelines. Applicant responded and stated the state requirements for closing the mining operations.

Motion and Vote

Commissioner Ehlers made the following motion Chairman, on the 23 ¼ West Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-444, I move that the Planning Commission approve the CUP with the findings of fact listed in the staff report.

Commissioner Secrest seconded the motion. The motion carried 6-0. Teske, Ehlers, Gatseos, Weckerly, Secrest, and Duyvejonck.

2. Dos Rios Planned Development Amendment **PLD-2021-837**

Consider a Request by DR Land LLC, Buena Vida HQ, LLC and the City of Grand Junction to Amend the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, on 58.8 acres located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue.

Staff Presentation

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

Applicant Presentation

Kevin Sperry was present virtually and provided a presentation regarding the request and available for questions.

Questions for Applicant or Staff

Commissioner Gatseos commented on the change in the new proposal from last meeting of the centralized parking lot.

Commissioner Gatseos asked for clarification on where the common parking spaces would be located if not in a centralized area.

Commissioner Weckerly asked about the 443 residential units proposed if the 350 shared are included in the total number of parking spaces.

Commissioner Gatseos asked if there was shared parking in the north residential area.

Commissioner Ehlers made a statement about public transit and other modes of transportation, so parking does not take main precedent in the parking situation.

Commissioner Ehlers made a statement that this project needs commitment from the city for enforcement of parking in public spaces.

Commissioner Ehlers made a comment that this project will have a huge impact on the city in many ways, financially.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, February 15, 2022, via www.GJSpeaks.org.

The public hearing was closed at 6:45 p.m. on February 22, 2022.

Discussion

Commissioner Weckerly commented that she is concerned in the parking requirements because the proposal is 50/50 commercial and retail use, stating that the change from commercial to mixed use is because they want to double housing from original proposal, it looks almost more residential. In comparison to downtown where there are not as much residential and shorter-term stays.

Commissioner Ehlers asked if park of the concern is the residential.

Commissioner Weckerly made a comment.

Commissioner Ehlers made a comment.

Commissioner Teske made a comment.

Motion and Vote

Commissioner Ehlers made the following motion Chairman, on the request for the rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue, City file number PLD-2021-837, 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 Duyvejonck seconded the motion. The motion carried 6-0. Teske, Ehlers, Secret, Gatseos, Weckerly, and Duyvejonck.

3. Other Business

None.

4. Adjournment

Commissioner Teske moved to adjourn the meeting. Commissioner Ehlers seconded the motion. The vote to adjourn was 6-0. Secret, Ehlers, Gatseos, Teske, Weckerly, and Duyvejonck.

The meeting adjourned at 7:04 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: March 8, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by BK Holdings II LLLP to zone 1.83 acres from County Planned Unit Development (PUD) to R-8 (Residential – 8 du/ac) located at 3110 through 3117 Keyser Court. | [Staff Presentation](#) | Phone-in comment code: **3088**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, BK Holdings II LLLP is requesting a zone of annexation to R-8 (Residential 5.5 to 8 du/ac) for the Keyser Court Annexation. The approximately 1.83-acres consists of 8 parcels of land located at 3110 through 3117 Keyser Court and includes portions of unbuilt right-of way in Crystal Drive and Keyser Court. The subject property is located within the River Bend Subdivision and undeveloped. The adjacent property, also part of the River Bend Subdivision, to the south is already zoned R-8.

The property is Annexable Development per the Persigo Agreement. The zone district of R-8 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan and the adjacent R-8 zoning. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

Annexation:

The Applicant, BK Holdings II LLLP is requesting annexation of approximately 1.83 acres consisting of 8 parcels of land located at 3110 through 3117 Keyser Court and

includes portions of unbuilt right-of way in Crystal Drive and Keyser Court. The subject property is located within the River Bend Subdivision and is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. Annexation is being sought in anticipation of developing this property along with the rest of the undeveloped portions of the River Bend Subdivision already annexed into the City limits. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – March 2, 2022.
- Planning Commission considers Zone of Annexation – March 8, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – March 16, 2022.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – April 6, 2022.
- Effective date of Annexation and Zoning – May 8, 2022.

Zone of Annexation Request:

The Applicants are requesting a zone district of R-8 (Residential – 8 du/ac). The property is currently zoned in the County as Planned Unit Development (PUD). The proposed zone district of R-8 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan and the adjacent city R-8 zoning to the south as well as adjacent Mesa County zoning of PUD within the unincorporated area to the north and east within the developed portions of the River Bend Subdivision.

Surrounding development in the PUD County zoning to the east and north consists of single family residential on small urban (6500 sq. ft.) lots averaging a density close to 5.5 dwelling units per acre and attached single family townhome development to the west at densities around 8 dwelling units per acre. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area 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 goal to “encourage infill and redevelopment to leverage existing infrastructure” supports the Applicant’s request of a zone of annexation of R-8.

The R-8 zoning establishes densities between 5.5 and 8 dwelling units per acre which will allow the property to develop at densities like the developed portions of River Bend Subdivision developed under the County PUD zone district. The R-8 requested zoning 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-

high density attached and detached dwellings, two-family dwelling and multifamily. R-8 is a transitional district between lower density single-family districts and higher density multifamily or business development. A mix of dwelling types is allowed in this district. This property is located within a sub-urban infill area of the community. The greater surrounding Pear Park area both within the city limits and unincorporated Mesa County are largely developed with a mix of attached and single-family detached homes.

In addition to the R-8 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 to 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)
- e. Mixed Use Shopfront (MXS)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in-person on September 29, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance.

An official development application was submitted to the City of Grand Junction for review on November 24, 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 January 18, 2022. 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 February 25, 2022. The notice of the Planning Commission public hearing was published March 1, 2022 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment will also be offered through the GJSpeaks platform.

ANALYSIS

Zone of Annexation Analysis

The criteria for review are 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 owners have petitioned for annexation into the City limits and requested zoning of R-8 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 to 12 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation.

However, staff has found this to not be enough justification and finds 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 changed since 1982 when the County zoned this annexation area PUD and approved and recorded the subdivision plat. Since 1982 the following subdivisions within a quarter mile of this site have been approved and constructed. Grove Creek Subdivision in 1998, River Walk Subdivision in 2019, River Trail Subdivision in 2020 all located to the north and east have been built; and to the northwest, Mountain Shadows Subdivision was platted and constructed in 1997 and 1998.

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

Existing public and community facilities and services are available to the annexation and are sufficient to serve land uses associated with the proposed R-8 zone district when developed. The platted lots have future access to the Crystal Drive and Keyser Court rights-of-way that will need to be constructed prior to housing development, sanitary sewer located within the right-of-way is already available to the platted lots. The applicant has stated they will be constructing the road improvements within the established right-of-way to serve the 8 platted lots. Domestic water service is available through a Clifton Water District water line to the site in Crystal Drive and the area can be served by Xcel Energy for electricity and natural gas.

To the northwest just over one mile is Pear Park Elementary School. School District 51 buses kids from this area to middle school and high school. Limited goods and services are available in close proximity approximately one mile west at 30 Road and D Road. Major shopping is available 4 ½ -miles away in the Clifton commercial district. Fire Station No. 8 is soon to be under construction a half mile to the north on 31 Road. Response times to this area are longer than other areas due to the distance from existing fire stations. For the immediate future, the area will be served by Fire Station 4 at 2884 B ½ Road. However, because of the recently passed First Responder Tax, Fire Station 8 at 441 31 Road will serve this area beginning in 2023.

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, therefore staff have 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 subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential medium (5.5 to 12 du/ac). The proposed zoning designation of R-8 meets the intent of achieving the minimum and 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 in the Pear Park Neighborhood they are zoned mostly R-8 south of D Road with mostly R-5 and R-8 north of D Road. For unincorporated areas of Pear Park, Mesa County has zoned the majority of the area PUD with varying densities within the 4 to 8 dwelling units per acre. Much of the surrounding area south of D Road including unincorporated Mesa County is developed or developing. The Land Use Map defines the immediate half mile area around the subject property north of D Road as Residential Low and Residential Medium and the area south of D Road as Residential Medium.

Staff finds that there is an adequate supply of R-8 zoning as defined above and therefore finds this criterion has not 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 and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the needs of the 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 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 as well the CSR and Mixed Use zone Districts could be considered in a Residential Medium Land Use area, the R-8 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surrounding neighborhood and provides for housing on a smaller residential lot, thereby providing more housing to the community.

Consistency with Comprehensive Plan

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.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Keyser Court Zone of Annexation, ANX-2021-877 request for the properties located at 3110 through 3117 Keyser Court from County Planned Unit Development (PUD) to a City R-8 (Residential – 8 du/ac), the following findings of facts have been made:

1. The request conforms with 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, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 3110 through 3117 Keyser Court, City file number ANX-2021-877, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Annexation Schedule - Table - Keyser Court Annexation
3. Keyser Court Annexation Plat 2022-01-27
4. Site Maps and Photo
5. ORD-Zoning - Keyser Court Annex

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: Annexation/Zone of Annexation

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: River Bend Replat (Keyser Ct)

Site Acreage: 1.22

Site Tax No(s): Multiple see attached

Site Zoning: R3F

Project Description:

Annex in of current lots

Property Owner Information

Name: BK Holdings II LLC

Applicant Information

Name: DAC

Representative Information

Name: Same

Street Address: 2516 Monument rd

Street Address: 2516 monument rd

Street Address: _____

City/State/Zip: GT / CO / 81507

City/State/Zip: GT / CO / 81507

City/State/Zip: _____

Business Phone #: 241-9200

Business Phone #: 201-1853

Business Phone #: _____

E-Mail: dac@144reality.com

E-Mail: dac@144reality.com

E-Mail: _____

Fax #: _____

Fax #: _____

Fax #: _____

Contact Person: Dave Gross

Contact Person: Dave Gross

Contact Person: _____

Contact Phone #: 201-1853

Contact Phone #: 201-1853

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: 10/24/21

Signature of Legal Property Owner: Robert H. Meyers
MANAGING PARTNER BK HOLDINGS II LLC Date: 11/2/21

GENERAL PROJECT REPORT- ANNEXATION

BK HOLDING II LLLP

3110 THROUGH 3117 KEYSER COURT

GRAND JUNCTION CO 81504

DATE: 11/24/2021

PREPARED BY: DAVID GROSS PROJECT MANAGER

SUBMITTED TO : City of Grand Junction- community development
250 N 5th st Grand Junction CO 81501

Attn: Scott Peterson, Sr Planner

Project: Annexation of these multiple lots into the City Limits of Grand Junction

Tax ID #'s: 2943-222-05-020, 019, 018,017, 016, 015, 014, and 013.

PROJECT NARRATIVE FOR THE KEYSER COURT LOTS ANNEXATION APPLICATION

Project overview: On behalf of BK Holding II LLLP the applicant is requesting the listed properties to be annexed into the city limits of Grand Junction. This property is located off of D road and Crystal Drive. It is part of the river bend re-plat being also going through the Planning department to improve the area. These 8 lots will overall remain the same with only changes to meet current codes.

Current use: Property is currently residential vacant lots with minimal improvements.

Neighborhood meeting: A neighborhood meeting was held on 9/29/21 at 2518 monument road 81507. Scott Peterson Sr Planner was present. Meeting notes were submitted to the city.

Annexation:

1. Purpose: In accordance with State statutes, land may be annexed in or de-annexed from the city as deemed appropriate by the city council.
2. Applicability. Any lands to be added to or deleted from the corporate limits of the city shall comply with this section.
3. Approval Criteria. The application shall meet all applicable statutory and city administrative requirements. A complete copy of these requirements is available from the Public Works and Planning Department.
4. Decision-Maker. The director shall make recommendations to city council, and city council shall approve, conditionally approve, or disapprove all applications for annexation.
5. Application and Review procedures. Requirements shall comply with those described in State statutes. Procedure summaries are available from Public Works and Planning department.
6. Zoning of Annexed Properties. City will zone annexed land in accordance with GJMC 21.02.140 that is consistent with the Comprehensive Plan adopted by the city. Density is allowed based on acceptable County zoning district.

The lots on Keyser Court do conform to the Comprehensive plan and neighboring properties.

With the annexation and improvements done to these lots, they will benefit the surrounding community. They will conform with be consistent with the new platted lots to the south. They will also improve the current drainage problems with the area. The applicant respectfully requests the annexation of these lots into the City limits of Grand Junction.

**KEYSER COURT ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 3110 through 3117 Keyser Court
Tax ID #'s 2943-222-05-020, 019, 018, 017, 016, 015, 014 & 013.

Lots 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, River Bend

PARCELS CONTAINS 1.18 +/- ACRES TOTAL.

County of Mesa, State of Colorado.

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached Perimeter Boundary Legal Description, "Keyser Court Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Robert MEYERS

(Print Name)

Robert Meyers as Managing Limited
Partner for BK Holdings II, LLLP

3110 through 3117 Keyser Court

Robert Meyers

SIGNATURE

11/19/21
DATE

STATE OF NEVADA

SS

AFFIDAVIT

COUNTY OF CLARK

Robert Meyers as Managing Limited Partner for BK Holdings II, LLLP, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:


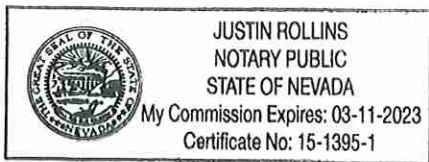
That each signature on the said petition is the signature of the person whose name it purports to be.



Robert Meyers as Managing Limited Partner
for BK Holdings II, LLLP

Subscribed and sworn to before me this 19th day of NOVEMBER, 2021.

Witness my hand and official seal.


Notary Public

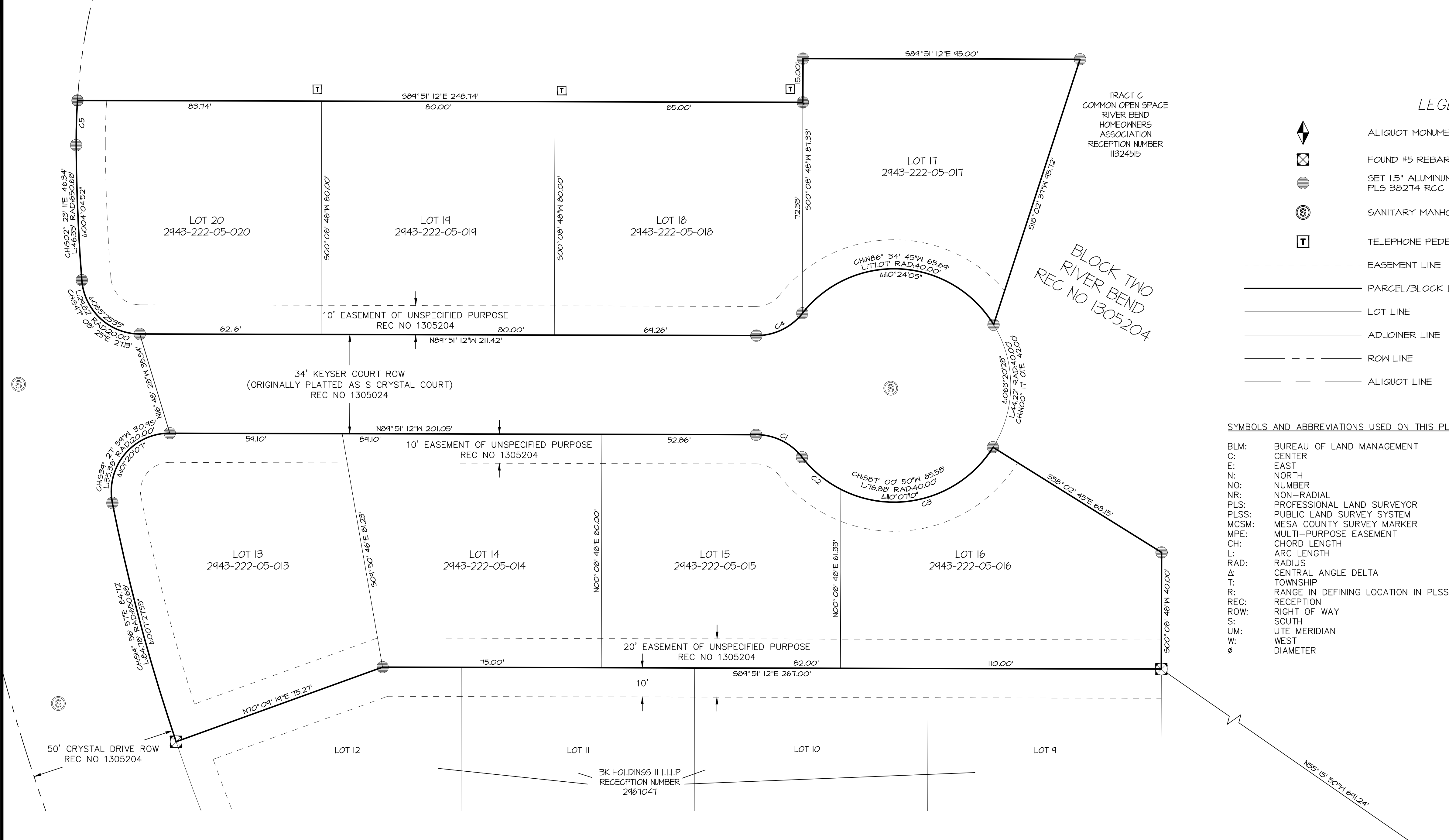
2161 Hampton Rd
 Henderson, NV 89052
Address

My commission expires: 03/11/2023

IMPROVEMENT SURVEY PLAT

LOTS 13-20, BLOCK 2, RIVER BEND, RECEPTION NUMBER 1305204

Northwest quarter of the Northwest quarter of Section 22, T.1S., R.1E., Ute Meridian.
Mesa County, Colorado



LEGEND

- ALIQUOT MONUMENT AS NOTED
- FOUND #5 REBAR
- SET 1.5" ALUMINUM CAP ON # 5 REBAR
PLS 38274 RCC
- SANITARY MANHOLE
- TELEPHONE PEDESTAL/PULL BOX
- EASEMENT LINE
- PARCEL/BLOCK LINE
- LOT LINE
- ADJOINER LINE
- ROW LINE
- ALIQUOT LINE

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- BLM: BUREAU OF LAND MANAGEMENT
- C: CENTER
- E: EAST
- N: NORTH
- NO: NUMBER
- NR: NON-RADIAL
- PLS: PROFESSIONAL LAND SURVEYOR
- PLSS: PUBLIC LAND SURVEY SYSTEM
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- CH: CHORD LENGTH
- L: ARC LENGTH
- RAD: RADIUS
- Δ: CENTRAL ANGLE DELTA
- T: TOWNSHIP
- R: RANGE IN DEFINING LOCATION IN PLSS
- REC: RECEPTION
- ROW: RIGHT OF WAY
- S: SOUTH
- UM: UTE MERIDIAN
- W: WEST
- φ: DIAMETER

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SN01) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT (NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the South Line of the Northwest quarter of Section 22, T.1S., R.1E., Ute Meridian, the northwest corner of said Section 22 being a 3" diameter brass cap marked "MCSM 1391", and the north 1/16 corner on the west line of said Section 22, being a 2.25" brass cap marked "1997 NO. 524" bearing North 89°53'36" West, as shown hereon.

PROPERTY DESCRIPTION

LOTS 13-20, BLOCK 2, RIVER BEND, RECEPTION NUMBER 1305204
Situate in the Northwest quarter of the Northwest quarter of Section 22, T.1S., R.1E., Ute Meridian, Mesa County, Colorado

BK HOLDINGS II LLLP, A NEVADA LIMITED LIABILITY LIMITED PARTNERSHIP, is the owner of said real property as demonstrated at Reception Number 2966911 in the office of the Mesa County Clerk and Recorder

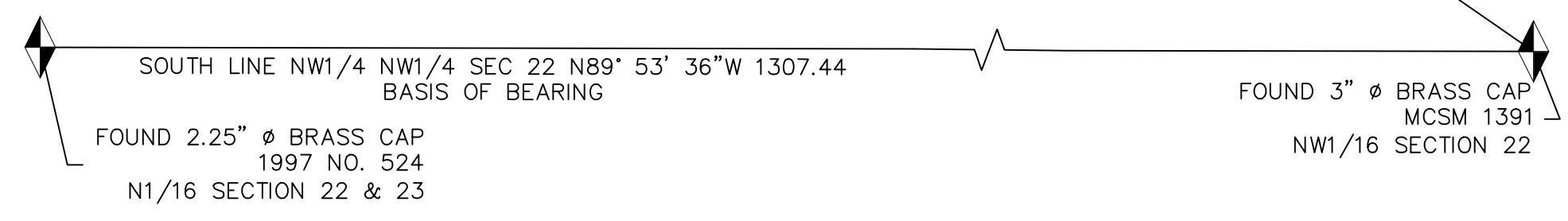
This survey was conducted without the benefit of an abstract or current title commitment. Evidence of title, easements of record, rights of way, adjoiners, and encumbrances affecting this property reviewed and considered part of this survey are noted hereon. There may exist other documents, both recorded and unrecorded, that would affect title to this parcel.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

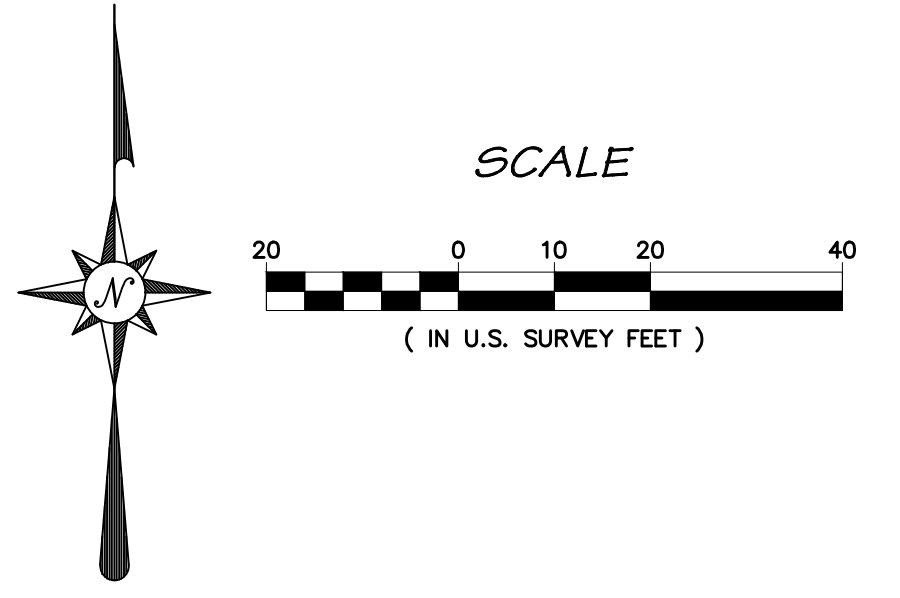
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	18.13'	20.00'	051°55'37"	17.51'	N63° 53' 24"W
C2	17.47'	40.00'	025°01'48"	17.34'	N50° 26' 29"W
C3	59.40'	40.00'	085°05'22"	54.09'	N74° 29' 56"E
C4	18.13'	20.00'	051°55'40"	17.51'	N64° 10' 58"E
C5	15.31'	215.00'	004°04'50"	15.31'	S01° 41' 40"W



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.

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.

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date _____
Deposit Number _____



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

IMPROVEMENT SURVEY PLAT
LOTS 13-20, BLOCK 2, RIVER BEND
RECEPTION NUMBER 1305204
Northwest quarter of the Northwest quarter of
Section 22, T.1S., R.1E., Ute Meridian.
Mesa County, Colorado

Sheet 1 of 1	Date: 04/03/2021	Job No. 1484-001
Surveyed: TPJ	Drawn: BDM	Checked: AKT
Drawing name: S:\PROJECTS\1484 Draw\Draw\1001\1001 River Bend\Survey\DWG\1484-001 ISF.dwg		

From: [DAVID GROSS](#)
To: [Scott Peterson](#)
Subject: River bend replat meeting notes.
Date: Friday, October 1, 2021 3:48:48 PM

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

River bend replat meeting notes.

Meeting started at 5:32pm at 2518 monument road with Scott Mavor (neighbor), Eric Johnson (neighbor), Scott Peterson (City of Grand Junction), Jarrod Whelan (River city engineering), and David Gross (developer) in attendance.

David Gross went through the general development, finishing the recorded 8 lots on Keyser court, and the re-plat of the remaining acreage.

Scott Mavor raised questions on time frame, current bad drainage at the end of Dry fork, and general engineering.

Eric Johnson asked about traffic during construction concerns, time frame, and river trail access.

Jarrold Whelan talked about general layout, drainage, river access and construction traffic.

Eric Johnson and Scott Mavor offered some details on where the irrigation currently runs in the development.

Both neighbors seemed open to the development and the answers they received.

Meeting wrapped up at approximately 6:05 pm

1. Keith was guy I talked to about irrigation 970-523-4597

Thanks!
Dave Gross

144 Realty
970-201-1853

OWNERSHIP STATEMENT - PARTNERSHIP

(a) BK Holdings II LLP ("Partnership") is the owner of the following property:

(b) Keyser Ct

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

I, (c) ROBERT MEYERS, am the (d) MANAGING PARTNER

for Partnership. I have the legal authority to bind the Partnership to agreements concerning financial obligations and this property. I have attached the most recent recorded Statement of Authority for the Partnership.

- My legal authority to bind the Partnership both financially and concerning this property is unlimited.
- My legal authority to bind the Partnership financially and/or concerning this property is limited in the following manner:

[Empty box for limited authority details]

All other partners and their authority to bind the Partnership financially and with respect to this property are listed and described here: KAREN MEYERS

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

(e) [Empty box for other owners]

On behalf of Partnership, I have reviewed the application for the (f) ANNEXATION & PLANNING APPROVAL. I understand the Partnership's continuing duty to inform the City planner of any changes in my authority to bind the Partnership and/or in any interest in the property, such as ownership, easement rights, rights-of-way, boundaries, encroachment, lienholder and any other interest in the property.

- I and the Partnership have no knowledge of any possible conflicts between the boundary of the property and abutting properties.
- I or the Partnership have the following knowledge and evidence concerning possible boundary conflicts between the property and the abutting property(ies): (g) _____

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

Signature of Partnership representative: Robert Meyers

Printed name of person signing: ROBERT L. MEYERS

State of NEVADA)

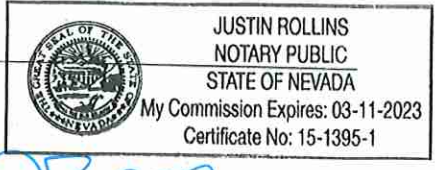
County of CLARK) ss.

Subscribed and sworn to before me on this 2ND day of NOVEMBER, 20 21

by ROBERT L. MEYERS

Witness my hand and seal.

My Notary Commission expires on 03/11/2023



[Signature]



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of BK Holdings II, LLLP, a Nevada limited liability partnership an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: BK Holdings II, LLLP

The Entity is a: Nevada limited liability partnership
(state type of entity and state, country or other government authority under whose laws such entity was formed)

The mailing address for the Entity is: 10 Mountain Cove Court, Henderson, NV 89052

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

Robert Meyers as Managing Limited Partner

David Gross as Authorized Agent

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: Dave Gross is authorized to sign closing documents for BK Holdings II, LLLP for the closing of the property at 3127 Grama Ave, Grand Junction, CO 81504

(if no limitations insert "NONE")

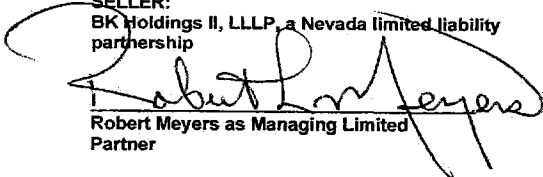
The instrument and recording information, including the County, of the document by which title was acquired is:

Other matters concerning the manner in which the Entity deals with any interest in real property are:

(if no matters, leave this section blank)

EXECUTED this August 31, 2020

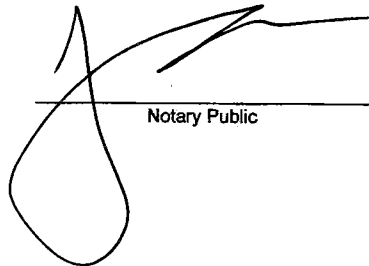
SELLER:
BK Holdings II, LLLP, a Nevada limited liability partnership


Robert Meyers as Managing Limited Partner

STATE OF COLORADO }
COUNTY OF Mesa } SS:

The foregoing instrument was acknowledged before me this August 26, 2020 by Robert Meyers as Managing Limited Partner for BK Holdings II, LLLP, a Nevada limited liability partnership

Witness my hand and official seal.
My commission expires: _____



Notary Public

Tamara Flesher
NOTARY PUBLIC
STATE OF COLORADO
My commission expires 02/04/2023
LIC# 20154004959

Escrow No. 592-H0609431-097-TAE



State Documentary Fee
Date: February 16, 2021
\$9.00

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

Grantor(s), **RIVERBEND HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **3110 KEYSER COURT, GRAND JUNCTION, CO 81504**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$90,000.00) ***Ninety Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **BK HOLDINGS II LLLP, A NEVADA LIMITED LIABILITY LIMITED PARTNERSHIP**, whose street address is **10 MOUNTAIN COVE COURT, Henderson, NV 89052**, City or Town of **Henderson**, County of **Clark** and State of **Nevada**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOTS 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK TWO OF RIVER BEND, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **3110 KEYSER COURT, GRAND JUNCTION, CO 81504**

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

Signed this day of **February 16, 2021**.

RIVERBEND HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____
KEVIN BRAY AS MANAGER OF CORES, LLC AS MANAGER

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

The foregoing instrument was acknowledged before me on this day of **February 16th, 2021** by **KEVIN BRAY AS MANAGER OF CORES, LLC, AS LIMITED LIABILITY COMPANY AS MANAGER OF RIVERBEND HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 11-15-21 _____
Notary Public

JULIANNA MCNEILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934017213
My Commission Expires November 15, 2021
County of Mesa

When recorded return to: **BK HOLDINGS II LLLP, A NEVADA LIMITED LIABILITY LIMITED PARTNERSHIP**
10 MOUNTAIN COVE COURT, Henderson, NV 89052



KEYSER COURT ANNEXATION SCHEDULE

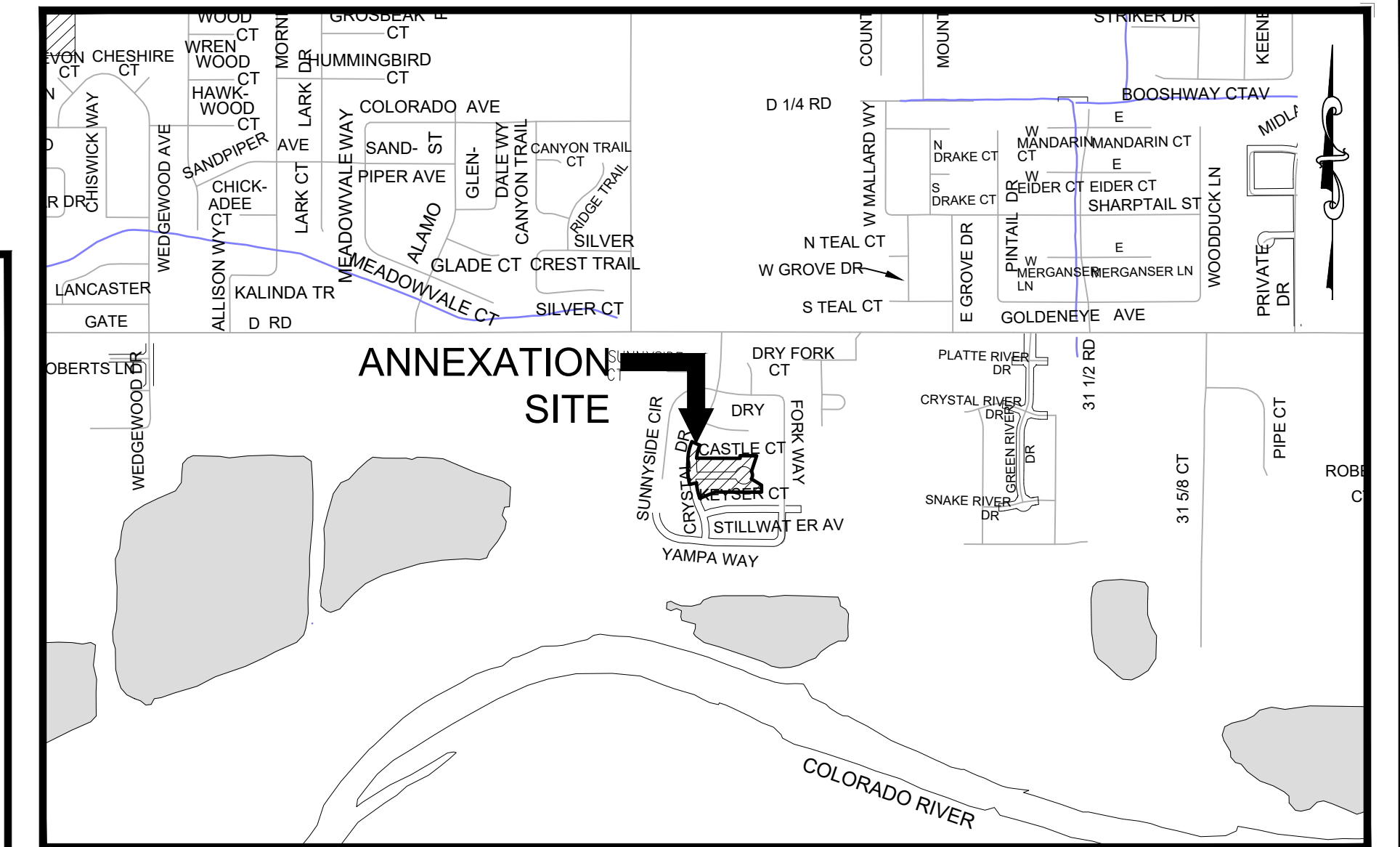
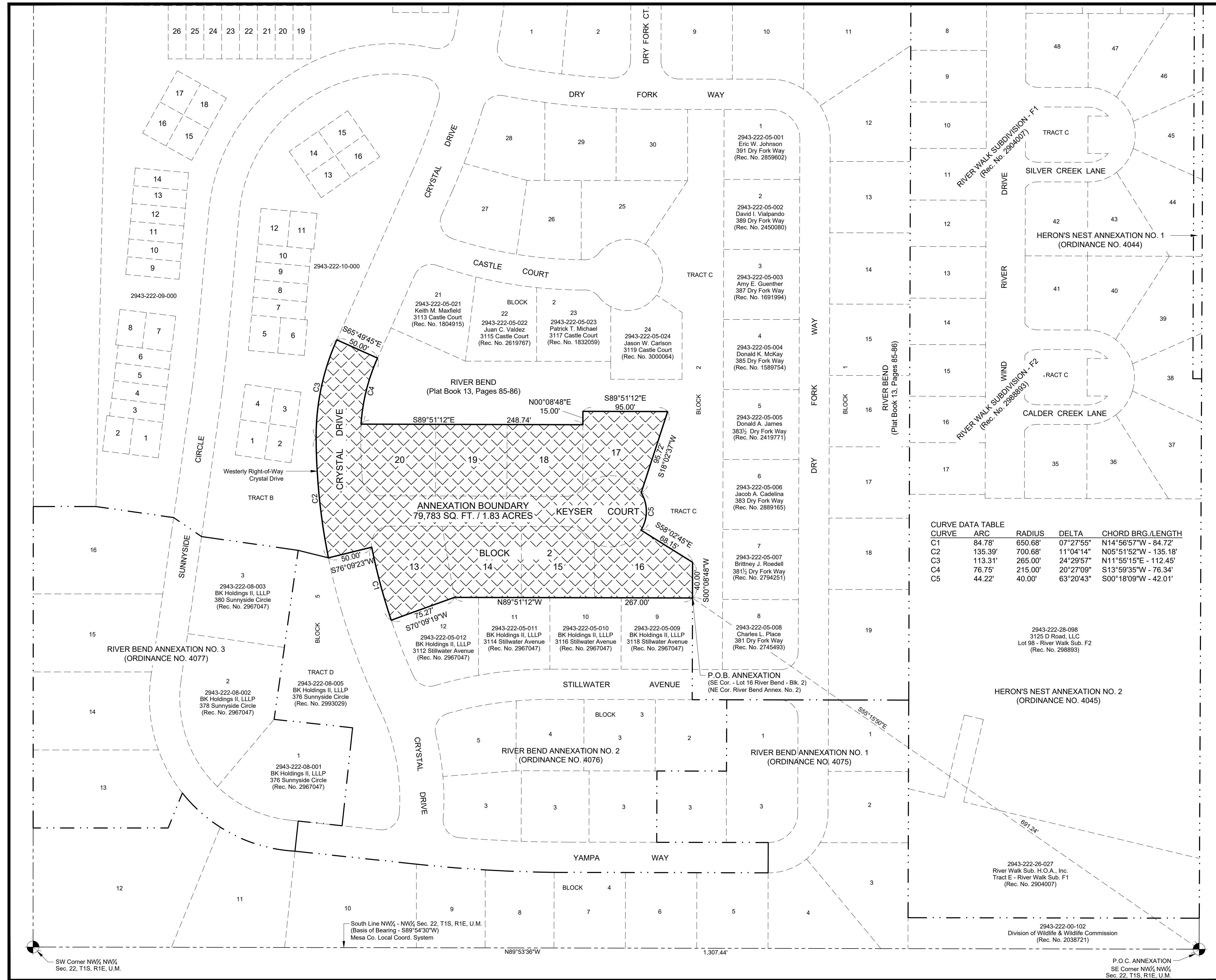
March 2, 2022	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
March 8, 2022	Planning Commission considers Zone of Annexation
March 16, 2022	Introduction of a Proposed Ordinance on Zoning by City Council
April 6, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 8, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number:	ANX-2021-877	
Location:	3110 through 3117 Keyser Court	
Tax ID Numbers:	2943-222-05-020; 2943-222-05-019; 2943-222-05-018; 2943-222-05-017; 2943-222-05-013; 2943-222-05-014; 2943-222-05-015; 2943-222-05-016	
# of Parcels:	8	
Existing Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	1.83	
Developable Acres Remaining:	1.22	
Right-of-way in Annexation:	0.61 (future Crystal Drive and future Keyser Court)	
Previous County Zoning:	PUD	
Proposed City Zoning:	R-8	
Current Land Use:	Vacant	
Comprehensive Plan Land Use:	Residential Medium	
Values:	Assessed:	\$34,800
	Actual:	\$120,000
Address Ranges:	3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117 Keyser Court	
Special Districts:	Water:	Clifton Water
	Sewer:	City
	Fire:	Clifton Fire District
	Irrigation/Drainage:	Grand Valley Irrigation Company (GVIC)
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

KEYSER COURT ANNEXATION

Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Ways being Keyser Court (platted as Crystal Court said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW1/4 NW1/4 and assuming the South Line of said NW1/4 Section 22 bears S89°54'30"W with all other bearings herein being relative thereto; thence N55°15'50"W, a distance of 691.24 feet to the Southeast Corner of said Lot 16 and being the Northeast Corner of RIVER BEND ANNEXATION NO. 2, ORDINANCE NO. 4076 and the Point of Beginning; thence along the Northerly line of said RIVER BEND ANNEXATION NO. 2 the following four (4) courses:

- 1) N89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 267.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwesterly along the arc of a 650.68 foot radius curve concave Northeasterly, a distance of 84.78 feet thru a central angle of 07°27'55" whose chord bears N14°56'57"W, a distance of 84.72 feet and being the Westerly boundary of said Lot 13;
- 4) S76°09'23"W, a distance of 50.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;

thence along said Westerly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

- 1) Northwesterly along the arc of a 700.68 foot radius curve concave Easterly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;
- 2) Northeasterly along the arc of a 265.00 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'57" whose chord bears N11°55'15"E, a distance of 112.45 feet;

thence S65°49'45"E, a distance of 50.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive, thence Southwesterly along the arc of a 215.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 76.75 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S13°59'35"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 18, 19 & 20, a distance of 248.74 feet to a point on the West line of said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

- 1) N00°08'48"E, a distance of 15.00 feet;
- 2) S89°51'12"E, a distance of 95.00 feet;
- 3) S18°02'37"W, a distance of 95.72 feet to a point on the Cul-de-Sac Right-of-Way boundary of Keyser Court; thence Southwesterly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 63°20'43" whose chord bears S00°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses: 1) S58°02'45"E, a distance of 68.15 feet; 2) S00°08'48"W, a distance of 40.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 79,783 Square Feet or 1.83 Acres, more or less, as described.

LEGEND

ANNEXATION BOUNDARY	—
ANNEXATION AREA	
EXISTING CITY LIMITS	---

SURVEY ABBREVIATIONS

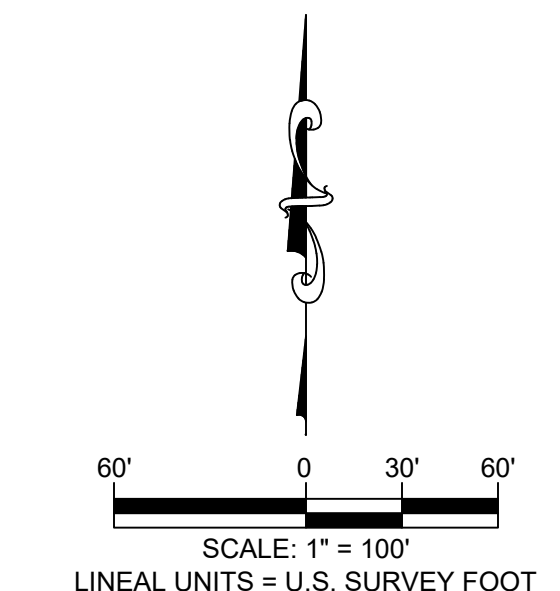
P.O.C.	POINT OF COMMENCEMENT	Δ =	CENTRAL ANGLE
P.O.B. <td>POINT OF BEGINNING</td> <td>ARC</td> <td>ARC LENGTH</td>	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W. <td>RIGHT OF WAY</td> <td>CHD. <td>CHORD LENGTH</td> </td>	RIGHT OF WAY	CHD. <td>CHORD LENGTH</td>	CHORD LENGTH
SEC. <td>SECTION</td> <td>CHB. <td>CHORD BEARING</td> </td>	SECTION	CHB. <td>CHORD BEARING</td>	CHORD BEARING
TWP. <td>TOWNSHIP</td> <td>BLK. <td>BLOCK</td> </td>	TOWNSHIP	BLK. <td>BLOCK</td>	BLOCK
RGE. <td>RANGE</td> <td>P.B. <td>PLAT BOOK</td> </td>	RANGE	P.B. <td>PLAT BOOK</td>	PLAT BOOK
U.M. <td>UTE MERIDIAN</td> <td>BK. <td>BOOK</td> </td>	UTE MERIDIAN	BK. <td>BOOK</td>	BOOK
NO. <td>NUMBER</td> <td>PG. <td>PAGE</td> </td>	NUMBER	PG. <td>PAGE</td>	PAGE
REC. <td>RECEPTION</td> <td>HOR. DIST. <td>HORIZONTAL DISTANCE</td> </td>	RECEPTION	HOR. DIST. <td>HORIZONTAL DISTANCE</td>	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,534.85 FT.
CONTIGUOUS PERIMETER	477.05 FT.
AREA IN SQUARE FEET	79,783 FT ²
AREA IN ACRES	1.83
AREA WITHIN R.O.W.	26,768 FT ² 0.61 ACRES

ORDINANCE NO. XXXX

EFFECTIVE DATE FEBRUARY XX, 2022



NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

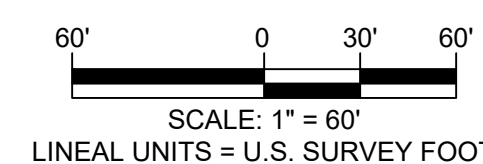
RENEE BETH PARENT DATE _____
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

G:\Data\SURVEYS\Annexations\2021\877 Keyser Court - Dove\60CAD\Keyser Court Annexation Plat.dwg - PLOTTED 2022-01-27

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 01/27/2022
DESIGNED BY: RBP DATE: 01/27/2022
CHECKED BY: CVW DATE: 01/27/2022
APPROVED BY: RBP DATE: 01/27/2022



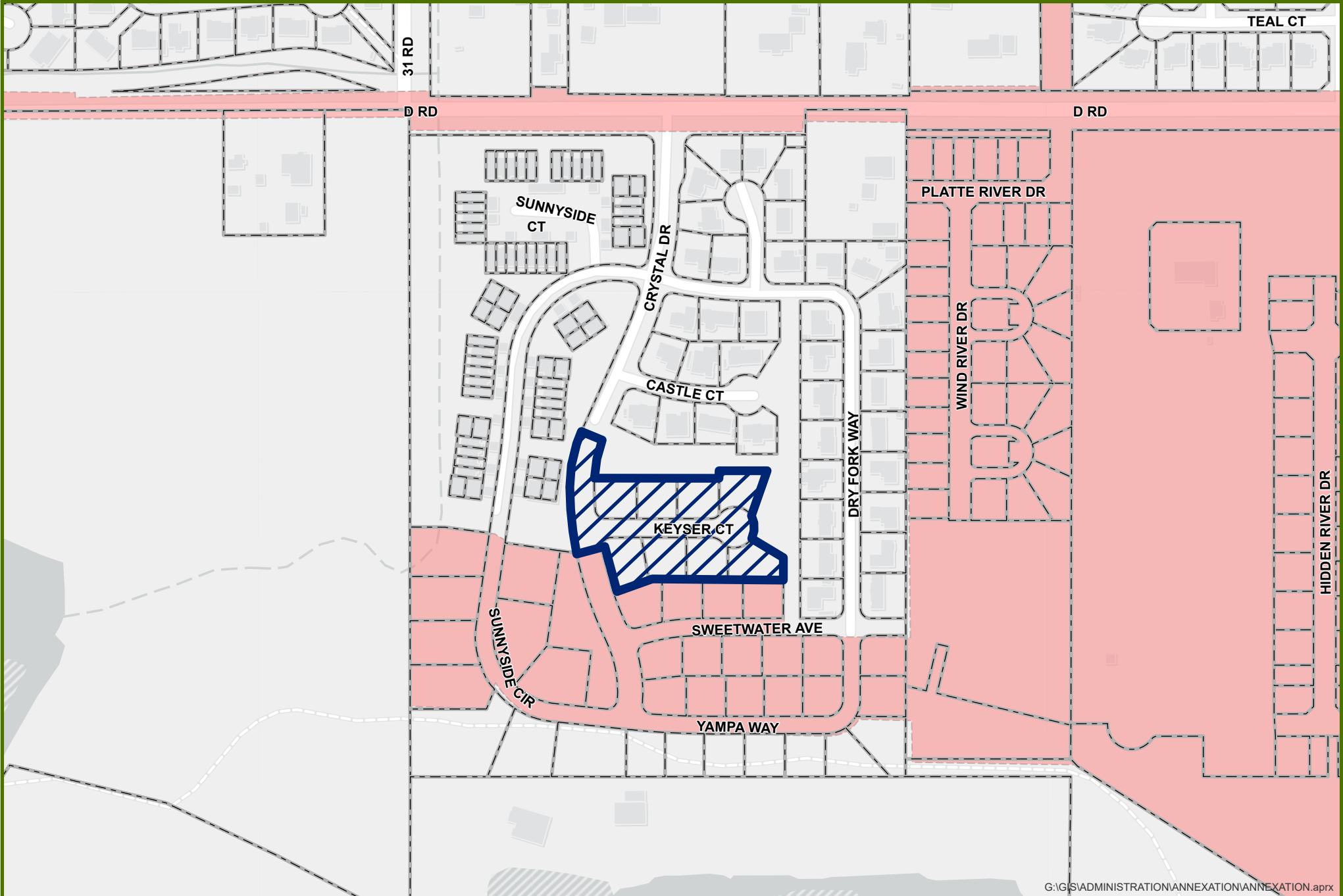
CITY OF Grand Junction COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS ENGINEERING DIVISION

KEYSER COURT ANNEXATION
Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1

KEYSER COURT ANNEXATION



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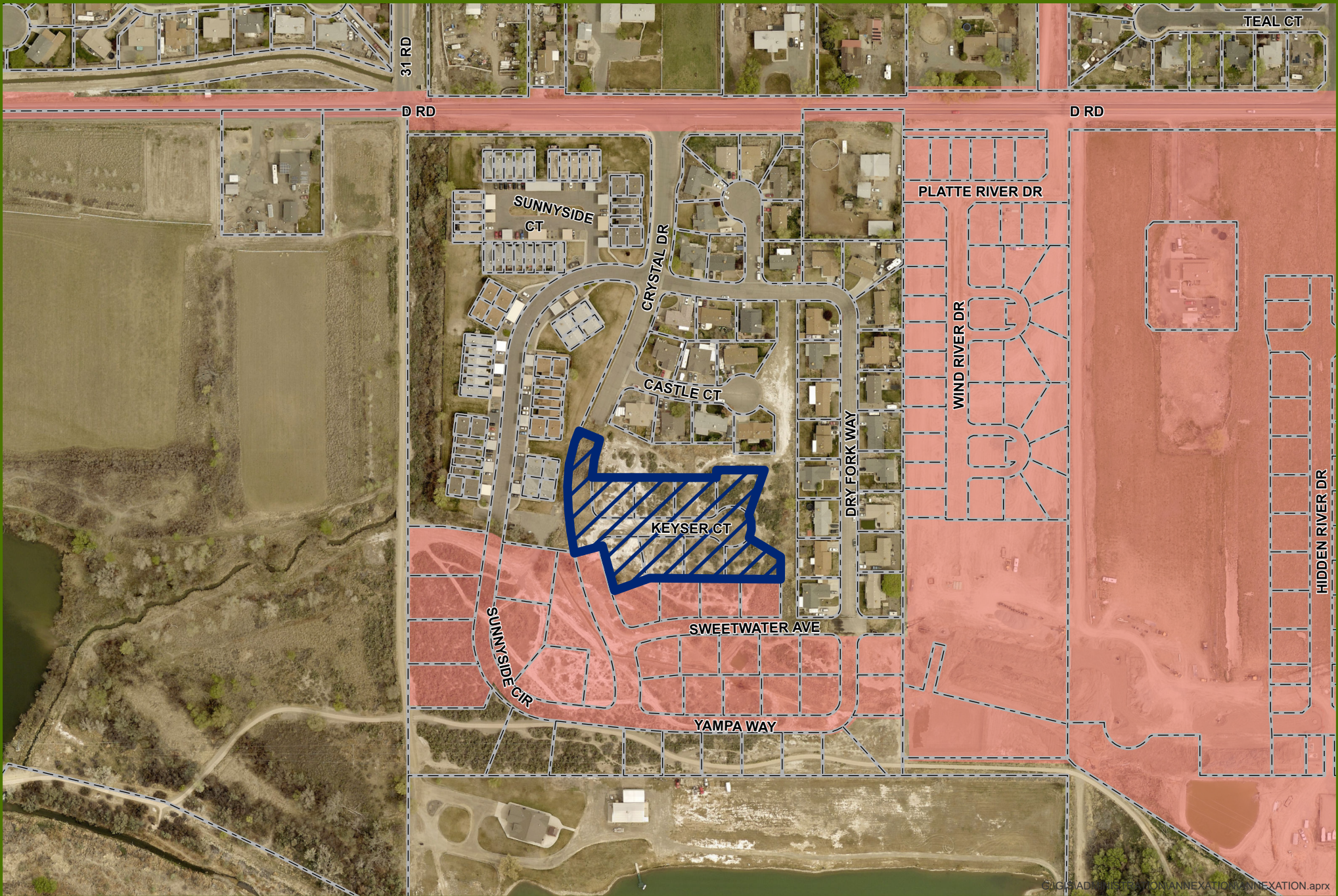


Annexation



City Limits

KEYSER COURT ANNEXATION



©GIS/ADMINISTRATION/ANNEXATION/ANNEXATION.aprx



0 200 400 Feet

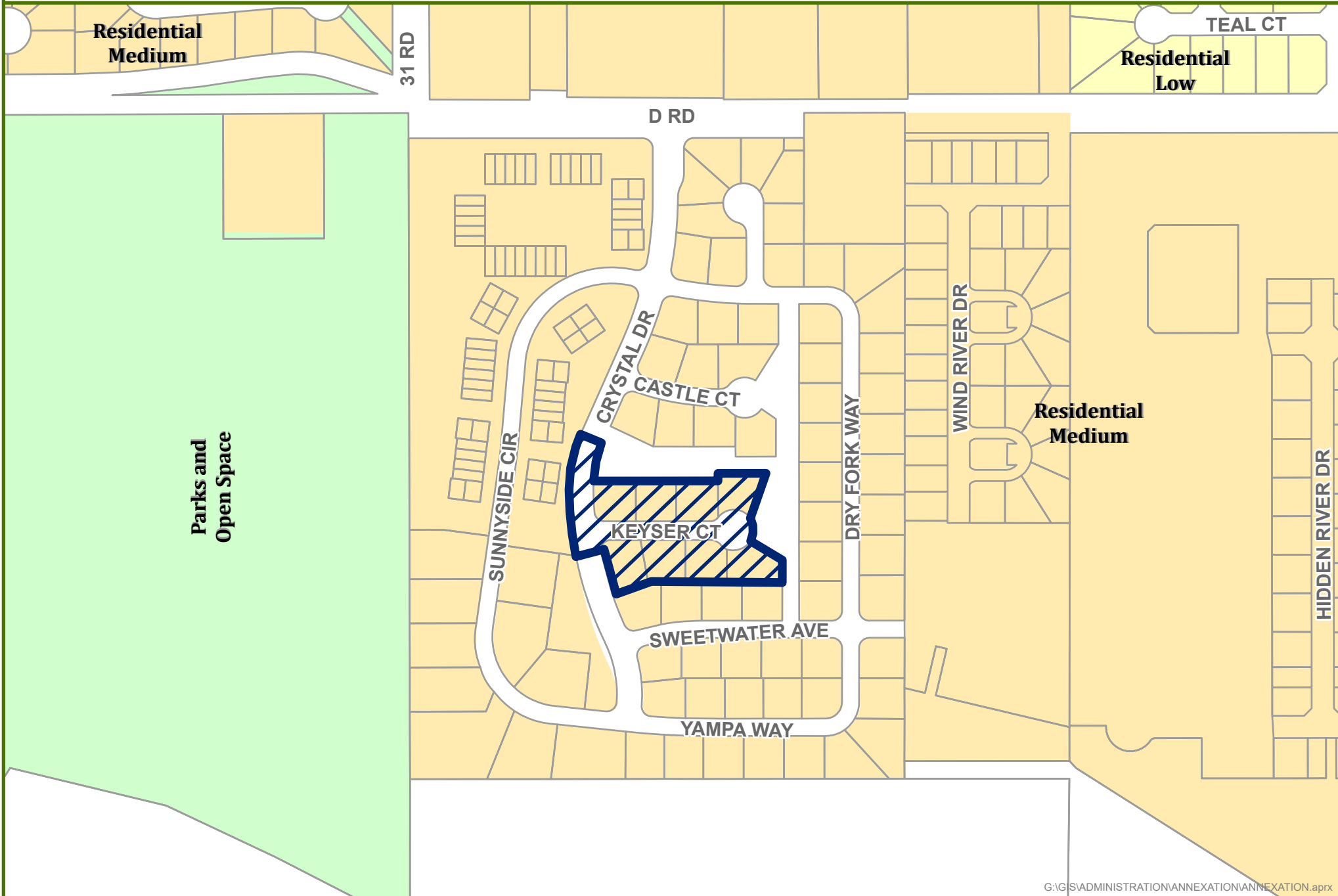


Annexation



City Limits

KEYSER COURT ANNEXATION - LAND USE



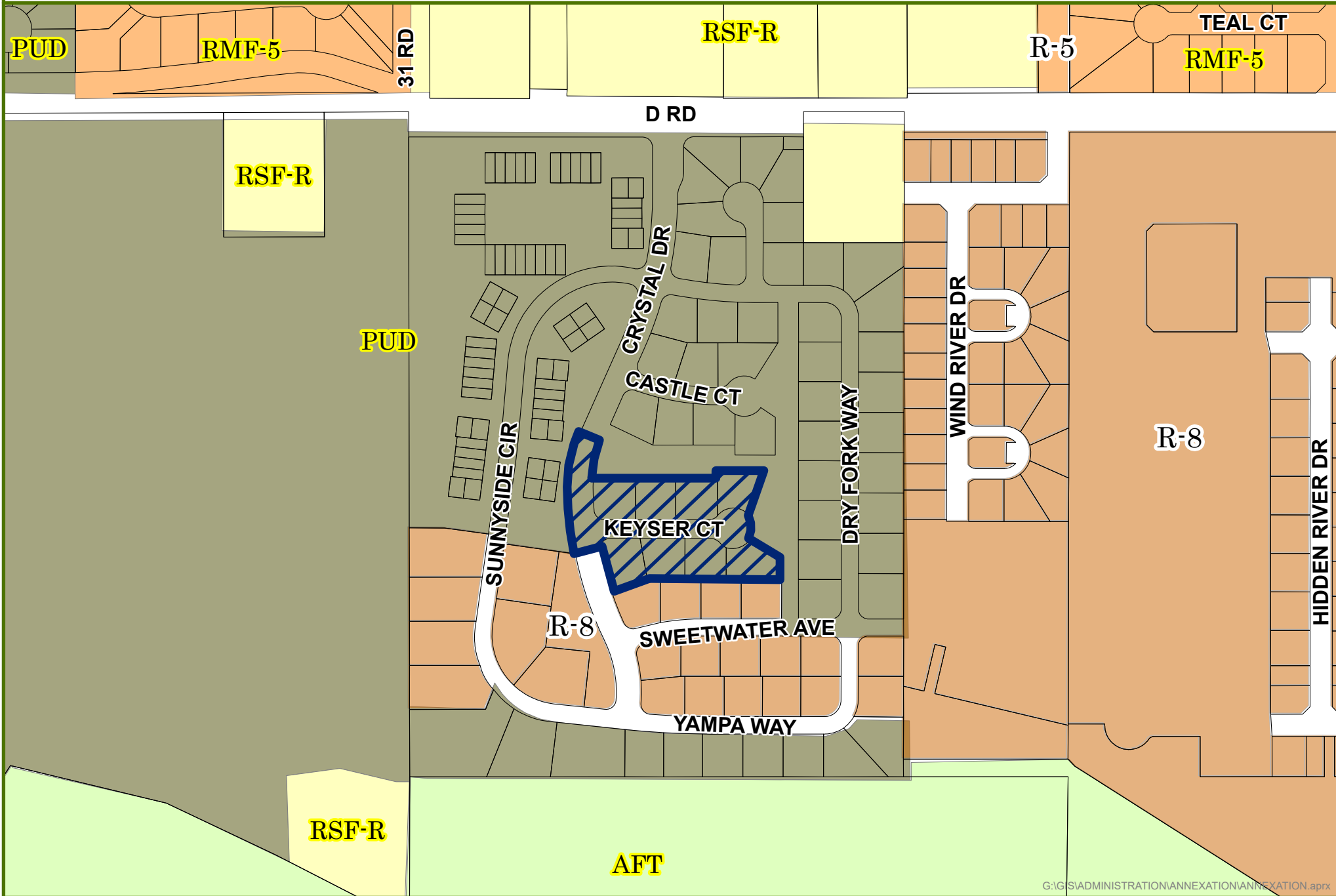
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 Annexation Boundary

KEYSER COURT ANNEXATION - ZONING



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0 200 400 Feet

 Annexation

City Zoning
Packet Page 31

County Zoning

Date Created: 2/23/2022





Google Street View from the southern terminus of Crystal Drive looking south into the annexation area.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING KEYSER COURT ANNEXATION
LOCATED ON A PROPERTY AT 3110 THROUGH 3117 KEYSER COURT
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

Recitals:

The property owner has petitioned to annex their 1.83 acres into the City limits. The annexation is referred to as the “Keyser Court Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Keyser Court Annexation consisting of 1.83 acres from County Planned Unit Development (PUD) to R-8 (Residential – 8 du/ac) finding that both the R-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE KEYSER COURT ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

**Perimeter Boundary Legal Description
Keyser Court Annexation**

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Ways being Keyser Court (platted as Crystal Court of said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW¹/₄ NW¹/₄ and assuming the South Line of said NW¹/₄ NW¹/₄ Section 22 bears S89°54'30"W with all other bearings herein being relative thereto; thence N55°15'50"W, a distance of 691.24 feet to the Southeast Corner of said Lot 16 and being the Northeast Corner of *RIVER BEND ANNEXATION NO. 2, ORDINANCE 4076* and the Point of Beginning;

thence along the Northerly line of said *RIVER BEND ANNEXATION NO. 2* the following four (4) courses:

- 1) N89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 267.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwesterly along the arc of a 650.68 foot radius curve concave Northeasterly, a distance of 84.78 feet thru a central angle of 07°27'55" whose chord bears N14°56'57"W, a distance of 84.72 feet and being the Westerly boundary of said Lot 13;
- 4) S76°09'23"W, a distance of 50.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;

thence along said Westerly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

- 1) Northwesterly along the arc of a 700.68 foot radius curve concave Easterly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;
- 2) Northeasterly along the arc of a 265.00 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'57" whose chord bears N11°55'15"E, a distance of 112.45 feet;

thence S65°49'45"E, a distance of 50.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive, thence Southwesterly along the arc of a 215.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 76.75 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S13°59'35"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 18, 19 & 20, a distance of 248.74 feet to a point on the West line said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

- 1) N00°08'48"E, a distance of 15.00 feet;
- 2) S89°51'12"E, a distance of 95.00 feet;
- 3) S18°02'37"W, a distance of 95.72 feet to a point on the Cul-de-Sac Right-of-Way boundary of Keyser Court; thence Southwesterly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 63°20'43" whose chord bears S00°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses: 1) S58°02'45"E, a distance of 68.15 feet; 2) S00°08'48"W, a distance of 40.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 79,783 Square Feet or 1.83 Acres, more or less, as described.

INTRODUCED on first reading this _____ day of _____, 2022 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk