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**PLANNING COMMISSION AGENDA
TUESDAY, JULY 26, 2022 - 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
[Virtual meeting: bit.ly/GJ-PC-7-26](https://bit.ly/GJ-PC-7-26)**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by CIA Investments, LLC to rezone 18.98 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) zone district located at 2981 B 1/2 Rd.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
July 12, 2022, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; JB Phillips, Keith Ehlers, Kimberly Weckerly, Andrew Teske, Ken Scissors, Melanie Duyvejonck, Sandra Weckerly.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Jace Hochwalt (Senior Planner) Dani Acosta (Senior Planner), Nicole Galehouse (Senior Planner) and Kalli Savvas (Planning Technician).

There were members 24 of the public in attendance, and 10 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 24, 2022.

REGULAR AGENDA

1. If Land Annexation Zoning

ANX-3033-114

Consider a request by Upper Limits Investments, LLC to zone 19.77 acres from County RSF-R (Residential Single Family Rural) to R-8 (Residential – 8 du/ac) located at 364 29 Road; 370 29 Road; and 374 29 Road.

Staff Presentation

Dani Acosta Principal Planner introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Representative Tracy States was present and available for questions.

Questions for staff or applicant

None

Public Hearing

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

- *No Public comment*

The public hearing was closed at 5:51 p.m. on July 12, 2022.

Discussion

Commissioner Ehlers and Weckerly support staff findings and this for the comprehensive plan.

Motion and Vote

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for the properties located at 364 29 Road; 370 29 Road; and 374 29 Road, City file number ANX-2022-114, 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 Scissors seconded; motion passed 7-0.

2. On Over Horizon Rezone

RZN-2022-272

Consider a Request by the On the Horizon LLC and Over the Horizon LLC to Rezone Two Parcels Totaling Approximately 17.4 Acres from PD (Planned Development) to C-1 (Light Commercial) Located at the Southern Corner of Horizon Drive and 27 ½ Road.

Staff Presentation

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

Questions for staff

Commissioner Scissors asked if the development was within the horizon drive business district.

Public Hearing

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

The public hearing was closed at 6:06 p.m. on July 12, 2022.

Discussion

Motion and Vote

Commissioner Scissors made the following motion Chairman, on the On/Over the Horizon Rezone request from a PD (Planned Development) zone district to a C-1 (Light Commercial) zone district for the 17.4-acre property located at the south corner of Horizon Drive and 27 ½ Road, City File Number RZN-2022-272, 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 Ehlers seconded motion passed 7-0.

3. Pumpkin Ridge Rezone

RZN-2022-271

Consider a request by Olan Clark, on behalf of Dry Dock Development, LLC, Property Owner, to rezone 4.69 acres from R-4 (Residential - 4 du/ac) to R-5 (Residential – 5 du/ac) located at the southwest corner of Unawweep Ave and Alta Vista Ct.

Staff Presentation

Nicole Galehouse, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Herek asked if R-5 is included in residential low.

Commissioner Ehlers made a comment about the TEDS standards in regards traffic issues during the development stage.

Commissioner Scissors asked if the site plan review was an administrative or public hearing process.

Question for Applicant

Applicant was available and ready for questions.

Public Hearing

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

- 1. Robin Bryant, adjacent property owner, made comments about his opposition to the increase in density, traffic, and parking. He stated that an additional seven units will decrease the property value of surrounding lots.*
- 2. Audrey Bailey, adjacent property owner, made comments that the rezone will decrease property value, increase traffic issues, and it is a safety issue for the many children walking around the area.*
- 3. Shawn Guffey, adjacent property owner and teacher, made comments about fiscally responsible growth, and the impact on the schools/ teacher-to-student ratio.*
- 4. Richard Kandiko virtual attendee asked if we could show the difference in density.*
- 5. Charles James Ellie, asked if there are going to be any limits on residents per bedroom or, vehicles per unit.*

The public hearing was closed at 6:39 p.m. on July 12, 2022.

Discussion

Commissioner Ehlers made a comment in support of the request.

Motion and Vote

Commissioner Ehlers made the following motion Mr. Chairman, on the Rezone request for the property located at the southwest corner of Unawep Ave and Alta Vista Ct, City file number RZN-2022-271, 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 Phillips seconded motion passed 6-0.

4. Ute Mountain Rezone

RZN-2022-294

Consider a request by Stacey Cook, on behalf of Lucky Us Properties, LLC, Property Owner, to rezone 8.25 acres from R-5 (Residential - 5 du/ac) to R-8 (Residential – 8 du/ac) located at 3124 D Road.

Staff Presentation

Nicole Galehouse, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant

Applicant was available and ready for questions.

Questions for staff

Public Hearing

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

1. *Art Albright adjacent property owner, made a comment about his concerns with the current water/drought situation, he also asked what the difference between R-5 and R-8 is.*
2. *Sue Miller,*

The public hearing was closed at 7:39 p.m. on July 12, 2022.

Discussion

Commissioner Ehlers made a comment

Motion and Vote

Commissioner Scissors made the following motion Mr. Chairman, on the Rezone request for the property located at 3124 D Road, City file number RZN-2022-294, 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 Herek seconded motion passed 6-0.

5. Pritchard Rezone

RZN-2022-368

Consider a request by Douglas A. Pritchard Revocable Trust to rezone 0.45 acres from R-O (Residential Office) to C-1 (Light Commercial) located at 1215 N 1st St.

Staff Presentation

Dani Acosta, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Public Hearing

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

No public comment

The public hearing was closed at 7:27 p.m. on July 12, 2022.

Discussion

Motion and Vote

Commissioner Ehlers made the following motion Chairman, on the Pritchard Rezone request from an R-O (Residential Office) zone district to a C-1 (Light Commercial) zone district for the 0.45-acre property located at 1215 N 1st Street, City File Number RZN-2022-368, 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 Weckerly seconded motion passed 7-0.

6. Other Business

7. Adjournment

Commissioner Scissors moved to adjourn the meeting; Weckerly seconded.

The vote to adjourn was 6-0.

The meeting adjourned at 7:28 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: July 26, 2022
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Dani Acosta, Senior Planner

Information

SUBJECT:

Consider a request by CIA Investments, LLC to rezone 18.98 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) zone district located at 2981 B 1/2 Rd.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, CIA Investments, LLC, is requesting the rezone of one parcel totaling 18.98 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2981 B 1/2 Rd. The purpose of the rezone 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.

The requested R-8 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium. R-8 zone districts serve as a transitional district, which may act as a buffer between lower density single-family and commercial zones.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposed rezone comprises one parcel totaling 18.98 acres situated at 2981 B 1/2 Rd, just northeast of Hwy 50. The property is within the area included in the 2014 Orchard Mesa Plan. The subject site was annexed into the City in 2015 as part of the Morse Annexation and rezoned from a County RSF-R (Residential Single-Family Rural) to a City R-4, under the 2010 Grand Junction Zoning and Development Code. In 2016,

the property 2997 B ½ Rd underwent a Simple Subdivision (SSU-2016-28) to split the original 25.37 acres lot into two lots: Lot 1, 4.00 acres and the subject property, Lot 2, 18.98 acres, which is now addressed 2981 B ½ Rd.

As indicated, the subject site is currently zoned R-4 and at present does not contain any buildings or structures. The subject site is primarily surrounded by single family residential neighborhoods, open space and undeveloped parcels.

The 2020 One Grand Junction Comprehensive Plan classifies the subject property and several adjacent properties to the south and southeast Residential Medium. The Comprehensive Plan classified the areas directly to the west, east and north of the subject site as Residential Low.

Under the Grand Junction Municipal Code, the zone districts that may implement the Residential Medium Land Use classification include R-8 (Residential 8 du/ac), R-12 (Residential 12 du/ac), CSR (Community Services and Recreation), MXR-3 (Mixed Use Residential-Medium), MXG-3 (Mixed Use General-Medium), and MXS-3 (Mixed Use Shopfront-Medium) zone districts. The current zoning, R-4, does not implement the Comprehensive Plan. A rezone to R-8 will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan.

The Applicant is now requesting a rezone to R-8, which could increase the availability of medium density housing stock within Orchard Mesa. According to the General Project Report, the objective of the rezone is to increase residential density for the potential development in a suburban infill area to counter the housing shortage currently being experienced in the City.

If the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process, likely in the form of a Major Subdivision Plan Review.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on April 19th, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were approximately 25 participants in attendance, including the Representative, City Staff and the Developer.

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 May 2, 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, as well as neighborhood associations within 1000 feet, on July 15th, 2022. The notice of the Planning Commission public hearing was published on July 19th, 2022, 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 One Grand Junction Comprehensive Plan designates the subject property for Residential Medium land uses. The Applicant's request to rezone the property to R-8 facilitates the desired development pattern identified in the Comprehensive Plan, which anticipates more medium-density housing in this area. Moreover, the Comprehensive Plan does not identify the current zoning, R-4, as a valid zoning district for the designated land uses. While the land use designation for this site has not changed dramatically from the 2010 Comprehensive Plan Residential Medium Low to the 2020 Comprehensive Plan Residential Medium, the density range for Medium Residential changed from 4-8 du/ac to 5.5-12 du/ac. This change to the Comprehensive Plan constitutes a subsequent event that invalidates the original premise of the zoning, which was in alignment with the density ranges from the 2010 Comprehensive Plan.

Therefore, staff finds this criterion has been met.

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

Since the subject site was initially annexed in 2015, there has been relatively few large-scale development activity in the area surrounding or near the site. The majority of development activity taking place since 2015 are planning clearances for single-family houses and fence permits in the neighboring subdivisions. Therefore, it is premature to conclude that the area has changed dramatically enough in character 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

Adequate public infrastructure and community facilities and services are available and sufficient to serve uses associated with the R-8 zone district. The subject site is currently served by Ute Water District, City of Grand Junction Sewer District, the Orchard Mesa Drainage District, the Orchard Mesa Irrigation Company, and Grand Valley Power. The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process.

There is a 24" and 8" waterlines in B ½ Rd and a 4" water line in 30 Rd. As mentioned, the property is located within the 201 Persigo boundary and there is

10" sanitary sewer line that runs along the western perimeter of the property, as well as another 10" sanitary sewer line in B ½ Rd.

Multimodal access is sufficient. The property fronts two minor arterials, B ½ Rd and 30 Rd. Any subsequent subdivision proposal will require a stub street to 215 30 Rd to the south, which will create increased street connectivity that will help decrease and direct traffic off arterial streets, contributing to more efficient travel through the availability of continuous and more direct routes. Additionally, there are two proposed Active Transportation Corridors along the property: 1) a proposed on-street corridor along B ½ and 2) a proposed trail along the drainageway that runs along the western perimeter of the property. Additionally, the Active Transportation Corridor Plan indicates a proposed off-street trail along the applicant's west property line. Construction of a 10' wide concrete trail within a 15' Trail Easement is required by the applicant as part of the development. Based on the preceding information, staff finds this criterion has been met

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

There are some differences between the R-4 and R-8 zone districts as they relate to the types of permitted primary and secondary land uses and the general development characteristics. The R-8 zone district accounts for approximately nine percent of City zoned land, whereas the R-4 zone district accounts for approximately 10 percent of City zoned land.

There are approximately 234 acres within the immediate vicinity that have a Future Land Use Designation of Residential Medium. Currently, there are no parcels within the immediate vicinity that are zoned R-8 or within a mile of the property as measured from all sides. As such, there is a deficit of zone districts that are also able to implement the Residential Medium Future Land Use Designation. 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.

The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff finds 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 R-8 opens up opportunities for more compact development and medium 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. Rezoning to R-8 may help direct any potential future medium-density development to an area that has adequate public infrastructure and amenities to accommodate that growth. Therefore, Staff finds this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Chipeta Hollows Rezone, RZN-2022-298, rezoning one parcel totaling 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) for the property located at 2981 B ½ 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 has been met.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Chipeta Hollows Rezone request from an R-4 (Residential 4 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district for the 18.98-acre property located at 2981 B ½ Rd, City File Number RZN-2022-298, 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 1. Development Application
2. Exhibit 2. Maps
3. Exhibit 3. Neighborhood Meeting Documentation
4. Exhibit 4. Public Comment Letter
5. Exhibit 5. 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

Digitally signed by Tracy States
 Date: 2022.04.15 10:12:31 -06'00'

Date

Signature of Legal Property Owner

Date

Location Map



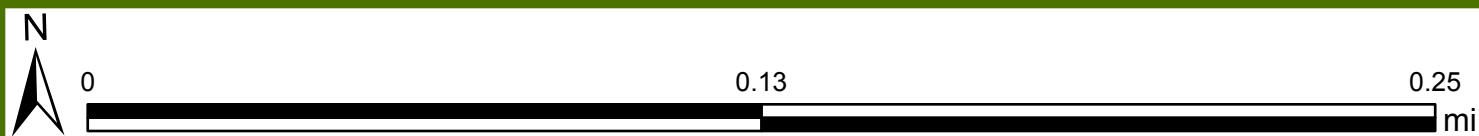
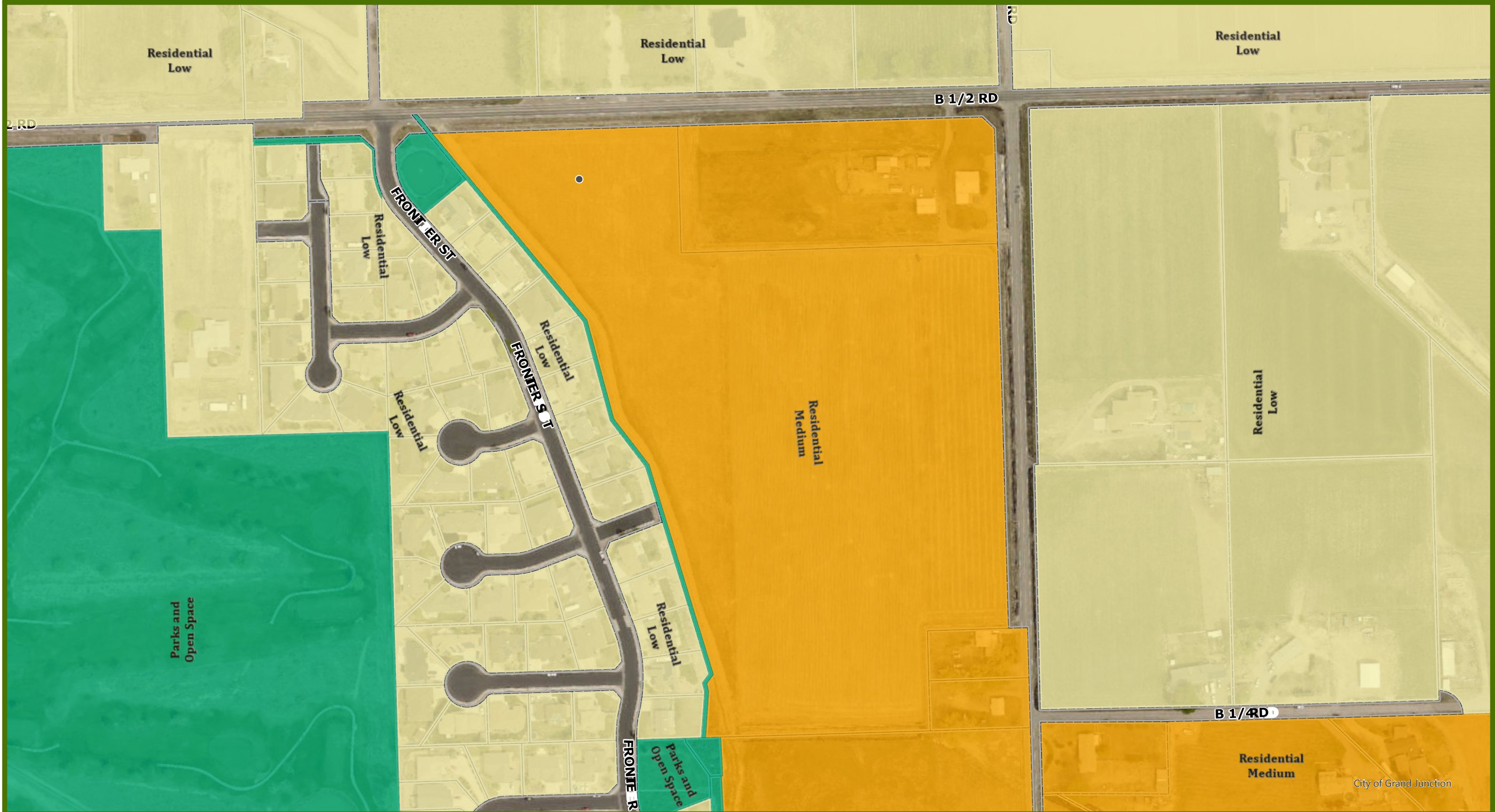
Printed: 4/19/2022
1 inch equals 188 feet
Scale: 1:2,257

Existing Zoning



Printed: 4/19/2022
1 inch equals 188 feet
Scale: 1:2,257

2020 Comprehensive Plan Designation



Printed: 4/19/2022
1 inch equals 188 feet
Scale: 1:2,257

General Project Report

**CIA Investments LLC Rezone
2981 B 1/2 Road, Grand Junction, CO
Parcel No. 2943-294-48-002**

April 20, 2022

Prepared for:

**CIA Investments LLC
218 Easter Hill Drive, Grand Junction, CO 81507**

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 parcel is located at 2981 B ½ Road, on the south of B ½ Road with frontage along 30 Road (Parcel No. 2943-294-48-002).

2) Acreage: The subject parcels contain approximately 18.98 acres.

3) Proposed Use: This submittal is for the Rezoning of the parcel from R-4 to R-8. The future land use is Residential Medium (5.5-12/DU/Acre). The proposed R-8 zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use. The current R-4 zoning does not meet the intent of the 2020 Comprehensive Plan.

B. Public Benefit

The proposed Rezone will provide medium density, single family residential lots needed to keep up with growth and demand for housing.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on Tuesday, April 19, 2022. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Rezoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The R-8 zoning is an appropriate district for the Residential Medium category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of large lot/AG and, low to medium density residential, as well as commercial uses along the Hwy 50 Corridor to the south. Chipeta Golf Course and Mesa View Elementary are also in the immediate vicinity.

3) Site access and traffic patterns:

Not applicable for this submittal.

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

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sewer
Orchard Mesa Irrigation District
Xcel Energy (Gas & Electric)
City of Grand Junction Fire – Station 4
Spectrum/Charter

CenturyLink/Lumen

A Fire Flow Form will be obtained at the Preliminary/Final submittal stage.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Rezone.

6) Effects on public facilities:

The Rezone will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable.

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 is in compliance with 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 of this property.

- (v) **Received all applicable local, State and federal permits.**
All applicable permits will be obtained for this project.

Section 21.02.140 Code amendment and rezoning:

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

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

The proposed Rezone request to the R-8 zone district will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The current-4 zoning does not implement the plan.

- (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 allow the continuation of medium density, attainable, quality housing and is consistent with the Comprehensive Plan.

- (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 medium density residential developments and are not affected as a result of the Rezone request.

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

This parcel of land is adequately serviced by utilities and roadways. There is an inadequate supply of medium density development parcels in this area to meet demand.

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

The area will benefit with the development of medium-density residential development and the extension of services.

F. Development Schedule

Not applicable for this submittal.

LEGAL DESCRIPTION

**Lot 2 of
MORSE SUBDIVISION,
County of Mesa, State of Colorado**

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) CIA Investments LLC ("Entity") is the owner of the following property:

(b) 2981 B 1/2 Road, Grand Junction, CO

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:

- 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) Rezone

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Charlie Gechter, Member of GREA LLC, a Colorado Limited Liability Company as

State of Colorado)

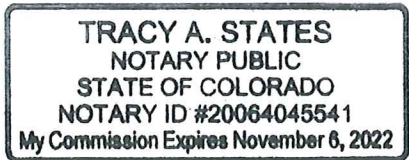
County of Mesa) ss.

Subscribed and sworn to before me on this 15th day of April, 20 22

by Charlie Gechter, Member of GREA LLC, a Colorado Limited Liability Company as Member of CIA

Witness my hand and seal.

My Notary Commission expires on Nov 6, 2022




Notary Public Signature

RETURN RECORDED DOCUMENT TO:
CIA Investments LLC, a Colorado Limited Liability Company
218 Easter Hill Drive, Grand Junction, CO 81507

Document Fee: \$86.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 25th day of February, 2022, is made between **William L. Morse Trust Dated September 29, 2009** ("Grantor"), duly organized and existing under the laws of the State of Colorado

AND

CIA Investments LLC, a Colorado Limited Liability Company ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 218 Easter Hill Drive, Grand Junction, CO 81507.

WITNESS, that the Grantor(s), for and in consideration of **EIGHT HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$865,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

**Lot 2 of
MORSE SUBDIVISION,
County of Mesa, State of Colorado**

ALSO KNOWN AS: 2981 B 1/2 Road, Grand Junction, CO 81503

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, **warrants title to the same against all persons claiming by, through or under the Grantor**, subject to **the Statutory Exceptions**

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

William L. Morse Trust Dated September 29, 2009


Timothy L. Morse, Trustee

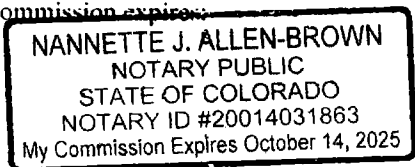
State of: **Colorado**

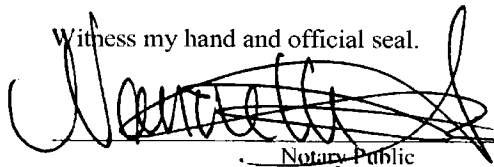
||
|| ss.
||

County of: **Mesa**

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **February 25, 2022**, by **Timothy L. Morse as trustee of the William L. Morse Trust Dated September 29, 2009**

My Commission expires:



Witness my hand and official seal.

Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

After Recording Return To:
CIA Investments LLC
218 Easter Hill Drive
Grand Junction, CO 81507

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: CIA 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:

218 Easter Hill Drive
Grand Junction, CO 81507
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:
GREA LLC, a Colorado Limited Liability Company, Member
O'Leary Investments, LLC, a Colorado Limited Liability Company, Member
Trim Concepts LLC, a Colorado Limited Liability Company, Member
6. The authority of the foregoing person(s) to bind the entity: **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: February 25, 2022

CIA Investments LLC

Charlie Gechter, Member of
GREA LLC, a Colorado Limited Liability Company

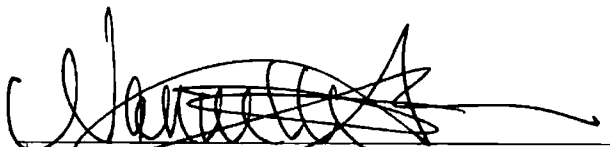
STATE OF: Colorado

COUNTY OF: Mesa

The foregoing instrument was acknowledged before me this 25th day of February, 2022, by Charlie Gechter as Member of GREA LLC, a Colorado Limited Liability Company as Member of CIA Investments LLC, a Colorado Limited Liability Company

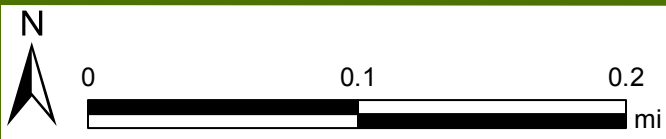
Witness my hand and seal.

My commission expires:


Notary Public

NANNETTE J. ALLEN-BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014031863
My Commission Expires October 14, 2025

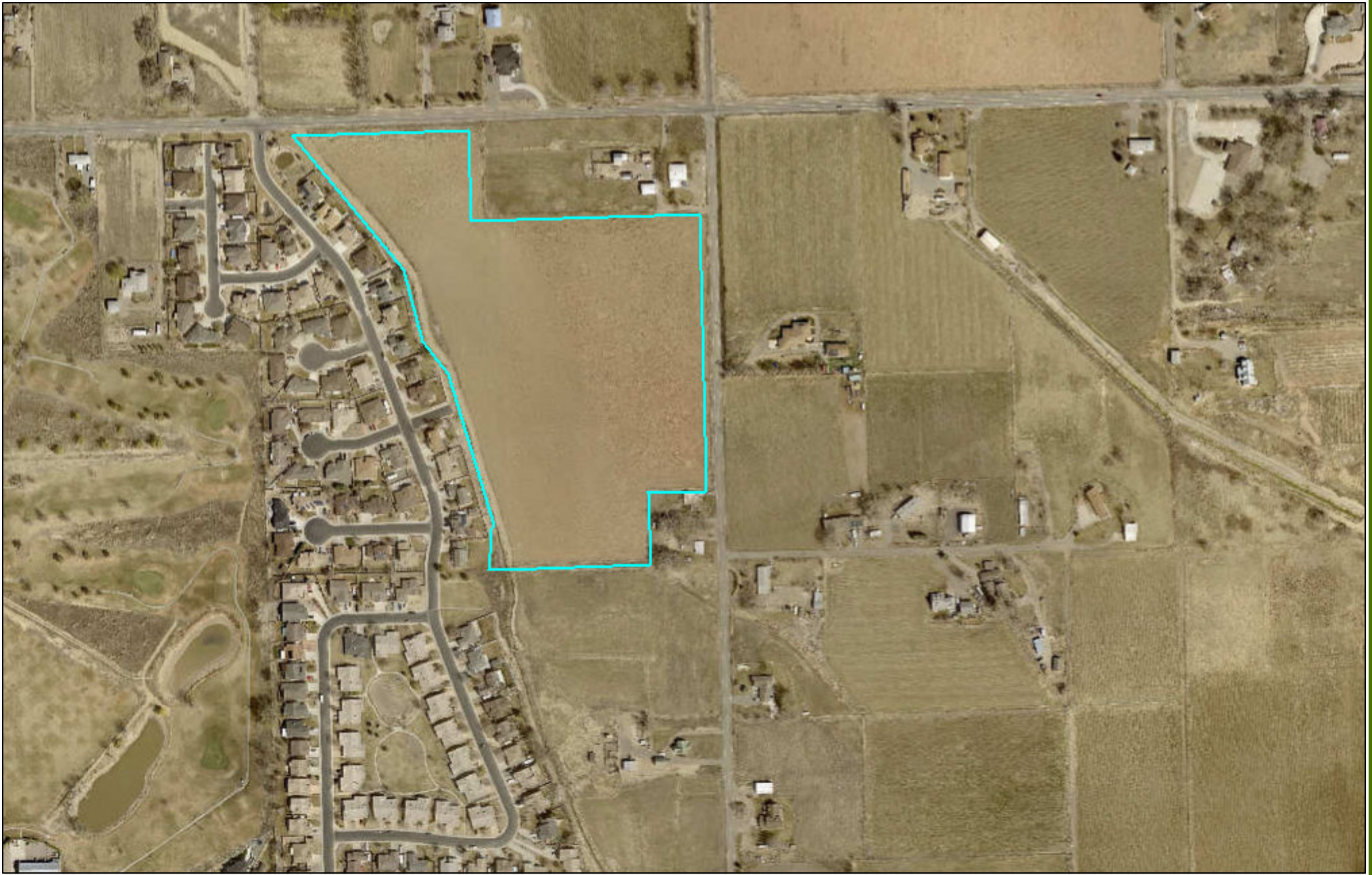
Comprehensive Future Land Use Map



Printed: 7/21/2022

1 inch = 376 feet

Site Map

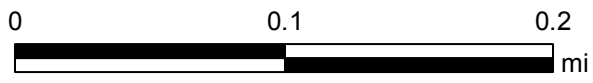
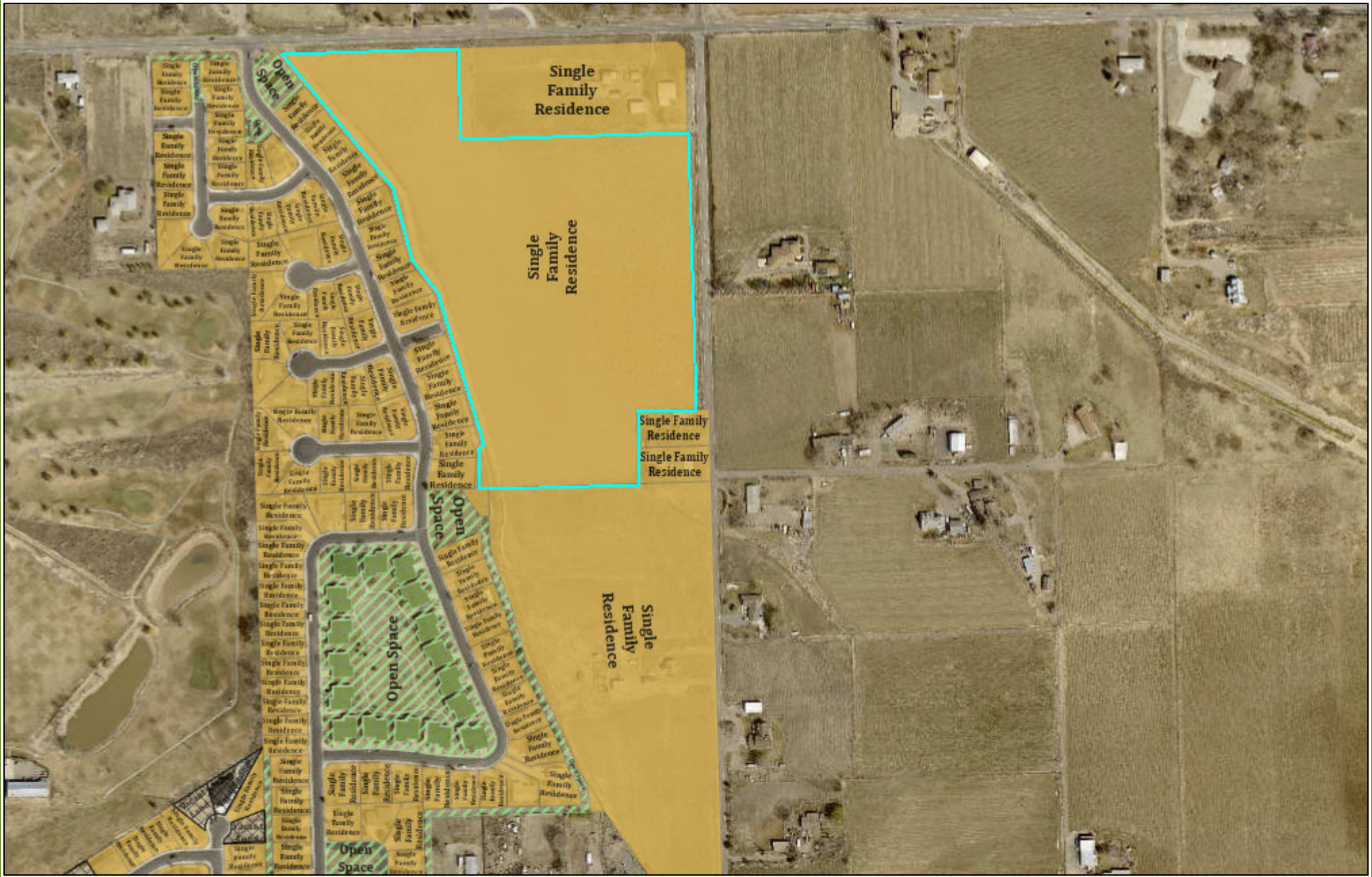


Printed: 7/21/2022

1 inch = 376 feet



Vicinity Map

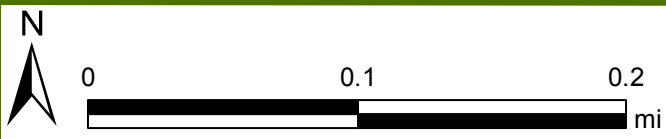


Printed: 7/21/2022

1 inch = 376 feet



Zoning Map



Printed: 7/21/2022

1 inch = 376 feet



**2981 B ½ Road, REZONE
(Parcel No. 2943-294-48-002)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, APRIL 19, 2022, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Rezone, was held Tuesday, April 19, 2022, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on April 8, 2022, per the mailing list received from the City of Grand Junction. There were 25 +/- attendees including Tracy States, Project Coordinator, with River City Consultants, Dani Acosta, Associate Planner with the City of Grand Junction, and Wendi Gechter, representing the developer. There were 20 +/- neighbors in attendance.

The meeting began at approximately 5:30 PM. Tracy States explained where the project was located, that the existing zoning of R-4 and did not implement the 2020 Comprehensive Plan future land use of Residential Medium and so a R-8 zone district was being requested to bring the property into compliance. She explained that there was no development plan to present and that a separate neighborhood meeting would be held when a plan was prepared and that up to 151 units could be developed on the acreage. She also explained that it would likely develop around 5.5 to 6 DU/acre by the time stormwater management and infrastructure was accounted for. Ms. States then opened the meeting for questions/discussion.

There was a lot of discussion on how the neighbors did not feel that Residential Medium was the right fit for the area, adjacent to Residential Low. Many of the attendees did not want to see the density increased from the current R-4 zoning and could not understand how the City thought the Residential Medium designation was a good plan for this parcel. Tracy explained that the 2020 Comprehensive Plan guided the R-8 zone request as R-4 zoning did not implement the minimum 5.5 DU/acre minimum density. Ms. States also offered that the 2020 Comprehensive Plan was vigorously vetted with numerous community meetings to gather public input and was publicly adopted by the City Council at a public hearing.

Dani Acosta asked to be made the host so she could address the Comp Plan and explain how the plan arrived at the Residential Medium designation for the area. Ms. Acosta explained the Residential Medium areas were buffers between the commercial areas along the Hwy 50 corridor and lower density residential to the north. She explained the vision and that the 2020 Comprehensive Plan was to guide the vision of development for the designated areas. The attendees that were vocal still disagreed with the designation of this parcel. There was also some discussion on the pedestrian path along the canal that would be required of the developer. The neighbors said the irrigation company would oppose this. Ms. Costa advised that the irrigation company would have the opportunity to review and comment on the proposal.

There were some other, general concerns/questions regarding traffic both along B ½ Road and the creation of traffic onto Frontier Street through the stub of Comanche Court. Ms. States explained that the access point had not yet been determined and that would be worked out in the next step of the process. She reiterated another neighborhood meeting would be held when a plan was available to present.

Other questions were what type of housing would be built and would the wildlife that passes through the area be considered. Wendi Gechter introduced herself and told the attendees a little about BOA Builders and their developments in Grand Junction and Fruita. Ms. Gechter advised that there are other investors involved with the project so the plan may differ a little from what BOA has been producing. She offered that there would be no low-income housing when asked and no apartments, which Ms. States had previously stated. Ms. States explained that the plan, once submitted to the City, would be sent out to numerous review agencies and that Parks and Wildlife would have the opportunity to review and comment. She offered that there were no drainage or wetland corridors within the parcel. She also explained that the project would be available for public review on the City's website.

The process was explained by both Ms. States and Ms. Acosta and the neighbors were told that for the Rezone, they would have the opportunity to speak at both the Planning Commission and City Council public hearings which they would be notified of the dates. Ms. Acosta stated the City would recommend approval of the request as it conforms with the intent of the Comprehensive Plan. Ms. States explained that once the Rezone was complete the rest of the process would be administrative, but the public would still have the opportunity to review the proposed subdivision submittal through the City website. The attendees were advised they could also find email contact information for the Planning Commissioners and City Council members on the City website.

The meeting adjourned at approximately 6:30 PM.

- **B1/2** is the principle east-west road in Orchard Mesa. It has a high traffic flow and has had little change over the past two decades even with the growth of the area. There are limited shoulders and only two left turn lanes between CO141 west to US50. **30 Road** runs south to north along what would be the area's eastern boundary. It is very narrow and in poor condition.
- While there is some employment in our area particularly along US50, **most employment is found to the north across the Colorado River**, and that creates another serious issue. There are only three bridges and only US50 has four lanes. Adding traffic from a new area designed for a greater population will make those crossings a further nightmare.
- **The added population** would have an effect on the area schools as well as public services – all these representing costs for us all.
- I feel the need to also point out **the absence of any parks, recreational areas or other community benefit services**. The one exception seems to be a branch library.

Whatever takes place will be based on a decision made by Grand Junction authorities. Given the nature of the area of Orchard Mesa, providing the type of housing I fear most, comes from our present municipal leadership which is caught up in profit-making by companies such as BOA Construction. The leadership is choosing to not consider the nature of the housing in this area nor making an effort to uphold property value and the quality of life. – Report provided by Vern Hill, May 1, 2022.



Shadow Mesa "Patio Homes" under construction on B $\frac{1}{4}$ Road

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LOT 2 OF
MORSE SUBDIVISION 2981 B ½ RD FROM R-4 (RESIDENTIAL 4 DU/AC) TO R-8
(RESIDENTIAL 8 DU/AC)**

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 Lot 2 Of Morse Subdivision to the R-8 (Residential 8 du/ac) zone district. The Planning Commission found that the R-8 zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Medium 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 R-8 (Residential 8 du/ac) 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 2 Of Morse Subdivision is and shall be zoned R-8 (Residential 8 du/ac) in accordance with the Grand Junction Municipal Code.

Introduced on first reading this 3rd day of August 2022 and ordered published in pamphlet form.

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

ATTEST:

Amy Phillips
City Clerk

Anna M. Stout
President of City Council