

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, SEPTEMBER 27, 2022 - 5:30 PM
Attend virtually: <https://bit.ly/GJ-PC-9-27-22>**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by M&G, LLC to rezone one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) located at 609 24 Rd.
2. Consider a request by CS Assets, LLC to rezone one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low Intensity) located at 1313 Bunting Avenue.
3. Consider a request by M & D Enterprises LLC to zone 27.83 acres from County RSF-R (Residential Single Family Rural) to CSR (Community Services and Recreation) located at 2855 C ½ Road.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
August 23, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Commissioner Andrew Teske.

Those present were Planning Commissioners; JB Phillips, Kimberly Herek, Shanon Secrest, Andrew Teske, Ken Scissors, Melanie Duyvejonck, and Kimberly Weckerly.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dave Thornton (Principal Planner), Kris Ashbeck (Principal Planner), Kalli Savvas (Planning Technician), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 9 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from July 26, 2022.

2. Foothills ROW Vacation

VAC-2022-396

Consider a request to vacate a public right-of-way totaling 4875 square feet located south of F 3/4 Road and west of 23 1/2 Road alignments.

3. Horizon Cache ROW Vacation

VAC-2022-53

Consider a request to vacate a portion of the undeveloped G Road Public Right-of-Way on the Northeast Corner of Horizon Drive and G Road at 702 Horizon Drive.

4. Crawford Row Townhomes Vacation

VAC-2022-465

Consider a request to vacate a portion of multi-purpose easement in a PD (Planned Development) zone district.

REGULAR AGENDA

1. Blue Heron Rezone

RZN-2022-459

Consider a request by JGMS Government Services, LLC to rezone a 6.15-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 2415 Blue Heron Road.

Staff Presentation

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

Applicant Presentation

Applicant Ray Plieness was present and available for questions.

Questions for staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, August 16, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:48 p.m. on August 23, 2022.

Discussion

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the JGMS Government Services LLC request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for Lot 1 of Blue Heron Lake Industrial Park, a 6.15-acre property located at 2415 Blue Heron Road, City file number RZN-2022-459, 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 Secrest seconded; motion passed 7-0.

2. Pivot Solar 27, LLC CUP CUP-2022-290

Consider a request for an amendment to existing CUP for Phase 2 of a 500kw ground mounted solar energy facility on 3.78 acres, part of a 14.34 acre site, in a CSR (Community Services and Recreation) zone district.

Staff Presentation

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

Applicant Presentation

Applicant Kyle Sundman provided a presentation regarding the request.

Questions for staff

Commissioner Scissors asked how many homes this new section would supply with power.

The applicant responded to questions.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, August 16, 2022, via www.GJSpeaks.org.

The public hearing was closed at 6:08 p.m. on August 23, 2022.

Discussion

Motion and Vote

Commissioner Scissors made the following motion “Chairman, on the Pivot Solar 27, LLC request to amend a Conditional Use Permit, file number CUP-2022-290, I move that the Planning

Commission approve the expansion/change to site, development of Phase 2 of the Community Solar Farm at 2940 D ¼ Road with the Findings of Fact listed in the staff report.”

Commissioner Duyvejonck seconded; motion passed 7-0.

3. Zoning and Development Code Amendment-Landscaping Standards ZCA-2022-170

Consider an amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

Staff Presentation

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Questions for staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, August 16, 2022, via www.GJSpeaks.org.

1. Ron Abeloe expressed issues with the Cottonwood being a significant tree.
2. Ivan Geer also had an issue with Cottonwoods being a significant tree.

The public hearing was closed at 6:41 p.m. on August 23, 2022.

Discussion

Felix Landry responded to public comments, noting that Cottonwoods are a major contributor to native growing shade trees. He spoke about the current maintenance of existing Cottonwood trees and that those practices would be preserved.

Commissioner Weckerley asked what City Council’s prior input was on the Cottonwoods proposal came from and wondered if Cottonwoods are appropriate for an arid landscape.

Commissioner Scissors asked if the health of the tree could be a more pertinent metric than just the caliper. He also wondered about the variance criteria and how it would be arbitrated by planning staff. Additionally, he asked if sufficient public notice was given for the Cottonwoods submission as a significant tree.

Commissioner Secret asked if there was ever discussion if a tree (possibly Ash) could be proposed to replace the Cottonwood. He also asked about increased grading complications due to significant tree requirements.

Commissioner Herek inquired about historical data for existing Cottonwoods in the valley.

Commissioner Teske asked why Cottonwoods would be preserved over other native species (Russian Olive & Elm)

Felix Landry responded to questions and comments posed by the commissioners.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to the City Council with an amendment eliminating the Cottonwoods as a significant tree.

Commissioner Secrest seconded; motion passed 6-1.

Other Business

Adjournment

Commissioner Secrest moved to adjourn the meeting; Commissioner Scissors seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 7:24 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

<u>Meeting Date:</u>	September 27, 2022
<u>Presented By:</u>	Dave Thornton, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Dani Acosta, Senior Planner

Information

SUBJECT:

Consider a request by M&G, LLC to rezone one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) located at 609 24 Rd.

RECOMMENDATION:

Staff recommends approval of the requested zone.

EXECUTIVE SUMMARY:

The applicant, M&G, LLC, is requesting the rezone of one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) located at 609 24 Rd. The purpose of the rezone is to expand the potential for mixed-use development on the parcel, allowing the construction of a ground-floor medical office with either multifamily units or a live-work unit above.

The requested C-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Commercial. The C-1 zone district is appropriate for the development of retail and commercial development along arterials, as well as permits multifamily development by right, which the C-2 zone district prohibits.

BACKGROUND OR DETAILED INFORMATION:

The proposed rezone comprises one parcel totaling 0.920 acres situated at 609 24 Rd just south of Patterson Rd and north of Hwy 6 & 50. The subject site was annexed into the City in 1995 as part of the Northwest Enclave Annexation.

As indicated, the subject site is currently zoned C-2 and is currently being used as a surface parking lot. To the south and east there is a mix of heavy commercial uses. To the north of the property are professional services uses, mostly medical/healthcare services. To the east is the Mesa Mall Shopping Center, which is separated from the property by 24 Rd.

The 2020 One Grand Junction Comprehensive Plan classifies the subject property as Commercial. Under the Grand Junction Zoning & Development Code, the zone districts that may implement the Commercial Land Use classification include Mixed-Use (M-U), Business Park (B-P), Industrial/Office Park (I-O), Light Commercial (C-1), General Commercial (C-2), Mixed Use Residential, High Intensity (MXR-8), Mixed Use Shopfront, Low-Medium-and-High Intensity (MXS-3, 5, 8), and Mixed-Use Opportunity Corridors (MXOC).

The Comprehensive Plan classified the 24 Road Corridor south of F ½ Road and north of Hwy 6 & 50 as Commercial.

The Applicant is now requesting a rezone to C-1 to allow for the creation of new and expanded business opportunities for the subject property and to permit mixed-use development with the possible introduction of multifamily units or a live-work unit above the ground floor commercial.

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 Site Plan Review.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at the Pearle Vision Optometrist Office located at 611 24 Road on June 22, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. No members of the public were in attendance.

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 August 4, 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 September 16, 2022. The notice of the Planning Commission public hearing was published on September 20, 2022, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning & Development 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 current zoning, C-2, is within the range of allowable zone districts for the Commercial Future Land Use Designation, as is the proposed C-1 zone district. As such, there are no identified subsequent events that have invalidated the original premise of C-2 being able to implement the 2020 Comprehensive Plan. Therefore, staff finds that this criterion has not been met.

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

The property is within North Grand Junction (North GJ) planning area, which includes a significant commercial center that includes several employment anchors, such as City Market, Mesa Mall, Home Depot, American National Bank, Ulta Beauty, and Timberline Bank, among others. Mesa Mall itself has seen a significant economic revival with the arrival of Dick's Sporting Good, Dillard's, Cabela's and Target, as well as major national restaurant chains.

While these developments occurred over a period of 11 years, the introduction has had a significant and positive impact on sales tax revenue and spurred investment in multifamily residential development nearby. These include the 309-unit, 17-building CTR Apartment complex currently under review (SPN-2022-564), the 170-unit, nine-building Rimrock Landing Apartments (SPN-2016-137, SPN-2016-423), the 168-unit Slate on 25 Apartments (SPN-2022-4008), the 17-unit Rimrock Townhome development, and the 16-unit Flat Top Townhomes development. As a result, the incremental change seen in the North GJ planning area has resulted in a major character change from a solely commercial area to one that integrates high and medium density housing options, creating a mixed-use area.

As such, staff has found this criterion has been met.

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

The subject site is currently served by the Ute Water District, City Sewer, the Grand Valley Irrigation Company, the Grand Valley Drainage District, and Xcel Energy. There is a Ute Water line that runs to the property and there are two fire hydrants located on the northern and southern neighboring properties. The property is located within the 201 Persigo boundary and there is an 8-inch sanitary sewer line that runs along the western side of the property within the private street.

The subject site is serviced by two primary truck routes that run along Patterson

Road to the north and along 24 Rd to the east with direct access to each. The stretch of 24 Rd Street that runs to the east of the subject site is classified as an Active Transportation Corridor (proposed bike facility along road corridors). Additionally, there is an off-street multiuse path that is along a drainageway located approximately 650 feet to the north of the property, providing low-stress routes for bikes and pedestrians.

The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process.

Based on the 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 C-1 zone district and the C-2 zone district. Both C-1 and C-2 permit the majority of the same institutional/civic and retail uses in the Use Table. The primary difference between C-1 and C-2, is the ability to permit multifamily residential under C-1 and the ability to permit heavy commercial uses under C-2.

The C-2 zone district accounts for approximately 3.3 percent of City zoned land, while the C-1 zone district accounts for 5.6 percent. Both C-1 and C-2 may implement the Commercial Future Land Use designation. Additionally, there is not a deficit of other zone districts in the North GJ planning area that are also able to implement the Commercial Future Land Use designation, which also includes M-U.

Therefore, staff finds that this criterion has not been met.

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

The community will benefit from the proposed amendment because it directs mixed-use development to the urban core that does not require the extension of infrastructure or the expansion of City services. The subject property is located within the Tier 1 – Urban Infill tier as identified in the City’s Growth Plan. Rezoning to C-1 opens up opportunities for more ground floor retail with potential multifamily or live-work units above. Rezoning to C-1 may help direct any potential future mixed-used development to an area that has adequate public infrastructure and amenities to accommodate that growth.

While M-U may also provide this potential, the bulk standards for C-1 were more appropriate for the lot in question, as it would not introduce a non-conformity. The lot in question is under an acre and would conform with the C-1 minimum lot size requirement of 20,000 feet. In contrast, M-U minimum lot size is 1 acre, a little more than double the size of the current lot. Rezoning to M-U rather than C-1 would make

the site a non-conforming lot for failing to meet the minimum lot size established for M-U, and staff would want to prevent introducing a non-conformity whenever possible.

The 2020 Comprehensive Plan has identified the area that the subject site is situated in as a Regional Center, which is one of the three Commercial Policy Areas.

The Regional Centers Policy Area in particular aims to create large commercial nodes that are pedestrian and bicycle friendly and that support the needs of Grand Junction residents and that of surrounding communities. The Regional Centers are also identified as an appropriate location for multifamily residential as long as they are compatible with the existing uses, and that can support activity generating uses that define a regional center, such as retail stores that range from small mom n' pop shops to large retailers.

While the boundaries of the Regional Policy Center Area include parcels zoned C-2 (located primarily on the western half of 24 Rd), the C-1 zone district lends itself better to implementing the vision and goals of a Regional Center. The C-2 zone district allows more wholesale business and warehousing operations, whereas C-1 restricts the type of heavy commercial uses allowed. C-1 is more appropriate for the development of retail uses that emphasize effective street design and access in the site layout, such as public improvements that make a corridor more walkable, attracting not only car-traffic but pedestrian foot-traffic. C-1 designates a narrower range of commercial uses that better aligns with the vision and objectives defined for Regional Centers. This is done in two ways:

- 1) By permitting the development of mixed-use development, (i.e., ground floor retail with multifamily) that is not permitted by C-2, thus decreasing spatial mismatch of where people live, work and shop and creating the necessary land use patterns that support a walkable and bikeable commercial area.
- 2) Limiting and restricting the light industrial and small warehouse uses permitted under C-2, thereby redirecting those more intensive uses to other areas of the City.

Additionally, while the parcel is in a section of the Regional Policy Center Area that is all zoned C-2, this immediate area already has development that is consistent with light commercial uses, such as the Peale Vision Optometrist office, the American National and the Ginger Oriental Restaurant that would be compatible with the proposed mixed-use building. The same development pattern of light commercial uses can be observed north of Patterson – existing light commercial development in C-2 zoned parcels. These include the Grand Junction Federal Credit Union, the Holiday Inn Express & Suites, Vectra Bank, Starbucks, and the Mi Mexico restaurant.

Therefore, staff finds that this criterion has been met.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

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

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

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

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the 609 24 Rd Rezone, RZN-2022-525, rezoning one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) for the property located at 609 24 Road, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Chairman, on the 609 24 Rd Rezone request from a C-2 (General Commercial) zone district to a C-1 (Light Commercial) zone district for the 0.920-acre property located at 609 24 Road, City File Number RZN-2022-525, 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. 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: Annexation/Zone of Annexation

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

Existing Land Use Designation: Light Commercial

Existing Zoning: C-2

Proposed Land Use Designation: General Commercial

Proposed Zoning: C-1

Property Information

Site Location: 609 24 Road

Site Acreage: 0.92

Site Tax No(s): 2945-054-10-003

Site Zoning: C-2

Project Description: Development of vertical mixed use (ground floor commercial/multifamily upper floors)

Property Owner Information

Name: Milissa Stone

Street Address: 609 24 Road Street

City/State/Zip: Grand Jct., CO 81505

Business Phone #: 970-210-6897

E-Mail: milissastone@aol.com

Fax #: 970-241-5797

Contact Person: Milissa Stone

Contact Phone #: 970-210-6897

Applicant Information

Name: Milissa Stone

Street Address: 609 24 Road Street

City/State/Zip: Grand Jct., CO 81505

Business Phone #: 970-210-6897

E-Mail: milissastone@aol.com

Fax #: 970-241-5797

Contact Person: Milissa Stone

Contact Phone #: 970-210-6897

Representative Information

Name: Jon Dyer

Street Address: 2335 Interstate

City/State/Zip: Grand Jct., CO 81505

Business Phone #: 970-245-8610

E-Mail: jon@jdyerconstruction.com

Fax #: _____

Contact Person: Jon Dyer

Contact Phone #: 970-250-3295

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: 5/23/2022

Signature of Legal Property Owner:  Date: 5/23/2022

Evaluation of Request

Evaluation of the request is accomplished by using the approval criteria for Code Amendments and rezoning within Chapter 21 of the Grand Junction Municipal Code.

21.02.140 Code Amendments and Rezoning

(1) Subsequent events have invalidated the original premises and findings:

Response: The adoption of the Comprehensive Plan in April 2021 designated the subject site as Commercial (C-2) with the opportunity to rezone to Light Commercial (C-1).

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

Response: The comprehensive plan identifies adjacent and/or adjoining properties as Commercial (C-2). Rezoning of this site to Light Commercial (C-1) is consistent with similar blended use of Light Commercial, Heavy Commercial, and professional services, as cited in the provided General Project Report.

(3) Public and Community facilities are adequate to serve the type and scope of land use proposed:

Response: The following existing facilities, with available capacity adjoin the subject property:

- Streets/ Roadways (Public and Private)
- Sanitary Sewer
- Domestic Water and Fire Protection
- Electric, Natural Gas, and Communication Lines

Fire Protection is provided by the City of Grand Junction from Station #5 and is located approximately 3.6 miles away. There are no impacts of this rezone on Schools or Parks.

(4) An inadequate supply of suitability designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.

Response: This site is the last vacant space in the Caldwell Subdivision, already designated for commercial development.

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

Response: This commercial rezone request offers expansion of business opportunities to an area of Grand Junction identified by the City and State as an Opportunity and Enterprise Zone. Additionally, development of this site, as proposed, compliments the current zoning designation of the Mesa Mall, directly to the East; separated only by 24 Road.

EVALUATION OF REQUEST

Evaluation of the request is accomplished by using the approval criteria for Code Amendments and rezoning within Chapter the *Grand Junction Municipal Code*.

21.02.140 Code Amendments and Rezoning.

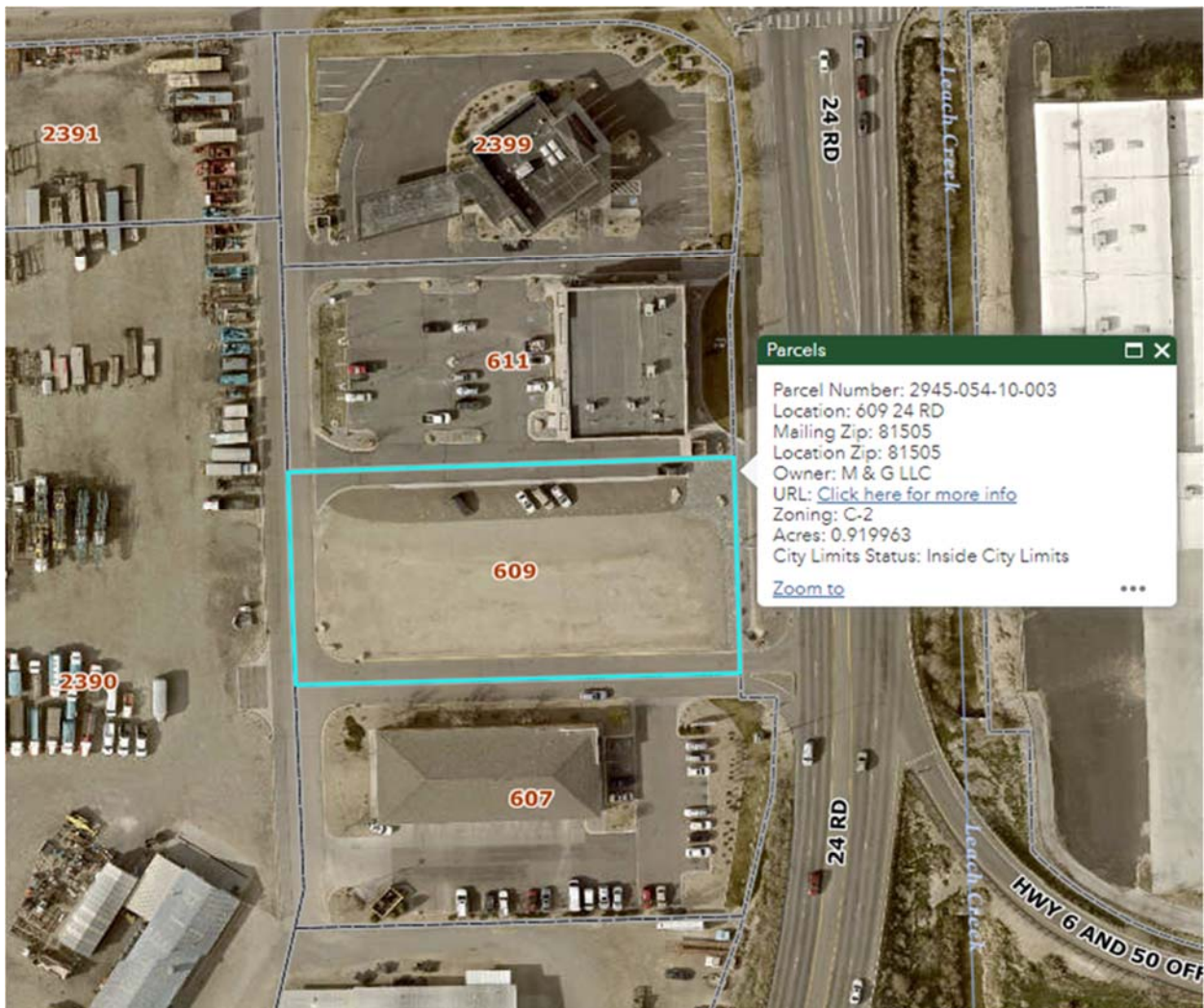
- (1) *Subsequent events have invalidated the original premises and findings;*
RESPONSE: The adoption of the Comprehensive Plan in April, 2021 designated the subject site as “Commercial”.
- (2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan;*
RESPONSE: Most of the land adjoining the subject property along the north side of US Highway 6 and 50 is designated as Commercial in the Comprehensive Plan.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed;*
RESPONSE: The following existing facilities, with available capacity, adjoin the subject property:
Streets/Roadways
Sanitary Sewer
Domestic Water and Fire Protection
Electric, Natural Gas, and Communication lines
Fire Protection is provided by the City of Grand Junction from Station No. 3 approximately 4.5 miles east of the site in a straight line distance. Commercial uses do not create any major impacts to Schools and Parks.
- (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;*
RESPONSE: No vacant land was identified within the boundary on the Surrounding Land Use Map.
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
RESPONSE: The commercial zone designation for the property offers a somewhat more extensive uses than the industrial designation. Such as retail sales, which almost non-existent in the surrounding area. The additional uses that the commercial zone designation includes will allow for the creation of new and expanded business opportunities for the subject property.

GENERAL PROJECT REPORT
REZONE REQUEST APPLICATION
July, 2022

SITE LOCATION DATA

Address	609 24 Road
Area	
Tax Parcel Number	2945-054-10-003
Legal Description	LOT 3 CALDWELL SUBDIVISION SEC 9
Approx. Latitude	39.093508
Approx. Longitude	-108.608906

LOCATION MAP



General Project Outline

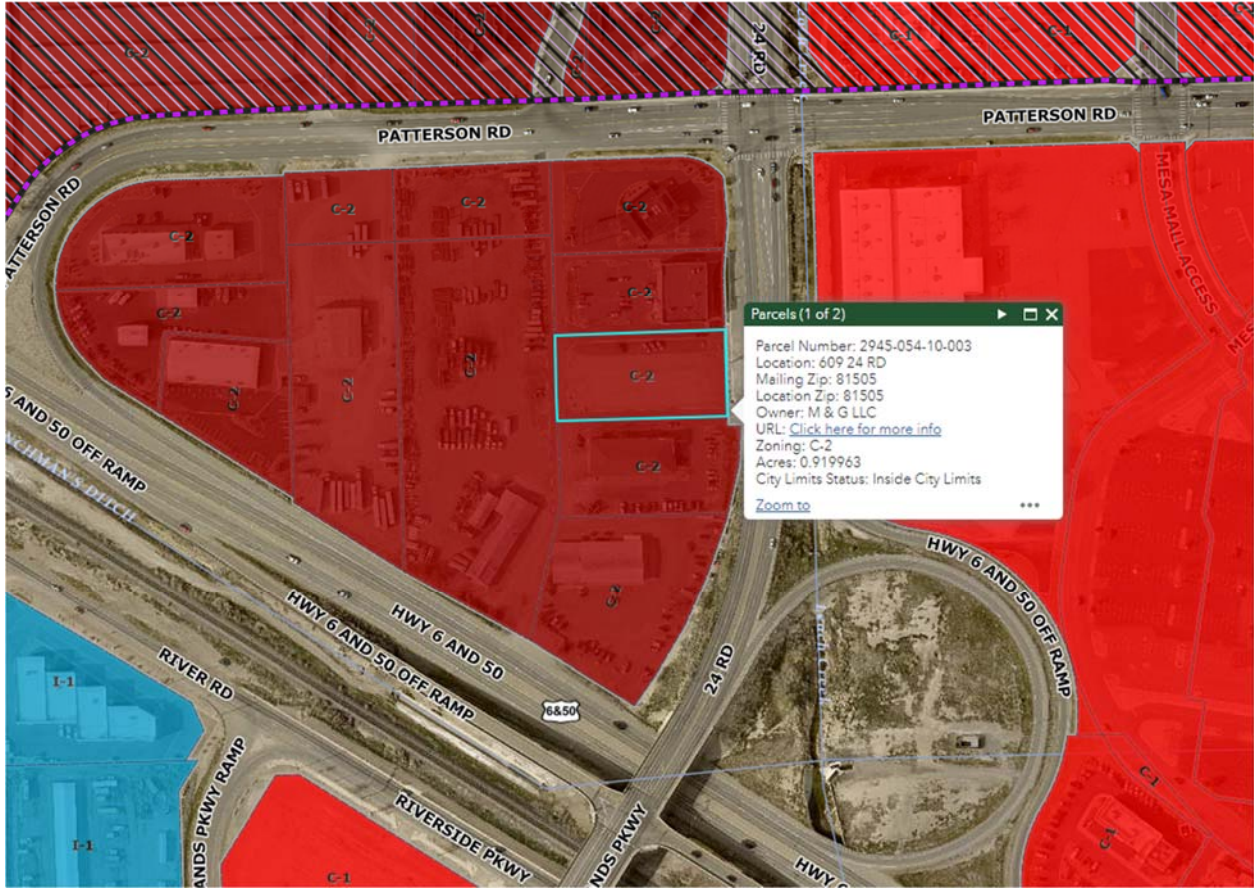
1. Adopted Plans or Policies:	Request, Pg 2-3
2. Land Use in the surrounding areas:	Future Land Use, Pg 3 Current Land Use, Pg 3 Land Use Map, Pg 4
3. Site access and traffic patterns:	Traffic Pattern Map, Pg 5
4. Availability of utilities, including proximity to fire hydrants	Available Utilities, Pg 6
5. Special or unusual demands:	None Applicable
6. Effects on public facilities:	None Applicable
7. Hours of Operation:	TBD, Leasable commercial space
8. Number of Employees:	TBD, Leasable commercial space
9. Signage plans:	TBD
10. Site soils and geology:	See Attached Report from Huddleston & Berry
11. Impact of project on site geology and geological hazards:	See Attached Report from Huddleston & Berry

Request – The accompanying documents and drawings depict the relationship of proposed Zone Change request to the property boundary, roadway access and adjacent properties. The proposal calls for rezoning the property from C-2 (General Commercial) to C-1 (Light Commercial) in accordance with Section 21.02.140, Code Amendments and Zone Change in the City of Grand Junction Municipal Code (GJMC).

According to the GJMC:

C-1, Light Commercial: Purpose is to provide indoor retail, service and office uses requiring direct or indirect arterial street access, and business and commercial development along arterials. The eC-1 district should accommodate well-designed development on sites that provide excellent transportation access, make the most efficient use of existing infrastructure, and provide for orderly transition and buffers between uses.

C-2, General Commercial: Purpose is to provide for commercial activities such as repair shops, wholesale businesses, warehousing, and retail sales with limited outdoor display of goods and even more limited outdoor operations.



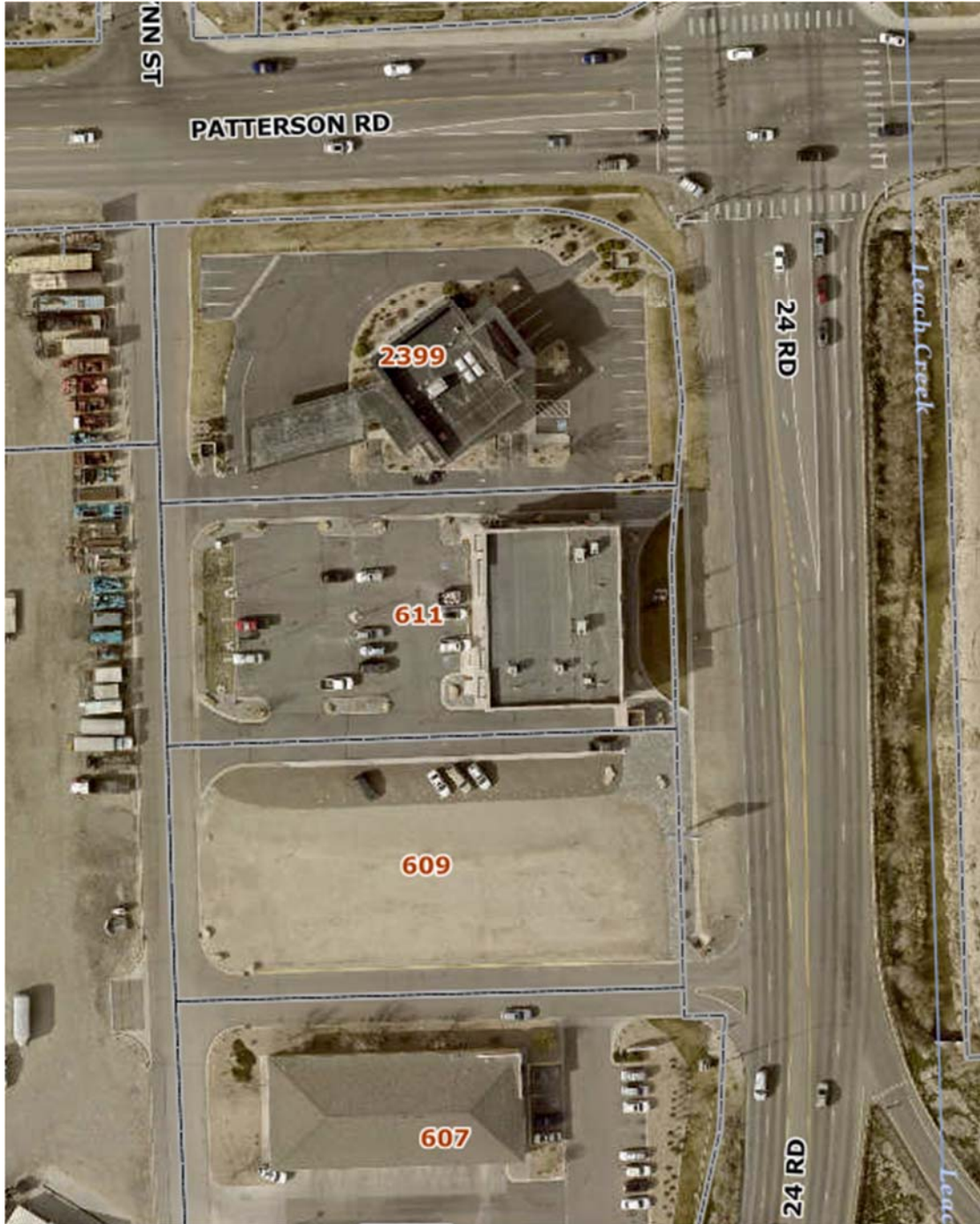
Future Land Use Plan – The One Grand Junction Comprehensive Plan identifies the land use at 609 24 Road, as designated commercial use. Primary land use for commercial, offices, retail, employment, medical campus/hospitals, and service-oriented uses. Parcel is located at intersections along major state and local roadways (HWY 6&50, 24 Road, and F Road (Patterson)). The subject site is located within the Enterprise Zone and Opportunity Zone, created by the State of Colorado, for economically distressed areas of the state.

Current Land Use- The subject site is located at parcel 3 within the Caldwell Subdivision, dedicated in 2005. The .92-acre parcel backs to 24 Road with access to the subdivision via a private road (Caldwell Drive), bisecting 609 24 Road and 607 24 Road. Access to the parcel can also be obtained to the North, off F Road (Patterson) via a private road, bisecting Caldwell Subdivision and 2394 Highway 6 & 50. Currently this parcel is vacant, very weed free, dirt.

Maps provided below depict original plot map of the subdivision, subject site highlighted in green, and a map depicting land use of adjacent and nearby land use.

Traffic Patterns- Access from F Road (Patterson Road), is without restriction and accessible without turn lanes. Access from the 24 Road is provided on the south side of the parcel, via right turn in and a right turn out. Adjacent roadways are private property with the exception of Patterson Road and 24.

Traffic Pattern Map



Available Utilities:

Water Service, (Provided by Ute Water) and Identified in Light Blue

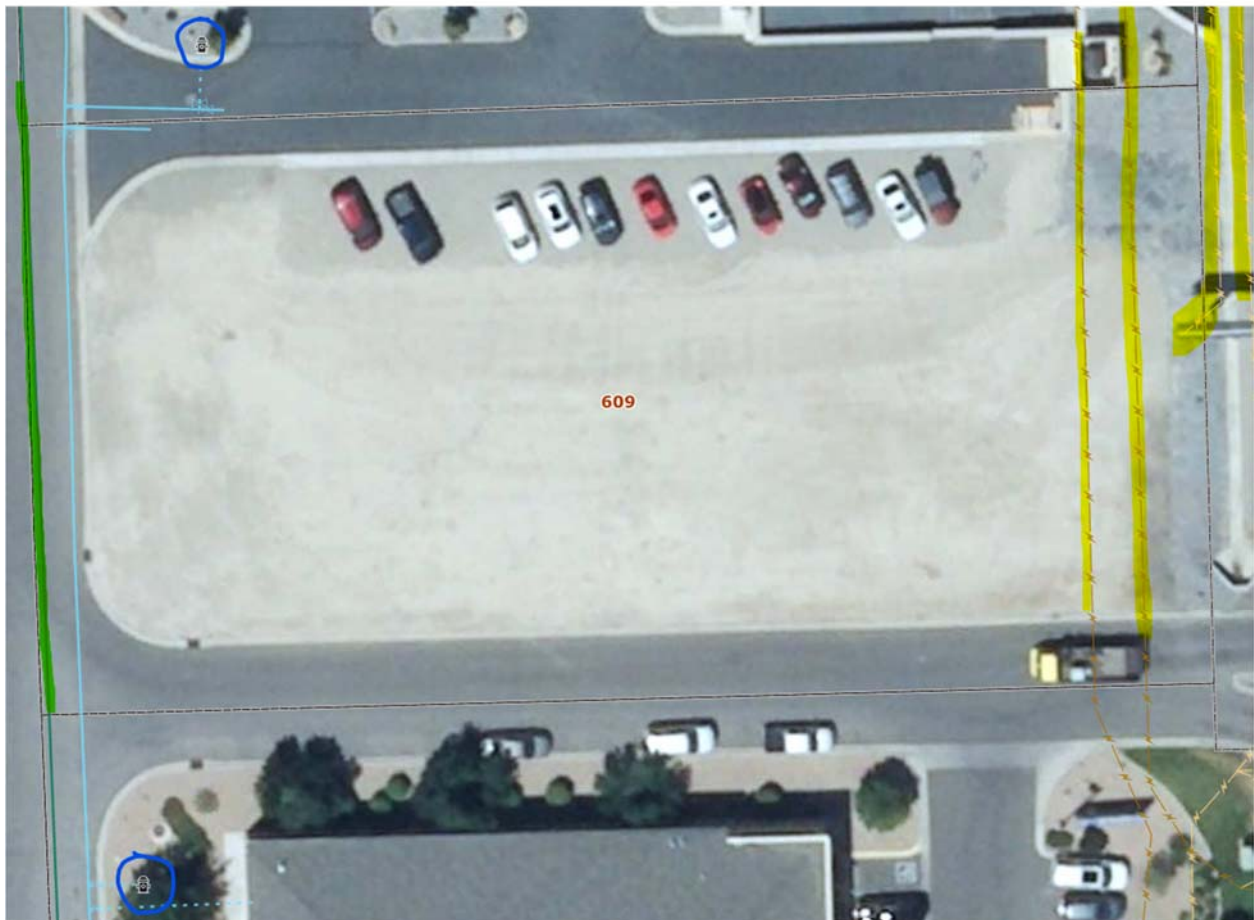
Fire Hydrants, Circled in Blue

Sanitary Sewer Service, Highlighted in Green (City Service)

Electricity, Highlighted in Yellow (Xcel Energy)

Gas Service Available on East Side of Parcel (markings unavailable) but service is provided to adjacent property (611 24 Road)(Xcel Energy)

Utility Map



Legal Description: Lot 3, CALDWELL SUBDIVISION, City of Grand Junction, Mesa County,
Colorado

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) M&G, LLC ("Entity") is the owner of the following property:

(b) 609 24 Road

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

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

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

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

The Entity is the sole owner of the property.

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

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

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

(e) _____

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

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

Signature of Entity representative: _____

Printed name of person signing: Miss Stone

State of CO

County of Mesa ss.

Subscribed and sworn to before me on this 24th day of May, 2022
by Milissa Stone

Witness my hand and seal.

My Notary Commission expires on April 7, 2024

ANGELICA CARRILLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204012938
MY COMMISSION EXPIRES APRIL 7, 2024

Angelica Carrillo
Notary Public Signature



State Documentary Fee
Date: April 17, 2018
\$23.40

Special Warranty Deed
(Pursuant to 20-20-115 C.R.S.)

THIS DEED, made on April 17th, 2018 by FP INVESTMENTS, LLC Grantor(s), of the City and County of Denver and State of Colorado for the consideration of (\$230,000.00) Two Hundred Thirty Three Thousand Five Hundred Fifty and 00/100 dollars in hand paid, hereby sells and conveys to M & S, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 388 Vase Tinto Lane, Palisade, CO 81856, County of Mesa, and State of Colorado, the following real property in the County of Mesa, and State of Colorado, to wit:

LOT 3 OF CALENWELL SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: 888 24 RD, GRAND JUNCTION, CO 81505

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to general taxes for the year 2018 and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantor(s) in accordance with Plead Title Matter (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; obligation utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantor(s) has actual knowledge and which were accepted by Grantor(s) in accordance with Off-Plead Title Matters (Section 8.3) and Current Survey Review (Section 8) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; any special assessment if the improvements were not installed as of the date of Signer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other

*MS
S.S.*

FP INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *[Signature]*
JOHN A. FOX, AS CHIEF FINANCIAL OFFICER OF STURM GROUP, LLC, AS MANAGER

MARION J DOYLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1888401789
MY COMMISSION EXPIRES MAY 21, 2021

State of Colorado)
County of DENVER)

The foregoing instrument was acknowledged before me on this day of April 17th, 2018 by JOHN A. FOX, AS CHIEF FINANCIAL OFFICER OF STURM GROUP, LLC AS MANAGER OF FP INVESTMENTS, LLC

Witness my hand and official seal
My Commission expires: 5/21/2021 *[Signature]*
Notary Public

When Recorded Return to: M & S, LLC, A COLORADO LIMITED LIABILITY COMPANY
388 Vase Tinto Lane, Palisade, CO 81856





Huddlestone-Berry
Engineering & Testing, LLC

**GEOTECHNICAL AND GEOLOGIC HAZARDS
INVESTIGATION
609 24 ROAD
GRAND JUNCTION, COLORADO
PROJECT #02492-0001**

**MILISSA STONE
611 24 ROAD
GRAND JUNCTION, COLORADO 81505**

JUNE 20, 2022

**Huddlestone-Berry Engineering and Testing, LLC
2789 Riverside Parkway
Grand Junction, Colorado 81501**

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

A geologic hazards and geotechnical investigation was conducted at 609 24 Road in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map. The purpose of the investigation was to evaluate the surface and subsurface conditions at the site with respect to geologic hazards, foundation design, pavement design, and earthwork for the proposed construction. This summary has been prepared to include the information required by civil engineers, structural engineers, and contractors involved in the project.

Subsurface Conditions (p. 2)

The subsurface investigation consisted of four borings, drilled on May 12th, 2022. The locations of the borings are shown on Figure 2 – Site Plan. The borings generally encountered native clay soils above poorly graded sand with silt and gravel soils. Groundwater was encountered in the subsurface at depths of between 8.0 and 8.5 feet at the time of the investigation. The native clay soils were indicated to be moderately plastic and slightly expansive, with up to approximately 2.1% expansion measured in the laboratory. The sand soils were indicated to be non-plastic and are anticipated to be fairly stable under loading.

Geologic Hazards and Constraints (p. 3)

The primary geologic hazard and constraint at the site is the presence of moisture sensitive soils. However, shallow groundwater may also impact the proposed development.

Summary of Foundation Recommendations

- Spread Footings or Monolithic Structural Slabs
 - *Foundation Type* - Spread Footings or Monolithic Structural Slabs (p. 4)
 - *Structural Fill* – Minimum of 24-inches below foundations. The native clay soils are not suitable for reuse as structural fill. Imported structural fill should consist of granular material approved by HBET.(p. 4)
 - *Maximum Allowable Bearing Capacity* – 1,500 psf. (p. 5)
 - *Subgrade Modulus* – 200 pci for approved imported materials. (p. 5)
- Helical Piles
 - *Foundation Type* - Helical Piles (p. 5)
 - *Anticipated Length* – 17 to 27 feet. (p. 5)
 - *Axial Capacity* – Dependent upon pile load testing; however, 40 to 50 tons anticipated. (p. 6)
- General
 - *Seismic Design* – Site Class D (p. 6)
 - *Lateral Earth Pressure* – 55 pcf active. 75 pcf at-rest. (p. 6)

Summary of Pavement Recommendations (p. 8)

Automobile Parking Areas

ALTERNATIVE	PAVEMENT SECTION (Inches)				TOTAL
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	
A	3.0	10.0			13.0
B	4.0	7.0			11.0
C	3.0	6.0	6.0		15.0
Rigid Pavement		6.0		6.0	12.0

Truck Traffic Areas

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	15.0			18.0
B	4.0	12.0			16.0
C	3.0	6.0	13.0		22.0
Rigid Pavement		6.0		8.0	14.0

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Scope.....	1
1.2	Site Location and Description.....	1
1.3	Proposed Construction	1
2.0	GEOLOGIC SETTING.....	2
2.1	Soils.....	2
2.2	Geology.....	2
2.3	Groundwater	2
3.0	FIELD INVESTIGATION	2
3.1	Subsurface Investigation.....	2
3.2	Field Reconnaissance.....	3
4.0	LABORATORY TESTING.....	3
5.0	GEOLOGIC INTERPRETATION	3
5.1	Geologic Hazards.....	3
5.2	Geologic Constraints.....	3
5.3	Water Resources	3
5.4	Mineral Resources	4
6.0	CONCLUSIONS.....	4
7.0	RECOMMENDATIONS.....	4
7.1	Foundations.....	4
7.2	Seismic Design Criteria	6
7.3	Lateral Resistance for Seismic and Wind Loads	6
7.4	Corrosion of Concrete and Steel.....	6
7.5	Non-Structural Floor Slabs and Exterior Flatwork.....	7
7.6	Lateral Earth Pressures	7
7.7	Drainage.....	7
7.8	Excavations.....	8
7.9	Pavements	8
8.0	GENERAL	9

FIGURES

Figure 1 – Site Location Map

Figure 2 – Site Plan

APPENDICES

Appendix A – UDSA NRCS Soil Survey Data

Appendix B – Typed Boring Logs

Appendix C – Laboratory Testing Results

1.0 INTRODUCTION

As part of the continued development in Western Colorado, new construction is proposed at 609 24 Road in Grand Junction. As part of the development process, Huddlestone-Berry Engineering and Testing, LLC (HBET) was retained by the Milissa Stone to conduct a geologic hazards and geotechnical investigation at the site.

1.1 Scope

As discussed above, a geologic hazards and geotechnical investigation was conducted for 609 24 Road in Grand Junction, Colorado. The scope of the investigation included the following components:

- Conducting a subsurface investigation to evaluate the subsurface conditions at the site.
- Collecting soil samples and conducting laboratory testing to determine the engineering properties of the soils at the site.
- Providing recommendations for foundation type and subgrade preparation.
- Providing recommendations for bearing capacity.
- Providing recommendations for lateral earth pressure.
- Providing recommendations for drainage, grading, and general earthwork.
- Providing recommendations for pavements.
- Evaluating potential geologic hazards at the site.

The investigation and report were completed by a Colorado registered professional engineer in accordance with generally accepted geotechnical and geological engineering practices. This report has been prepared for the exclusive use of Milissa Stone.

1.2 Site Location and Description

The site is located at 609 24 Road in Grand Junction. The project location is shown on Figure 1 – Site Location Map.

At the time of the investigation, the site was open with a gradual slight slope down towards the north. Vegetation consisted of sparse grasses and weeds. The site was bordered to the north and south by commercial properties, to the east by 24 Road, and to the west by an unnamed development access road.

1.3 Proposed Construction

The proposed construction is anticipated to include a multi-story, mixed-use building. New utilities and new pavements are also anticipated to be included in the construction.

2.0 GEOLOGIC SETTING

2.1 Soils

Soils data was obtained from the USDA Natural Resource Conservation Service Web Soil Survey. The data indicates that the soils at the site consist of Massadona silty clay loam, saline surface, 0 to 2 percent slopes, and Sagers silty clay loam, saline, 0 to 2 percent slopes. Soil survey data, including descriptions of the soil units, is included in Appendix A.

Structure construction in the site soils is described as being somewhat limited due to shrink-swell. The site soils are indicated to have a low to moderate potential for frost action, high risk of corrosion of uncoated steel, and high risk of corrosion of concrete.

2.2 Geology

According to the *Geologic Map of the Grand Junction Quadrangle, Mesa County, Colorado* (2002), the site is underlain by alluvium and colluvium deposits.

2.3 Groundwater

Groundwater was encountered at depths of between 8.0 and 8.5 feet at the time of the investigation.

3.0 FIELD INVESTIGATION

3.1 Subsurface Investigation

The subsurface investigation was conducted on May 12th, 2022 and consisted of four borings as shown on Figure 2 – Site Plan. The borings were drilled to depths of between 10.0 and 20.0 feet below the existing ground surface. Typed boring logs are included in Appendix B. Samples of the native soils were collected using driven sample tubes and/or bulk sampling methods at the locations shown on the logs.

As indicated on the logs, the subsurface conditions encountered at the site were fairly consistent. The borings generally encountered 1.0 foot of topsoil above brown, moist to wet, soft to medium stiff lean clay soils. In Borings B-3 and B-4, the clay extended to the bottoms of the borings at 10.0 feet. In Borings B-1 and B-2, the clay extended to a depth of 12.0 feet and was underlain by brown, wet, loose to dense poorly graded sand with silt and gravel to the bottoms of the borings. As discussed previously, groundwater was encountered at depths of 8.0 and 8.5 feet at the time of the investigation.

3.2 Field Reconnaissance

The field reconnaissance included walking the site during the subsurface investigation. In general, the site was fairly level and no evidence of active landslides, debris flows, rockfalls, etc. was observed.

4.0 LABORATORY TESTING

Selected native soil samples collected from the borings were tested in the Huddleston-Berry Engineering and Testing LLC geotechnical laboratory for natural moisture content determination, grain size analysis, maximum dry density and optimum moisture content (Proctor) determination, California Bearing Ratio (CBR) determination, and Atterberg limits determination. The laboratory testing results are included in Appendix C.

The laboratory testing results indicate that the native clay soils are moderately plastic. In addition, the CBR results indicate that the native clay soils are slightly expansive with up to approximately 2.1% expansion measured in the laboratory.

The native poorly graded sand with silty and gravel soils were indicated to be non-plastic. In general, based upon our experience with similar soils in the vicinity of the subject site, the native poorly graded sand soils are anticipated to be fairly stable under loading.

5.0 GEOLOGIC INTERPRETATION

5.1 Geologic Hazards

The primary geologic hazard at the site is the presence of moisture sensitive soils.

5.2 Geologic Constraints

The primary geologic constraint to construction at the site is the presence of moisture sensitive soils. However, shallow groundwater may also impact the design and construction.

5.3 Water Resources

No water supply wells were observed on the property. However, as discussed previously, shallow groundwater was encountered at the site. In general, with proper design and construction, the proposed construction is not anticipated to adversely impact surface water or groundwater.

5.4 Mineral Resources

Potential mineral resources in Western Colorado generally include gravel, uranium ore, and commercial rock products such as flagstone. In general, based upon the size of the site and surrounding land use, HBET does not believe that any economically recoverable mineral resources exist at this site.

6.0 CONCLUSIONS

Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions which should preclude construction at the site. However, the presence of moisture sensitive soils may impact the design and construction. In addition, shallow groundwater may impact the design and/or construction.

7.0 RECOMMENDATIONS

7.1 Foundations

Based upon the results of the subsurface investigation both shallow and deep foundations may be considered. The recommended shallow foundation alternatives include spread footings and monolithic structural slab foundations. The recommended deep foundation alternative is helical piles. The alternatives are discussed in the following sections.

Spread Footings or Monolithic Structural Slabs

As discussed previously, the native sand soils are anticipated to be slightly collapsible. Therefore, in order to provide a uniform bearing stratum and reduce the risk of excessive differential movements, it is recommended that shallow foundations be constructed above a minimum of 24-inches of structural fill.

Due to their plasticity, the native clay soils are not suitable for reuse as structural fill. Imported structural fill should consist of a granular, non-expansive, non-free draining material approved by HBET.

For spread footing foundations, the footing areas may be trenched. However, for monolithic slab foundations, the structural fill should extend across the entire building pad area to a depth of 24-inches below the turndown edges. Structural fill should extend laterally beyond the edges of the foundations a distance equal to the thickness of structural fill for both foundation types.

Prior to placement of structural fill, it is recommended that the bottoms of the foundation excavations be scarified to a depth of 6 to 9-inches, moisture conditioned, and re-compacted to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698. However, as discussed previously, soft soil conditions were encountered in some areas of the site, and this may make compaction of the subgrade difficult. It may be necessary to utilize geotextile and/or geogrid in conjunction with up to 30-inches of additional granular fill to stabilize the subgrade. HBET should be contacted to provide specific recommendations for subgrade stabilization based upon the actual conditions encountered during construction.

Structural fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 95% of the standard Proctor maximum dry density for fine grained soils and 90% of the modified Proctor maximum dry density for coarse grained soils, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698 and D1557, respectively. Structural fill should be extended to within 0.1-feet of the bottom of the foundation. No more than 0.1-feet of gravel should be placed below the footings or turndown edge as a leveling course.

For structural fill consisting of imported granular materials, and foundation building pad preparation as recommended, a maximum net allowable bearing capacity of 1,500 psf may be used. In addition, a modulus of 200 pci may be used for structural fill consisting of approved imported materials. Foundations subject to frost should be at least 24-inches below the finished grade.

In general, for properly constructed shallow foundations, HBET anticipates that total settlements will be 1.5-inches or less in the absence of additional moisture. However, if moisture is permitted to infiltrate around the structure, total settlements could be significantly higher.

Helical Piles

Helical piles consist of circular or square steel shafts with load carrying helices attached to them. Most of these systems are proprietary. In general, the precise type, size, and quantity of piles should be established by the contractor in conjunction with the structural engineer. However, HBET provides the following design comments.

In general, helical piles should be designed to penetrate the upper clay soils and bear into the sand and gravel soils. To eliminate reductions in capacity from group effects, the piles should be spaced a distance equal to three times the diameter of the largest helix. It is anticipated that the helical piles will reach refusal within 5 to 15 feet of the top of the gravel and cobble soils. Therefore, pile lengths of up to approximately 27 feet may be possible.

Based upon our experience with other projects utilizing helical piles, allowable axial capacities of between approximately 40 and 50 tons are anticipated for piles with a minimum shaft diameter of 4-inches. However, higher capacities are possible depending on the specific pile type/size proposed. The actual allowable capacity should be determined based upon the results of pile load testing conducted on the project site prior to final design. Where necessary, piles battered up to 15° should be utilized to carry lateral loads.

In general, for properly installed helical piles, HBET anticipates that total settlements will be 1.0-inch or less. However, this should be verified during pile load testing. A reduction in capacity may be necessary where pile load tests indicate excessive deflection.

7.2 Seismic Design Criteria

In general, based upon the result of the subsurface investigation, the site classifies as Site Class D in accordance with the International Building Code (IBC).

7.3 Lateral Resistance for Seismic and Wind Loads

Based upon the results of the subsurface investigation, the following soil parameters are recommended for use in lateral pile capacity analyses:

Depth from Grade (in).	0 to 96	96 to 144	144+
Soil Type	Soft Clay	Soft Clay	Sand
Density (pci)	0.0637	0.0318	0.0318
Cohesion (psi)	3	3	0
Friction Angle (ϕ)	0	0	28°
ϵ_{50} (in/in)	0.02	0.02	n/a
k (pci)	30	30	60

In addition to lateral resistance of the piles, lateral resistance can be developed from sliding friction between the floor slab and the ground. In general, for the native soils, a sliding friction angle of 18° is recommended. This corresponds to a friction factor of 0.32.

7.4 Corrosion of Concrete and Steel

As discussed previously, the USDA Soil Survey Data indicates that the site soils have a high potential for corrosion of concrete. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

The Soil Survey Data also indicates that the site soils have a high potential for corrosion of uncoated steel. Based upon our experience with similar soils in the vicinity of the subject site, HBET believes that the native soils have a resistivity of less than 1,000 ohm-cm. In addition, groundwater fluctuations could increase the potential for corrosion. Therefore, pile design should consider corrosion in their design based upon these resistivity values either through galvanization or accounting for section loss.

7.5 Non-Structural Floor Slabs and Exterior Flatwork

To help limit the potential for excessive movement of non-structural floor slabs, it is recommended that non-structural floor slabs be constructed above a minimum of 18-inches of structural fill with subgrade preparation and fill placement in accordance with the *Foundations* section of this report. It is recommended that exterior flatwork be constructed above a minimum of 12-inches of structural fill.

7.6 Lateral Earth Pressures

Stemwalls and/or retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, non-free draining, non-expansive material, we recommend that the walls be designed for an active equivalent fluid unit weight of 55 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 75 pcf is recommended for braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls.

7.7 Drainage

Due to the presence of moisture sensitive soils at the site, proper site grading is critical to the performance of the structure. In order to improve the long-term performance of the foundations and slabs-on-grade, grading around the structure should be designed to carry precipitation and runoff away from the structure. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structure. However, where impermeable surfaces (i.e. pavements, sidewalks, etc.) are adjacent to the structure, the grade can be reduced to approximately 2.5-inches (ADA grade) within the first ten feet away from the structure.

HBET recommends that downspout extensions be used which discharge a minimum of 15 feet from the structure or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight a minimum of 15 feet from the structure. In addition, an impermeable membrane is recommended below subsurface downspout drains. Dry wells should not be used.

As discussed previously, shallow groundwater was encountered at the time of the investigation. Therefore, a perimeter foundation drain is recommended if below grade construction is proposed. In general, the perimeter foundation drain should consist of prefabricated drain materials or a perforated pipe and gravel system with the flowline of the drain at the bottom of the foundation (at the highest point). The perimeter drain should slope at a minimum of 1.0% to a sump with pump.

7.8 Excavations

Excavations in the soils at the site may stand for short periods of time but should not be considered to be stable. Trenching and excavations should be sloped back, shored, or shielded for worker protection in accordance with applicable OSHA standards. The soils generally classify as Type C soil with regard to OSHA's *Construction Standards for Excavations*. For Type C soils, the maximum allowable slope in temporary cuts is 1.5H:1V.

7.9 Pavements

The proposed construction may include paved automobile parking areas and truck traffic areas. As discussed previously, the subgrade soils consists of lean clays. The design CBR of the native soils was determined to be less than 2.0. Therefore, the minimum recommended Resilient Modulus of 3,000 psi was used for the pavement design.

Based upon the subgrade conditions and anticipated traffic loading, flexible and rigid pavement section alternatives were developed in accordance with AASHTO design methodologies. The following minimum pavement section alternatives are recommended:

Automobile Parking Areas

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	9.0			12.0
B	4.0	7.0			11.0
C	3.0	6.0	6.0		15.0
Rigid Pavement		6.0		6.0	12.0

Truck Traffic Areas

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	15.0			18.0
B	4.0	12.0			16.0
C	3.0	6.0	13.0		22.0
Rigid Pavement		6.0		8.0	14.0

Prior to pavement placement, areas to be paved should be stripped of all topsoil, fill, or other unsuitable materials. It is recommended that the subgrade soils be scarified to a depth of 12-inches; moisture conditioned, and recompact to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of optimum moisture content as determined by AASHTO T-99. However, as discussed previously, soft soil conditions were encountered in some areas of the site, and this may make compaction of the subgrade difficult. It may be necessary to utilize geotextile and/or geogrid in conjunction with up to 30-inches of additional granular fill to stabilize the subgrade. HBET should be contacted to provide specific recommendations for subgrade stabilization based upon the actual conditions encountered during construction.

Aggregate base course and subbase course should be placed in maximum 9-inch loose lifts, moisture conditioned, and compacted to a minimum of 95% and 93% of the maximum dry density, respectively, at -2% to +3% of optimum moisture content as determined by AASHTO T-180. In addition to density testing, base course should be proofrolled to verify subgrade stability.

It is recommended that Hot-Mix Asphaltic (HMA) pavement conform to CDOT grading SX or S specifications and consist of an approved 75 gyration Superpave method mix design. HMA pavement should be compacted to between 92% and 96% of the maximum theoretical density. An end point stress of 50 psi should be used. It is recommended that rigid pavements consist of CDOT Class P concrete or alternative approved by the Engineer. In addition, pavements should conform to local specifications.

The long-term performance of the pavements is dependent on positive drainage away from the pavements. Ditches, culverts, and inlet structures in the vicinity of paved areas must be maintained to prevent ponding of water on the pavement.

8.0 GENERAL

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions encountered at the site were fairly consistent. However, the precise nature and extent of any subsurface variability may not become evident until construction. As a result, it is recommended that HBET provide construction materials testing and engineering oversight during the entire construction process.

It is important to note that the recommendations herein are intended to reduce the risk of structural movement and/or damage, to varying degrees, associated with volume change of the native soils. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change. Where significant increases in shallow subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, either during construction or the result of actions of the property owner, several inches of movement are possible. In addition, any failure to comply with the recommendations in this report releases Huddleston-Berry Engineering & Testing, LLC of any liability with regard to the structure performance.

Huddleston-Berry Engineering and Testing, LLC is pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddlestone-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

FIGURES

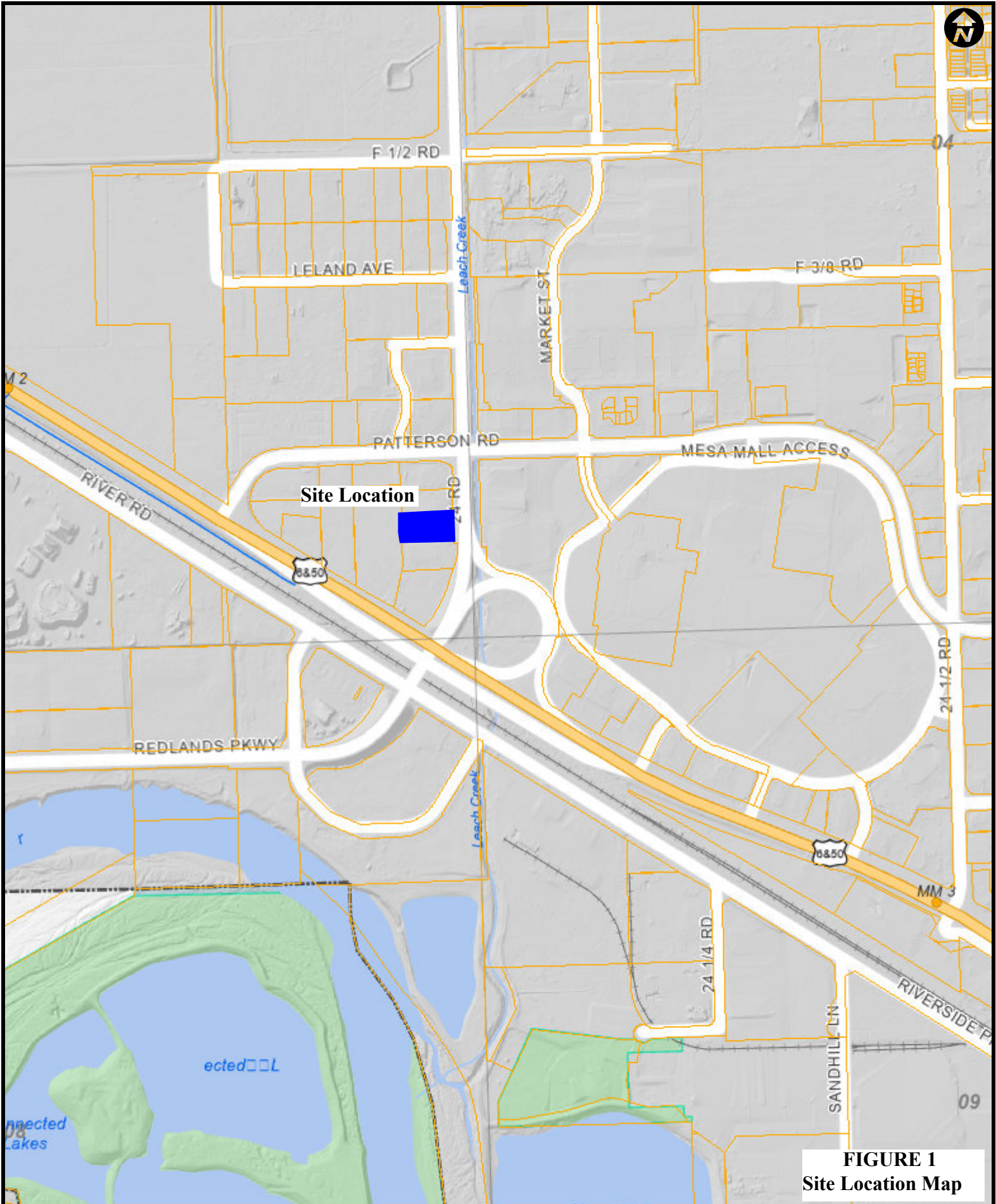
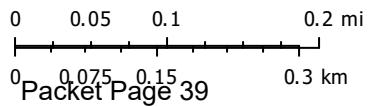


FIGURE 1
Site Location Map

Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substitute for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information combined herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: June 15, 2022



Mesa County, Colorado

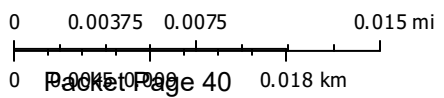
GIS/IT Department
gis.mesacounty.us



FIGURE 2
Site Plan

Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substitute for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: June 15, 2022



Mesa County, Colorado

GIS/IT Department
gis.mesacounty.us

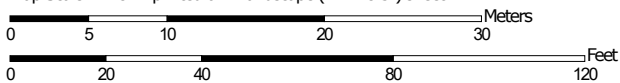
APPENDIX A
Soil Survey Data

Soil Map—Mesa County Area, Colorado



Soil Map may not be valid at this scale.

Map Scale: 1:481 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 24, 2020—Jul 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaS	Massadona silty clay loam, saline surface, 0 to 2 percent slopes	0.1	15.8%
BcS	Sagers silty clay loam, saline, 0 to 2 percent slopes	0.8	84.2%
Totals for Area of Interest		0.9	100.0%

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Mesa County Area, Colorado

BaS—Massadona silty clay loam, saline surface, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: k06p

Elevation: 4,490 to 4,920 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Massadona, saline surface, and similar soils: 70 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Massadona, Saline Surface

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cretaceous source alluvium derived from clayey shale

Typical profile

Apz - 0 to 2 inches: silty clay loam
Bwz - 2 to 12 inches: silty clay
Bkyz - 12 to 24 inches: silty clay
BCkyz1 - 24 to 48 inches: fine sandy loam
BCKyz2 - 48 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.07 to 0.21 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Strongly saline (16.0 to 40.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 7s
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY103UT - Desert Clay (Castlevally saltbush)
Hydric soil rating: No

BcS—Sagers silty clay loam, saline, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: k0bs
Elevation: 4,490 to 4,920 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Sagers, saline, and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sagers, Saline

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: Cretaceous source alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 12 inches: silty clay loam
C - 12 to 25 inches: silty clay loam
Cy - 25 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Strongly saline (16.0 to 32.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 7s
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings—Mesa County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BaS—Massadona silty clay loam, saline surface, 0 to 2 percent slopes							
Massadona, saline surface	70	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.17	Shrink-swell	0.06	Shrink-swell	0.17

Dwellings and Small Commercial Buildings--Mesa County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BcS—Sagers silty clay loam, saline, 0 to 2 percent slopes							
Sagers, saline	90	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.03	Shrink-swell	0.03	Shrink-swell	0.03

Data Source Information

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features—Mesa County Area, Colorado									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
		<i>In</i>	<i>In</i>		<i>In</i>	<i>In</i>			
BaS—Massadona silty clay loam, saline surface, 0 to 2 percent slopes									
Massadona, saline surface		—	—		0	0	Low	High	High
BcS—Sagers silty clay loam, saline, 0 to 2 percent slopes									
Sagers, saline		—	—		0	0	Moderate	High	High

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
 Survey Area Data: Version 12, Sep 2, 2021

APPENDIX B
Typed Boring Logs



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Milissa Stone	PROJECT NAME 609 24 Road
PROJECT NUMBER 02492-0001	PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/12/22 COMPLETED 5/12/22	GROUND ELEVATION _____ HOLE SIZE 4-Inch
DRILLING CONTRACTOR S. McCracken	GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Truck Rig	▽ AT TIME OF DRILLING 8.0 ft
LOGGED BY BS CHECKED BY MAB	▼ AT END OF DRILLING 8.0 ft
NOTES _____	AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Gravels and Organics (TOPSOIL)										
		Lean CLAY (cl), brown, moist to wet, stiff to medium stiff										
5			SS 1	83	5-5-6 (11)							
10		Poorly Graded SAND with Silt and Gravel (SP-SM), brown, wet, loose to dense	SS 2	67	1-2-2 (4)							
15			SS 3	89	2-3-2 (5)							
20		SS-4: Lab Classified	SS 4	75	4-10-20-18 (30)			14	NP	NP	NP	7
		Bottom of hole at 20.0 feet.										

GEOTECHIBH COLUMNS 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Milissa Stone	PROJECT NAME 609 24 Road
PROJECT NUMBER 02492-0001	PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/12/22 COMPLETED 5/12/22	GROUND ELEVATION _____ HOLE SIZE 4-Inch
DRILLING CONTRACTOR S. McCracken	GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Truck Rig	▽ AT TIME OF DRILLING 8.5 ft
LOGGED BY BS CHECKED BY MAB	▼ AT END OF DRILLING 8.5 ft
NOTES _____	AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Gravels and Organics (TOPSOIL)										
		Lean CLAY (cl), brown, moist to wet, soft to medium stiff										
5			SS 1	89	3-3-4 (7)							
		Poorly Graded SAND with Silt and Gravel (SP-SM), brown, wet, loose to dense										
10			SS 2	100	2-2-2 (4)							
15			SS 3	100	3-2-3 (5)							
20			SS 4	71	14-29-22-30 (51)							
		Bottom of hole at 20.0 feet.										

GEOTECH\BH COLUMNS 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

BORING NUMBER B-3

PAGE 1 OF 1

CLIENT Milissa Stone	PROJECT NAME 609 24 Road
PROJECT NUMBER 02492-0001	PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/12/22 COMPLETED 5/12/22	GROUND ELEVATION _____ HOLE SIZE 4-Inch
DRILLING CONTRACTOR S. McCracken	GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Truck Rig	AT TIME OF DRILLING Dry
LOGGED BY BS CHECKED BY MAB	AT END OF DRILLING Dry
NOTES _____	AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		Silty Sand with Gravels and Organics (TOPSOIL)										
		Lean CLAY (cl), brown, moist, soft to stiff										
2.5	[Hatched Pattern]		SS 1	83	1-2-1 (3)							
5.0	[Hatched Pattern]											
7.5	[Hatched Pattern]		SS 2	78	3-4-7 (11)							
10.0	[Hatched Pattern]	Bottom of hole at 10.0 feet.										

GEOTECHIBH COLUMNS 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

BORING NUMBER B-4

PAGE 1 OF 1

CLIENT Milissa Stone	PROJECT NAME 609 24 Road
PROJECT NUMBER 02492-0001	PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/12/22 COMPLETED 5/12/22	GROUND ELEVATION _____ HOLE SIZE 4-Inch
DRILLING CONTRACTOR S. McCracken	GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Truck Rig	▽ AT TIME OF DRILLING 8.5 ft
LOGGED BY BS CHECKED BY MAB	▼ AT END OF DRILLING 8.5 ft
NOTES _____	AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0	[Symbol for Silty Sand with Gravels and Organics]	Silty Sand with Gravels and Organics (TOPSOIL)										
2.5	[Symbol for Lean Clay]	Lean CLAY (cl), brown, moist to wet, medium stiff	SS 1	56	3-3-4 (7)							
5.0	[Symbol for Lean Clay]											
7.5	[Symbol for Lean Clay]											
10.0	[Symbol for Lean Clay]	Bottom of hole at 10.0 feet.	SS 2	100	3-4-2 (6)							

GEOTECHIBH COLUMNS 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22

APPENDIX C
Laboratory Testing Results



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

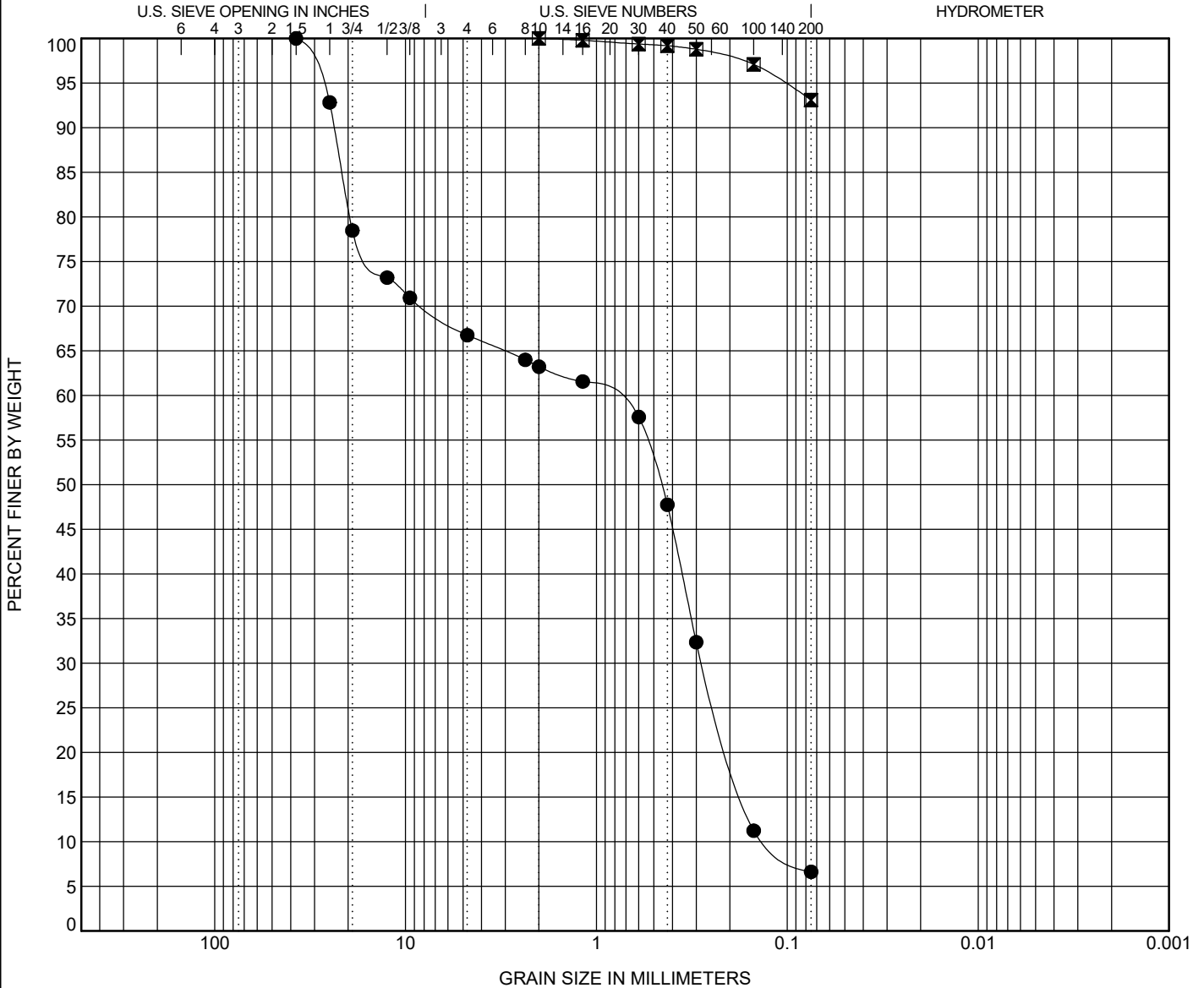
GRAIN SIZE DISTRIBUTION

CLIENT Milissa Stone

PROJECT NAME 609 24 Road

PROJECT NUMBER 02492-0001

PROJECT LOCATION Grand Junction, CO



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification	Classification					LL	PL	PI	Cc	Cu
● B-1, SS-4 5/12	POORLY GRADED SAND with SILT and GRAVEL(SP-SM)					NP	NP	NP	0.68	7.26
☒ COMPOSITE 5/12	LEAN CLAY(CL)					33	18	15		
Specimen Identification	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay		
● B-1, SS-4 5/12	37.5	0.905	0.278	0.125	33.3	60.1	6.6			
☒ COMPOSITE 5/12	2				0.0	6.9	93.1			

GRAIN SIZE 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

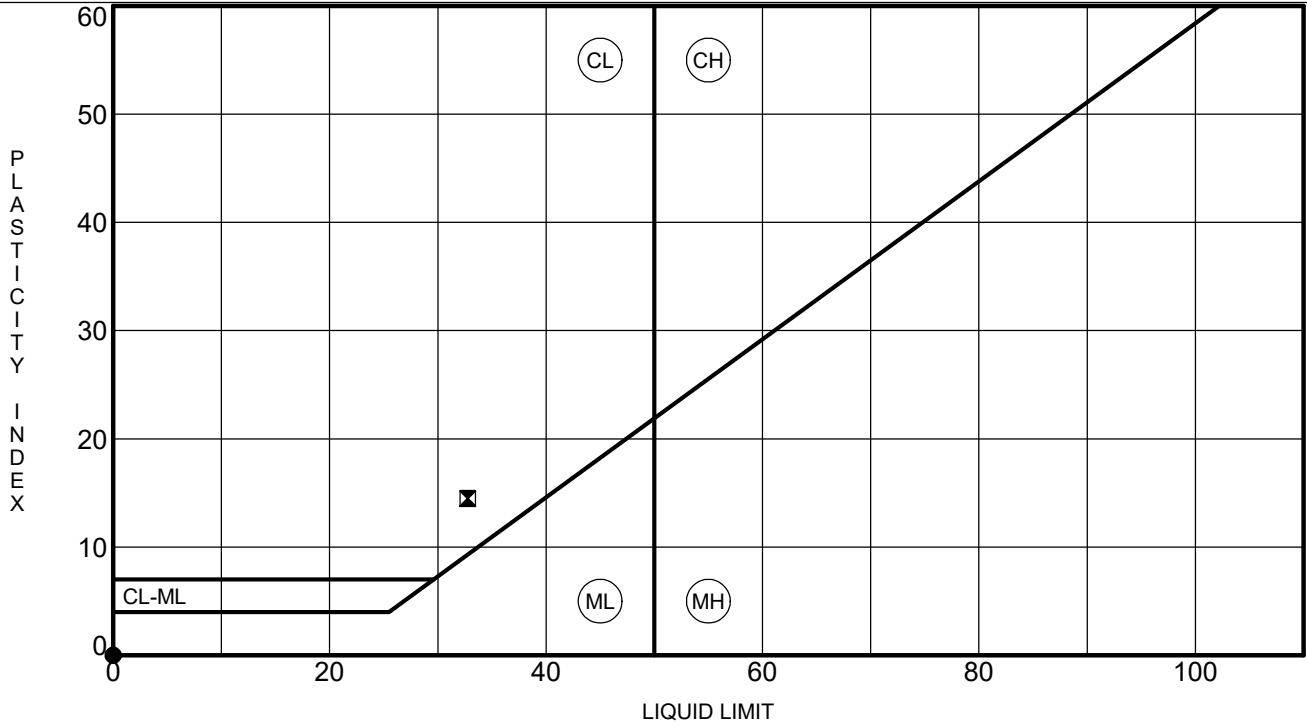
ATTERBERG LIMITS' RESULTS

CLIENT Milissa Stone

PROJECT NAME 609 24 Road

PROJECT NUMBER 02492-0001

PROJECT LOCATION Grand Junction, CO



Specimen Identification	LL	PL	PI #200	Classification
● B-1, SS-4 5/12	NP	NP	7	POORLY GRADED SAND with SILT and GRAVEL(SP-SM)
☒ COMPOSITE 5/12	33	18	93	LEAN CLAY(CL)

ATTERBERG LIMITS 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22



Huddlestone-Berry Engineering & Testing, LLC
 2789 Riverside Parkway
 Grand Junction, CO 81501
 970-255-8005

MOISTURE-DENSITY RELATIONSHIP

CLIENT Milissa Stone

PROJECT NAME 609 24 Road

PROJECT NUMBER 02492-0001

PROJECT LOCATION Grand Junction, CO

Sample Date: 5/12/2022
 Sample No.: 22-0453
 Source of Material: COMPOSITE
 Description of Material: LEAN CLAY(CL)
 Test Method (manual): ASTM D698A

TEST RESULTS

Maximum Dry Density 107.0 PCF
 Optimum Water Content 18.0 %

GRADATION RESULTS (% PASSING)

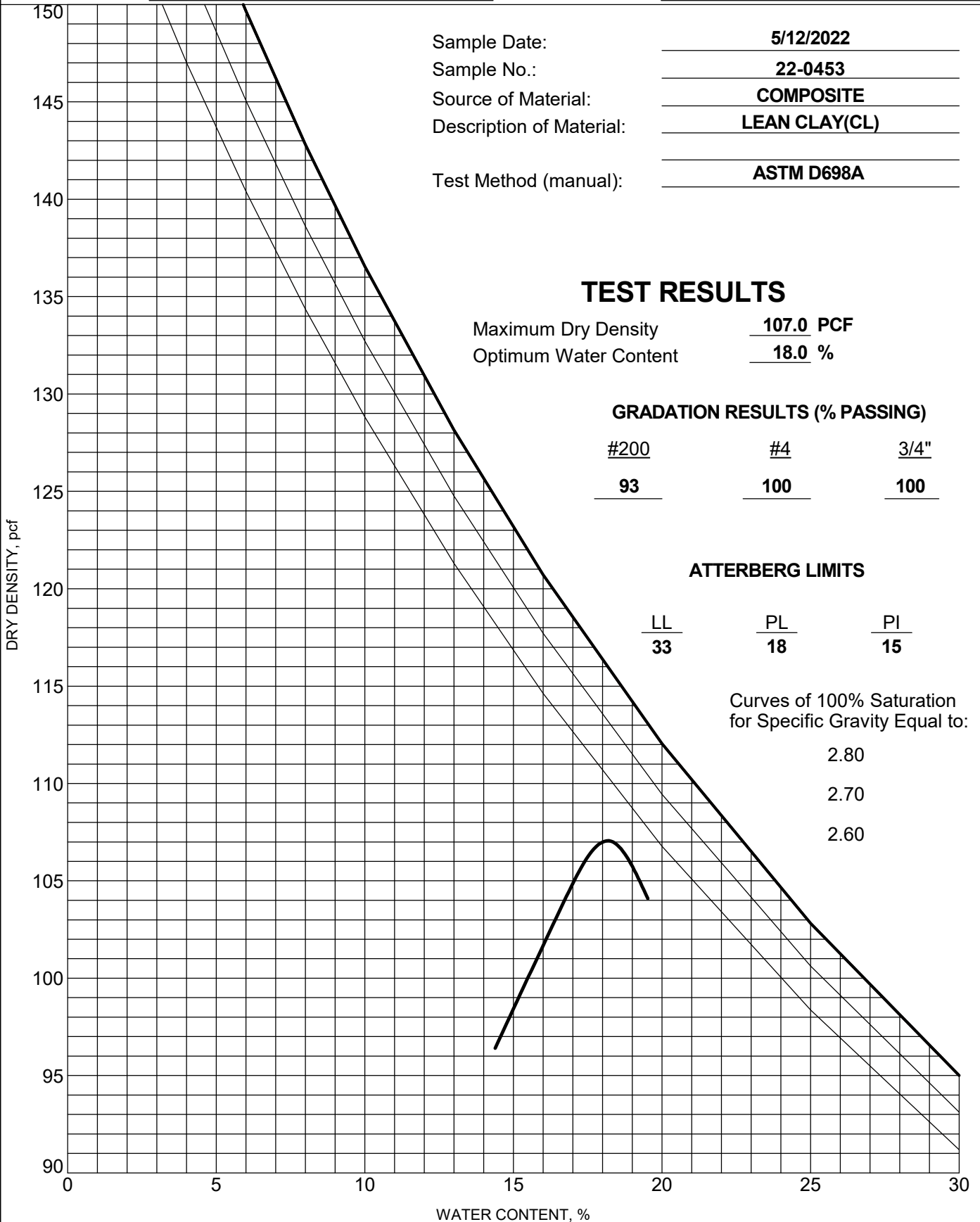
#200	#4	3/4"
<u>93</u>	<u>100</u>	<u>100</u>

ATTERBERG LIMITS

LL	PL	PI
<u>33</u>	<u>18</u>	<u>15</u>

Curves of 100% Saturation
 for Specific Gravity Equal to:

2.80
 2.70
 2.60



COMPACTION 02492-0001 609 24 ROAD.GPJ GINT US LAB.GDT 6/15/22



Project No.: 02492-0001
Project Name: 609 24 Road
Client Name: Milissa Stone
Sample Number: 22-0453 **Location:** COMPOSITE

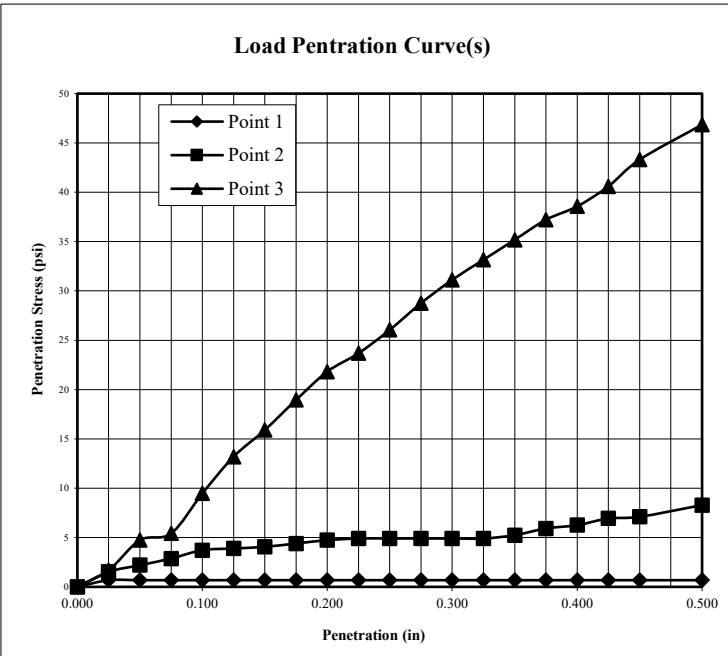
Authorized By: Client **Date:** 05/12/22
Sampled By: SD **Date:** 05/12/22
Submitted By: SD **Date:** 06/15/22
Reviewed By: MAB **Date:** 06/20/22

Compaction Method ASTM D698, Method A

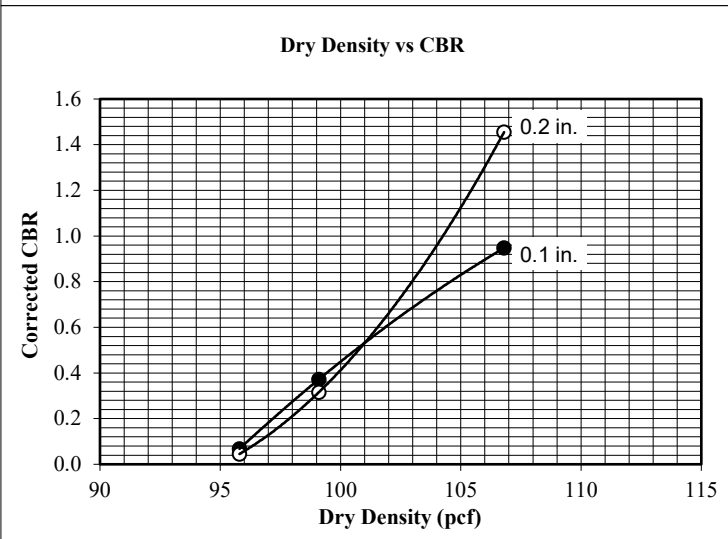
Maximum Dry Density (pcf): 107.0
Opt. Moisture Content (%): 18.0
Sample Condition: Soaked
Remarks:

Blows per Compacted Lift:				Point 1	Point 2	Point 3
Surcharge Weight (lbs):				10.0	10.0	10.0
Dry Density Before Soak (pcf):				95.8	99.1	106.8
Dry Density After Soak (pcf):				94.3	97.1	105.7
Moisture Content (%)	Bottom Pre-Test			16.0	16.0	15.7
	Top Pre-Test			16.3	15.7	15.7
	Top 1" After Test			30.7	28.5	21.1
	Average After Soak:			25.6	23.2	21.1
Percent Swell After Soak:				1.6	2.1	1.0

Sample Data								
Point 1			Point 2			Point 3		
Dist. (in)	Load (lbs)	Stress (psi)	Dist. (in)	Load (lbs)	Stress (psi)	Dist. (in)	Load (lbs)	Stress (psi)
0.000	0	0	0.000	0	0	0.000	0	0
0.025	2	1	0.025	5	2	0.025	5	2
0.050	2	1	0.050	7	2	0.050	14	5
0.075	2	1	0.075	9	3	0.075	16	5
0.100	2	1	0.100	11	4	0.100	28	9
0.125	2	1	0.125	12	4	0.125	39	13
0.150	2	1	0.150	12	4	0.150	47	16
0.175	2	1	0.175	13	4	0.175	56	19
0.200	2	1	0.200	14	5	0.200	65	22
0.225	2	1	0.225	15	5	0.225	70	24
0.250	2	1	0.250	15	5	0.250	77	26
0.275	2	1	0.275	15	5	0.275	85	29
0.300	2	1	0.300	15	5	0.300	92	31
0.325	2	1	0.325	15	5	0.325	98	33
0.350	2	1	0.350	16	5	0.350	104	35
0.375	2	1	0.375	18	6	0.375	110	37
0.400	2	1	0.400	19	6	0.400	114	39
0.425	2	1	0.425	21	7	0.425	120	41
0.450	2	1	0.450	21	7	0.450	128	43
0.500	2	1	0.500	25	8	0.500	139	47



Penetration Data								
Point 1			Point 2			Point 3		
Dist. (in)	Load (lbs)	Stress (psi)	Dist. (in)	Load (lbs)	Stress (psi)	Dist. (in)	Load (lbs)	Stress (psi)
0.000	0	0	0.000	0	0	0.000	0	0
0.025	2	1	0.025	5	2	0.025	5	2
0.050	2	1	0.050	7	2	0.050	14	5
0.075	2	1	0.075	9	3	0.075	16	5
0.100	2	1	0.100	11	4	0.100	28	9
0.125	2	1	0.125	12	4	0.125	39	13
0.150	2	1	0.150	12	4	0.150	47	16
0.175	2	1	0.175	13	4	0.175	56	19
0.200	2	1	0.200	14	5	0.200	65	22
0.225	2	1	0.225	15	5	0.225	70	24
0.250	2	1	0.250	15	5	0.250	77	26
0.275	2	1	0.275	15	5	0.275	85	29
0.300	2	1	0.300	15	5	0.300	92	31
0.325	2	1	0.325	15	5	0.325	98	33
0.350	2	1	0.350	16	5	0.350	104	35
0.375	2	1	0.375	18	6	0.375	110	37
0.400	2	1	0.400	19	6	0.400	114	39
0.425	2	1	0.425	21	7	0.425	120	41
0.450	2	1	0.450	21	7	0.450	128	43
0.500	2	1	0.500	25	8	0.500	139	47



Corrected CBR @ 0.1"		
0.1	0.4	0.9
Corrected CBR @ 0.2"		
0.0	0.3	1.5

Penetration Distance Correction (in)		
0.000	0.000	0.000

Figure: _____

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of M&G, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority of Colorado
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State N/A
3. The Entity's address is: 609 24 Road, Grand Junction, CO 81505, mailing address is: 611 24 Road Ste 1, Grand Junction, CO 81505
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are:
Milissa Stone *MStone*
 If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:
NONE
(if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:
611 24 Road, Ste 1, Grand Junction, CO 81505
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this 23rd day of June, 2022

ENTITY: M+G, a LLC

BY: Milissa Stone Name Position *MStone* Name Position

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of June, 2022 by Milissa Stone and _____
Witness my hand and official seal.

My commission expires: 06/29/2024

BRIAN HOSTETTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164024812
MY COMMISSION EXPIRES JUNE 29, 2024

Brian Hostetter
Notary Public

CONSENT IN LIEU OF MEETING,
ACKNOWLEDGMENT OF
TRANSFER OF MEMBERSHIP INTERESTS
AND AMENDMENT OF OPERATING AGREEMENT
OF
THE MEMBERS
OF
M & G, LLC

THIS CONSENT IN LIEU OF MEETING, ACKNOWLEDGMENT OF TRANSFER OF MEMBERSHIP INTERESTS AND AMENDMENT TO OPERATING AGREEMENT (Consent) is made effective the 1ST day of December, 2021 (Effective Date), by and among Milissa S. Stone (Milissa) (Continuing Member) and Garrick S. Stone (Garrick) (Withdrawing Member) (collectively, Members) and M & G, LLC, a Colorado limited liability company (Company).

A. The Company was formed on November 26, 2014, by filing Articles of Organization with the Colorado Secretary of State.

B. As of the Effective Date, Milissa owns a fifty-one percent (51.0%) membership interest in the Company and Garrick owns a forty-nine percent (49.0%) membership interest in the Company. The Operating Agreement of the Company dated November 26, 2014 (Operating Agreement), among other things, places reasonable restrictions on the right of a Member to transfer membership interests in the Company.

C. Withdrawing Member intends to resign as a Member and transfer his forty-nine percent (49.0%) membership interest in the Company to Milissa.

D. Withdrawing Member, Continuing Member and the Company desire to document the mutually agreed upon terms and conditions upon which Withdrawing Member shall assign and transfer all of his outstanding membership interest in the Company and amend the Operating Agreement accordingly.

THEREFORE based on the above recitals, which are a substantial part hereof, the Members, as Members and individually, consent and agree to the following action as if a meeting of the Members had been conducted where all Members were present.

1. It is acknowledged that the Withdrawing Member transferred forty-nine percent (49.0%) membership interest in the Company to Milissa as of the Effective Date (Transfer). The parties hereto further acknowledge that no monies are due Withdrawing Member for this Transfer pursuant to the terms of the Operating Agreement. The Company hereby waives and relinquishes, as of the effective date of this Consent, its right of first refusal or other

rights of restriction of transfer it may have under the Operating Agreement in connection with the Transfer.

2. The parties agree that the Transfer shall have no effect on any of the terms and conditions of the Operating Agreement, except as amended herein, and the Company shall continue and not be dissolved.

3. The ownership of the membership interest of the Company, following the Transfer, from the date of this Consent forward is as follows:

Member	Membership Interest
Milissa	<u>100.0%</u>
TOTAL	<u>100.0%</u>

4. Withdrawing Member warrants he holds all right, title and interest in his membership interest free and clear of any liens and encumbrances and has the unfettered authority to transfer his membership interest as provided in this Consent.

5. As of the Effective Date, the Continuing Member and the Company, jointly and severally, hereby remise, release, acquit and forever discharge the Withdrawing Member of and from all manner of actions, causes of action, suits, covenants, accounts, trespasses, contracts, agreements or damages, judgments, liabilities, losses, costs, expenses, debts, bills, taxes, or other obligations, duties or claims of any nature whatsoever, in law or equity, whether or not now or hereafter known, suspected or claimed, which the Continuing Member ever had, now have, or which it or they hereafter can, shall or may have or allege against the Withdrawing Member upon or by reason of any matter or cause, arising out of or otherwise in connection with the Withdrawing Member's association with the Company, including, but not limited to, Withdrawing Member's membership interest, excluding only Withdrawing Member's warranties and obligations under this Consent. Except as otherwise provided herein, as of the Effective Date, the Continuing Member hereby indemnify the Withdrawing Member from and against any and all losses, damages, claims, demands, actions, causes of actions, costs, attorneys' fees and expenses arising from, or in connection with, the Company; and/or Withdrawing Member's membership interest following the Effective Date.


6. As of the Effective Date, the Withdrawing Member hereby remises, releases, acquits and forever discharges the Continuing Member of and from all manner of actions, causes of action, suits, covenants, accounts, trespasses, contracts, agreements or damages, judgments, liabilities, losses, costs, expenses, debts, bills, taxes, or other obligations, duties or claims of any nature whatsoever, in law or equity, whether or not now or hereafter known, suspected or claimed, which the Withdrawing Member ever had, now has, or which he hereafter can, shall or may have or allege against the Continuing Member upon or by reason of any matter or cause, arising out of or otherwise in connection with the Withdrawing

member's membership interest, excluding only the Continuing Member's obligations under this Consent.


7. The parties agree to cooperate, undertake and perform any and all additional lawful acts, including the execution of any additional documents as are reasonably necessary or desirable to implement and effect the purposes of this Consent.

8. This Consent may be executed by facsimile signature and in two or more counterparts, each of which shall be deemed an original but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF the parties execute this Consent in their capacity as members of the Company and as individuals as of the date first above shown.




Milissa S. Stone,
as Continuing Member and individually



Garrick S. Stone
as Withdrawing Member and individually

M & G, LLC

By: 

Milissa S. Stone
As the Continuing Sole Member

M & G, LLC

Site Map

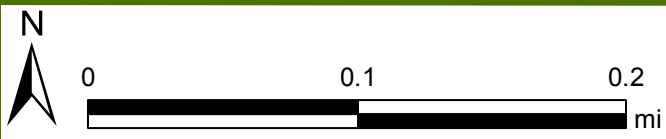


Printed: 9/16/2022

1 inch = 47 feet



Vicinity Map



Printed: 9/16/2022

1 inch = 376 feet

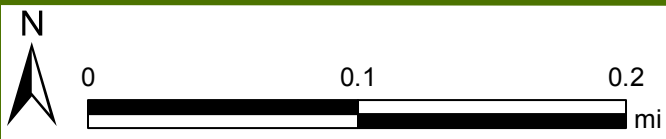
Zoning Map



Printed: 9/16/2022

1 inch = 376 feet

Comprehensive FLU Map



Printed: 9/16/2022

1 inch = 376 feet



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

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

Tax Parcel #(s): 2945-054-10-003
Property Address: 609 24 Road, Grand Junction, CO 81505
Property Owner: M&G, LLC Milissa Stone
Contact Person: Milissa Stone
Mailing Address: 611 24 Road Ste 1, Grand Junction, CO 81505
E-Mail Address: milissasstone@aol.com

Applicant: M&G, LLC Milissa Stone
Contact Person: Milissa Stone
Mailing Address: 611 24 Road Ste 1, Grand Junction, CO 81505
E-Mail Address: milissasstone@aol.com

Project Representative: J. Dyer Construction
Contact Person: Jon Dyer
Mailing Address: 2335 Interstate Avenue, Grand Junction, CO 81505
Phone Number: 970-242-1058
E-Mail Address: jon@jdyerconstruction.com

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

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

for Rezone

609 24 Road
Grand Junction, CO 81505
970.210.6897
milissastone@aol.com

May 23, 2022

Milissa Stone
609 24 Road
Grand Junction, CO 81505

Dear Property Owner:

Please be advised that a formal application has been submitted to Mesa County seeking approval of a rezone to C-1 (light commercial) and a development of vertical mixed-use (ground floor commercial/multifamily upper floor) on 0.92 acres in a C-2 (General Commercial) zone district for the following described property:

The petitioner is asking the County to approve this application to allow development of 609 24 Road rezoned from C-2 to C-1 and a major site plan on the described property.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held on Wednesday, 06/22/2022 @ 6:30pm at 611 24 Road, Grand Junction, CO 81505.

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Milissa Stone', written over a faint printed name.

Milissa Stone

609 24 Road Neighborhood Meeting Notes:

Name and address of those notified by USPS Mail letter sent on June 3, 2022:

80C LLC
Point Ct.
Fruita, CO 81521-9078

American National Bank
3033 E 1st Ave.
Denver, CO 80206-5617

ARC BFRJCO001 LLC1871 High
200 4th Ave S STE 100
Nashville, TN 37201-2256

Cannon 1 LLC
340 S 800 W
Orem, UT 84052-5355

Chin Chin LLC
3168 Stoneburro Dr.
Grand Junction, CO 81504-4051

City of Grand Junction
Dani Acosta
250 N 5th St.
Grand Junction, CO 81501
Himes Peggy
3203 N 15th St. Unit 234
Grand Junction, CO 81506-5266

Fargo Grand LLC
303 W Francis St.
Aspen, CO 81611-1360

Feather-Medsker-Smith LTD
2492 Industrial Blvd
Grand Junction, CO 81505-1308

PH Properties LLC
1033 22 Rd
Grand Junction, CO 81505-9311

J Dyer Construction
John Dyer
2335 Interstate Ave.
Grand Junction, CO 81505-8620

M&G LLC
Milissa Stone
611 24 Rd. Ste 1
Grand Junction, CO 81505-1240

Vectra Bank Colorado N A
PO Box 54288
Lexington, KY 40555-4288

Ryder Truck Rental Inc 0135
PO Box 25719
Miami, FL 33102-5719

SM Mesa Mall LLC
180 E Broad St 21st Flr
Columbus, OH 43215-3714

Zafrani Family Trust
7824 Marquand Ave
Canoga Park, CA 91304-6108

List of Participants:

Milissa Stone
Dani Acosta
Randy Coleman
Jon Dyer

Written Summary of the Meeting Including Public Comment:
Meeting: 06/22/2022@61124 Rd, GJ, CO 81501 @5:30pm

no comments

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LOT 3, CALDWELL SUBDIVISION AT 609 24 RD
FROM C-2 (GENERAL COMMERCIAL) TO C-1 (LIGHT COMMERCIAL)**

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 3, Caldwell Subdivision to the C-1 (Light Commercial). The Planning Commission found that the MXR-3 zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) 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 3, Caldwell Subdivision is and shall be zoned C-1 (Light Commercial) in accordance with the Grand Junction Municipal Code.

Introduced on first reading this 5th day of October 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



Grand Junction Planning Commission

Regular Session

Item #2.

<u>Meeting Date:</u>	September 27, 2022
<u>Presented By:</u>	Dave Thornton, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Dani Acosta, Senior Planner

Information

SUBJECT:

Consider a request by CS Assets, LLC to rezone one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low Intensity) located at 1313 Bunting Avenue.

RECOMMENDATION:

Staff recommends approval of the requested zone.

EXECUTIVE SUMMARY:

The applicant, CS Assets, LLC, is requesting the rezone of one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low Intensity) located at 1313 Bunting Avenue. The purpose of the rezone to a form district is to provide additional flexibility in the bulk standards, thus allowing more compact residential development and pedestrian-oriented urban design in an area prioritized by the 2020 Comprehensive Plan for urban infill.

The requested MXR-3 form district conforms with the Comprehensive Plan Land Use Map designation of Residential High. The MXR-3 form district enables the creation of pedestrian-friendly environments and a mix of building types, such as traditional apartments, townhomes, and civic building types. This is achieved through more flexible building placement, since the MXR-3 form district grants flexibility in the setbacks,

permitting a zero-foot front-yard setback and specifying a maximum front-yard setback of 15 feet. Additionally, the MXR-3 form district serves as a transitional district between a mixed-use center like the North Avenue commercial corridor and the Colorado Mesa University (CMU) Campus to the surrounding residential neighborhoods.

BACKGROUND OR DETAILED INFORMATION:

The proposed rezone comprises one parcel totaling 0.21 acres situated at 1313 Bunting Avenue, within the University District, just west of the CMU campus along the 12 Street and North Avenue corridors. The subject site was annexed into the City in 1946 as part of the Northeast Addition.

As indicated, the subject site is currently zoned R-16 and is occupied by a single-family detached home. To the south is a mix of single-family residential, multifamily residential, retail and professional services uses. Along the eastern property line, the subject site abuts another single-family residence. To the west are more single-family and multifamily residential uses, parking lot uses, as well as eating/drinking establishments, and school/educational uses. To the north exists primarily a mix of multifamily and single-family residential uses.

The 2020 One Grand Junction Comprehensive Plan classifies the subject property as Residential High. Under the Grand Junction Zoning & Development Code, the zone districts that may implement the Residential High Land Use classification include R-16 (Residential 16 du/ac), R-24 (Residential 24 du/ac), Community Services and Recreation (CSR), Residential Office (R-O), Neighborhood Business (B-1), Mixed Use (M-U), MXR-3, 5, 8 (Mixed Use Residential), MXG-3, 5 (Mixed Use General), and MXS-3, 5 (Mixed Use Shopfront) zone districts.

The Comprehensive Plan classified the neighboring blocks to the west and south as a mix of Mixed Use and Residential High and classified the neighboring blocks to the north and east as Residential Medium.

The Applicant is now requesting a rezone to MXR-3, which would provide additional flexibility for the creation of more compact low-intensity development by relaxing several of the bulk standards, such as setbacks. Additionally, form districts differ from Euclidean zoning by focusing on the physical form of the building (i.e., design) as the organizing principle rather than the separation of uses. As a result, form districts lend themselves to the development of more aesthetically diverse buildings that help activate streetscapes and promote mixed-use neighborhoods and pedestrian-scaled density.

If the rezone application is approved, the applicant intends to proceed with a Pre-Application submittal for five attached rowhomes with alley-accessed rear loaded garages. The application will be required to go through a Major Site Plan review.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually via the platform Zoom on June 22, 2022, in accordance with Section 21.02.080 (e) of the

Zoning and Development Code. No members of the public were in attendance.

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 July 6, 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 September 16, 2022. The notice of the Planning Commission public hearing was published on September 20, 2022, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning & Development 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 current zoning, R-16, is within the range of allowable zone districts for Residential High, as is the proposed MXR-3 form district. As such, there are no identified subsequent events that have invalidated the original premise of R-16 being able to implement the 2020 Comprehensive Plan. Therefore, staff finds that this criterion has not been met.

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

The subject site is within the University District. This district has seen steady development activity for the past five years. Development activity has been dispersed among the commercial areas along North Avenue and within the surrounding residential areas to the north. The majority of the residential development activity has consisted of redeveloping properties for multifamily or increasing residential density through rezones. These include the redevelopment for a three-unit multifamily building (SPN-2022-336), the construction of a 15-unit multifamily apartment complex (SPN-2020-468), the addition of a third unit to an existing duplex (SPN-2019-90), the up zoning of a property from R-16 to R-24 (RZN-2018-1422) and converting a garage to an accessory dwelling unit (SPN-2017-614). Other development that has occurred include the construction of a 2,750 square foot office building (SPN-2019-701), a home occupation permit for a hair salon (HOM-2019-208), a cell tower modification (PCN-2019-1047), a lot consolidation (SSU-2018-257), the construction of a Starbucks drive-thru coffee shop (SPN-2017-624), and a change of use permit for converting an existing structure from a restaurant to an apartment building (COU-2017-363).

As mentioned, the 2020 Comprehensive Plan has identified the area that the subject site is situated in as a University District, which is one of the five Mixed-Use Policy

Areas. Mixed Used Areas are defined as corridors and centers where there is a mixture of shopping and service within walking distance to where people live and work.

The University District Policy Area in particular aims to concentrate university or university-adjacent development activity within proximity to the businesses along the North Avenue Corridor with the goal of contributing to a vibrant university area for CMU student population, faculty and staff to live and easily access personal services, employment opportunities, retail, entertainment and restaurants.

Furthermore, the University District Policy Area designates that buildings within this district should be built near the edge of right-of-way to reinforce the urban, pedestrian-oriented character of the streetscapes. Much of the development occurring in the University District has followed the aforementioned land development and urban design patterns. Specifically, several properties along North Avenue and within the University District opted into the “optional standards” under the North Avenue Overlay. These optional standards include reducing setbacks to zero feet, which helps to create a more urban-style building environment. These properties include the Optical Center, Papa John’s, Starbucks and Taco John along North Avenue. All are within 400 feet of the subject property. The built environment of the immediate area is evolving more towards the type of urban design that encourages pedestrian activity, as well as encouraging more development that contributes to pedestrian-oriented urban design that is achievable through MXR-3 and other form districts.

As such, staff finds this criterion has been met.

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

The subject site is currently served by City of Grand Junction Water and Sewer District, the Grand Valley Irrigation Company, the Grand Valley Drainage District, and Xcel Energy. A 1,500-10,000 gallons per minute fire hydrant is located at the corner of N 13th Street and Bunting Avenue. City Water runs to the house on the property and there is a 6-inch water line in Bunting Avenue. The property is located within the 201 Persigo boundary and there is an 8-inch sanitary sewer line that runs along the south side of the property within the alley.

The subject site is serviced by a secondary truck route that runs along N 12th Street with access via Bunting Avenue. The stretch of N 12th Street that runs to the west of the subject site is classified as an Active Transportation Corridor. Additionally, there is an off-street multiuse path that is split into a cycle track and pedestrian sidewalk approximately 500 feet away. Thus, the site has sufficient access to low-stress facilities for biking and walking.

The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process.

Based on the 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 significant differences between the R-16 zone district and the MXR-3 form district. R-16 zone district is a Euclidean-based zone district, which separates districts by uses and employs land use as the organizing principle for urban development. In contrast, MXR-3 is a form district, focusing on the physical context of an area by specifying regulations for building form. The R-16 zone district primarily allows high-density residential uses and some institutional and civic uses. The MXR-3 form district does not prescribe restrictions for the types of uses, promoting the development of mixed-use areas. Rather, MXR-3 form district specifies building placement, orientation, architectural standards, and building façade elements. The R-16 zone district accounts for approximately 0.7 percent of City zoned land. In contrast, there does not exist a single parcel in the City to date that is zoned MXR-3.

While there is no other site within the immediate area that has the MXR-3 form district, there is not a deficit of other zone districts in the area that are also able to implement the Residential High Future Land Use Designation, which include B-1, R-O and R-16.

Therefore, staff finds that this criterion has not been met.

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

The community will benefit from the proposed amendment because it directs residential development to the urban core that does not require the extension of infrastructure or the expansion of City services. The subject property is located within the Tier 1 – Urban Infill tier as identified in the City’s Growth Plan. Rezoning to MXR-3 opens up opportunities for more compact development that preserves the low-density character of missing middle housing typologies in an area that the 2020 Comprehensive Plan identifies as a priority for infill. Rezoning to MXR-3 may help direct any potential future mixed-used development to an area that has adequate public infrastructure and amenities to accommodate that growth.

The proposal for the subject site is poised to benefit from the close proximity to CMU, which is not only an institution of higher education but also a community employer. Close proximity to the university and to the services, amenities, and employment opportunities along the North Avenue corridor could support alternative modes of transportation, such as walking, and help ease capacity constraints along North Avenue.

Walking is as much a psychological experience as it is a physical experience, with

the built environment sending the human brain signals of how comfortable an area is for walking. This psychological feedback influences the decision to walk by creating a sense of enclosure. A sense of enclosure is a principle of urban design that measures to varying degrees how comfortable a public space is and how “protected” a pedestrian feels based on the proportions of the height and width of buildings and their relation to the street. These proportions are often dictated by building setbacks.

The flexibility of form-based districts as it relates to the MXR-3 setbacks, lends to the creation of engaging streetscapes and a dense walkable network that encourages mode shifts that may promote increased investment in nearby brick and mortar retailers, keeping more dollars within the local economy. The community will benefit from the pedestrian-oriented urban design that is achieved through MXR-3. An MXR-3 zone district would allow for the development of compact housing types that are compatible in scale with transitional neighborhoods or single-family neighborhoods, and which are within walking distance of commercial and retail uses.

Therefore, staff finds that this criterion has been met.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

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

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

Plan Principle 3.6.c. Walkable Centers – Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities.

Plan Principle 4.3.d. Design for Knowledge – Promote urban design approaches in the University of District that foster creativity, respond to global trends, and establish strong local character. Engage economic opportunities and land development opportunities that contribute to making the University District the premier academic hub in Western Colorado.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the 1313 Bunting Rezone, RZN-2022-471, rezoning one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low

Intensity) for the property located at 1313 Bunting Avenue, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Chairman, on the 1313 Bunting Rezone request from an R-16 (Residential 16 du/ac) zone district to an MXR-3 (Mixed Use Residential-3, Low Intensity) form district for the 0.21-acre property located at 1313 Bunting Avenue, City File Number RZN-2022-471, 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. Map Exhibits
3. Exhibit 3. Neighborhood Meeting Documentation
4. Exhibit 4. Draft Ordinance
5. Exhibit 5. Applicant Presentation

Development Application

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

Petition For:

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

Existing Land Use Designation	<input style="width: 90%; height: 20px;" type="text" value="High Density Residential"/>	Existing Zoning	<input style="width: 90%; height: 20px;" type="text" value="R-16"/>
Proposed Land Use Designation	<input style="width: 90%; height: 20px;" type="text" value="Mixed-Use Residential-3, Low Intensity"/>	Proposed Zoning	<input style="width: 90%; height: 20px;" type="text" value="MXR-3"/>

Property Information

Site Location: <input style="width: 90%; height: 20px;" type="text" value="1313 Bunting Avenue"/>	Site Acreage: <input style="width: 90%; height: 20px;" type="text" value="Approx. 0.21 acre"/>
Site Tax No(s): <input style="width: 90%; height: 20px;" type="text" value="2945-123-20-001"/>	Site Zoning: <input style="width: 90%; height: 20px;" type="text" value="R-16"/>
Project Description: <input style="width: 95%; height: 20px;" type="text" value="To rezone from R-16 to MXR-3. The intent is to create a residential neighborhood with a mix of housing"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application	<input style="width: 90%; height: 20px;" type="text" value="Tracy States"/>	<small>Digitally signed by Tracy States Date: 2022.06.20 15:40:55 -06'00'</small>	Date	<input style="width: 90%; height: 20px;" type="text" value="June 20, 2022"/>
Signature of Legal Property Owner			Date	<input style="width: 90%; height: 20px;" type="text" value="6/21/22"/>

General Project Report

CS Assets LLC Rezone

1313 Bunting Ave., Grand Junction, CO

Parcel No. 2945-123-20-001

June 20, 2022

Prepared for:

CS Assets 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

info@rccwest.com

A. Project Description

1) Location: The parcel is located at 1313 Bunting Avenue, on the corner of N. 13th Street and Bunting Avenue (Parcel No. 2945-123-20-001).

2) Acreage: The subject parcel contains approximately 0.21 acres.

3) Proposed Use: This submittal is for the Rezoning of the parcel from R-16 (residential high density) to MXR-3 (mixed used residential-3, low intensity). The future land use is Residential High (12 + DU/Acre). The MXR-3 (mixed use residential-3, low intensity) zone district is intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment. It is intended as a transition from mixed use center or corridor to the surrounding neighborhoods and is comprised of apartment, townhouse and civic building types. The proposed zoning has no maximum density cap and meets the intent of the 2020 Comprehensive Plan.

The applicant is making this request to take advantage of the more flexible setbacks due to the project corner lot location, creating a pedestrian friendly project without increasing the density.

B. Public Benefit

The proposed Rezone will provide an opportunity for mixed-use housing options needed to keep up with growth and demand for attainable housing.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on Wednesday, June 22, 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 MXR-3 zoning is an appropriate district for the Residential High 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 medium density residential, commercial uses along N. 12th Street and the Colorado Mesa University campus located within walking distance of the subject property. The proposed rezone is compatible with development in the surrounding area.

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:

City of Grand Junction Water
City of Grand Junction Sewer
Grand Valley Irrigation Company
Xcel Energy (Gas & Electric)
City of Grand Junction Fire – Station 2
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

Subsequent events have not invalidated the original zoning. The proposed MXR-3 zoning will allow for flexibility in future product to be offered.

(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 mixed-use residential, 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 mixed-use residential development 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 mixed-use residential 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 mixed-use residential inventory and the extension of services.

F. Development Schedule

Not applicable for this submittal.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) CS Assets LLC ("Entity") is the owner of the following property:

(b) 1313 Bunting Avenue, 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:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

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

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) 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: [Handwritten Signature]

Printed name of person signing: Charlie Gechter, Member

State of Colorado)

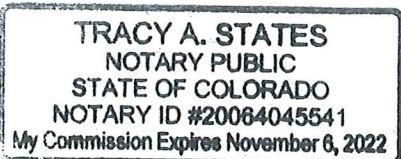
County of Mesa) ss.

Subscribed and sworn to before me on this 21st day of June, 2022

by Charlie Gechter, Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



[Handwritten Signature: Tracy A. States]
Notary Public Signature

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

Document Fee: **\$38.50**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 14th day of April, 2022, is made between **Maria Antonia Serafino-Noble** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

CS Assets LLC, a Colorado Limited Liability Company ("Grantee"), of the County of Mesa and 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 **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$385,000.00)** 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, 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:

Lots 1, 2, 3 and the West 10.9 feet of Lot 4 in Block 2 of DEVOE SUBDIVISION, County of Mesa, State of Colorado

ALSO KNOWN AS: **1313 Bunting Avenue, Grand Junction, CO 81501**

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 in 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 or the Grantor, **warrants title to the same**, subject to *the Statutory Exceptions*

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

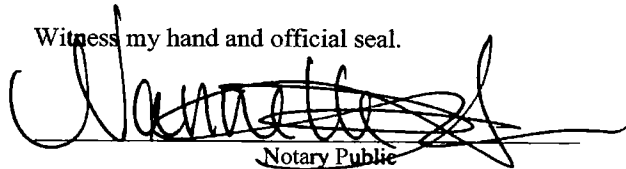

Maria Antonia Serafino-Noble

State of : **Colorado** }
County Of **Mesa** } ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **April 14, 2022**, by **Maria Antonia Serafino-Noble**

My Commission expires:

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

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:
CS Assets LLC
218 Easter Hill Drive
Grand Junction, CO 81507

STATEMENT OF AUTHORITY

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

Wendi Gechter, Member
Charlie Gechter, 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 31st day of March, 2022.

CS Assets LLC
Wendi Gechter
Wendi Gechter, Member of
CS Assets LLC, a Colorado Limited Liability Company

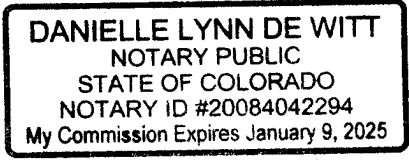
STATE OF: Colorado
COUNTY OF: Mesa

The foregoing instrument was acknowledged before me this 31st day of March, 2022, by Wendi Gechter as Member of CS Assets LLC, a Colorado Limited Liability Company.

Witness my hand and seal.

Danielle DeWitt
Notary Public

My commission expires:



LEGAL DESCRIPTION

**Lots 1, 2, 3 and the West 10.9 feet of Lot 4 in
Block 2 of
DE VOE SUBDIVISION,
County of Mesa, State of Colorado**

**AFFIDAVIT
(Scrivener Error)**

THIS AFFIDAVIT FOR SCRIVENER ERROR ("Affidavit") is made pursuant to C.R.S. 38-35-109(5) and is given on **August 18, 2022** by **Susan J. Ottman** ("Affiant").

The Affidavit relates to that certain real property, together with the fixtures and improvements located thereon, if any, known as and now numbered **1313 Bunting Avenue Grand Junction, CO 81501** ("Property") and more particularly described as follows:

**Lots 1, 2, 3 and the West 10.9 feet of Lot 4 in
Block 2 of
DEVOE SUBDIVISION,
County of Mesa, State of Colorado**

Affiant, being first duly sworn upon oath, does hereby depose and state the following:

1. I have actual knowledge of the facts set forth herein and can and will testify in a court of competent jurisdiction regarding such facts.
2. Pursuant to that certain **General Warranty Deed** recorded on **April 14, 2022** at Reception No. **3027382**, the record owner of the Property at the time of recording of this Affidavit is :
CS Assets LLC, a Colorado Limited Liability Company
3. The instrument which contains a scrivener error to be corrected by this Affidavit is:
**Instrument: General Warranty Deed
Recording Date: April 14, 2022
Reception Number: 3027382**
4. The scrivener error to be corrected by this Affidavit is:
**The name of the subdivision has a grammatical error;
The correct subdivision name is:
DE VOE SUBDIVISION.**

MADE AND EXECUTED UNDER PENALTY OF PERJURY



Susan J. Ottman

STATE OF COLORADO

} ss.

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this **August 18, 2022** by **Susan J. Ottman**.

My Commission Expires:

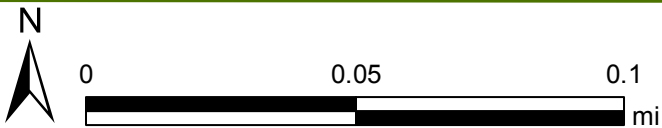
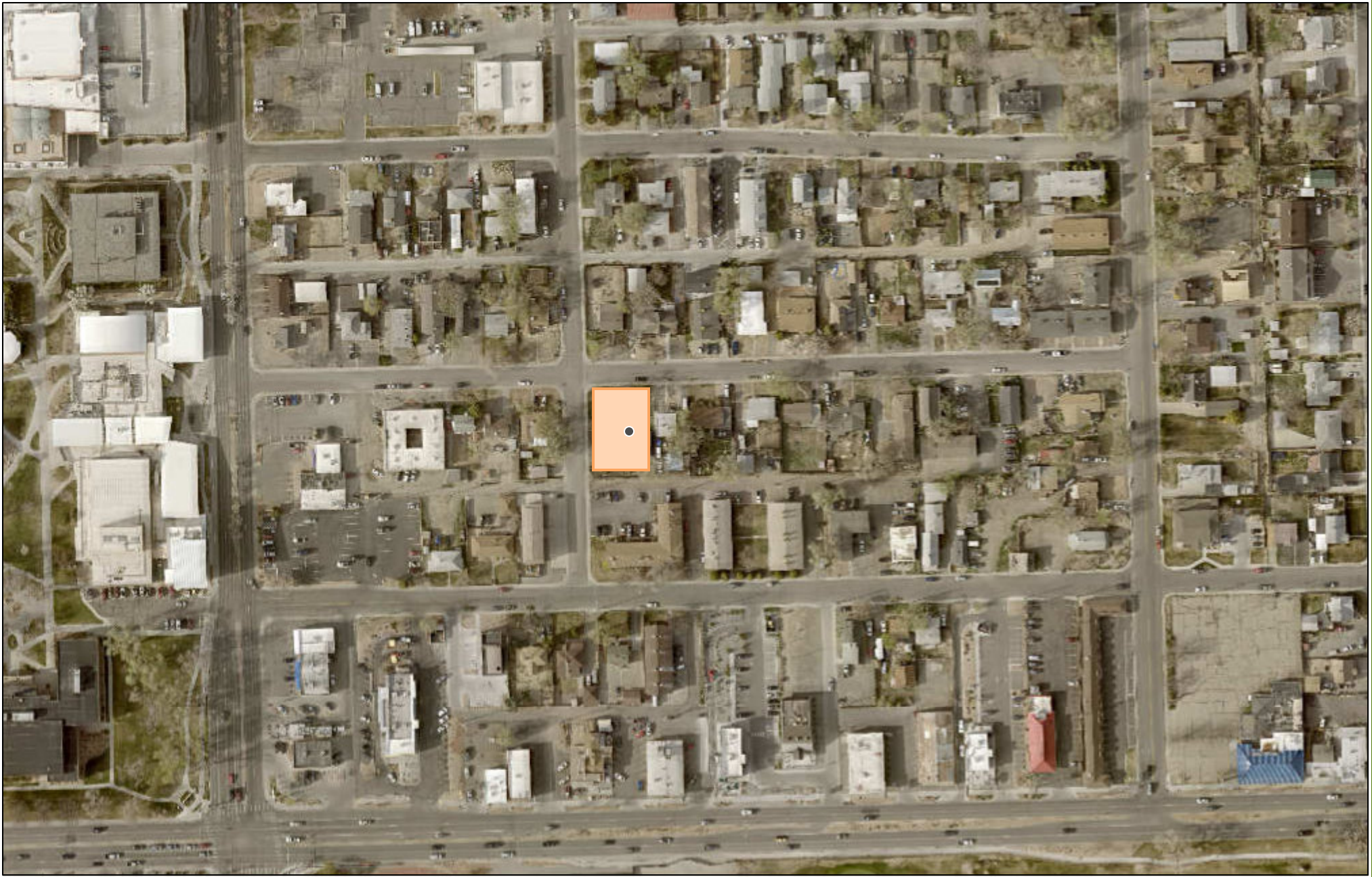
**JAMIE ROBERTSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20194014275
My Commission Expires April 12, 2023**



Notary Public

15936 cem

Vicinity Map

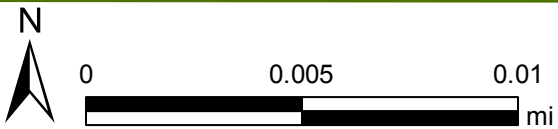


Printed: 9/5/2022

1 inch = 188 feet



Site Map



Printed: 9/5/2022

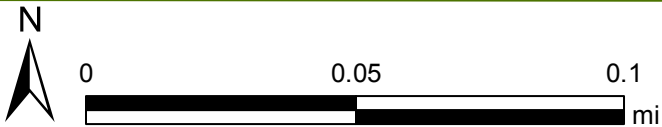
1 inch = 24 feet



Comprehensive FLU Map



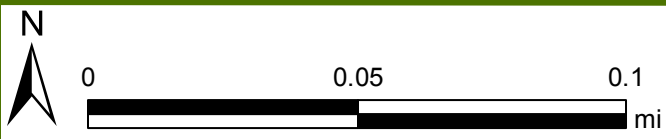
Parks and Open Space



Printed: 9/5/2022

1 inch = 188 feet

Zoning Map



Printed: 9/5/2022

1 inch = 188 feet





**1313 Bunting Avenue, REZONE
(Parcel No. 2945-123-20-001)**

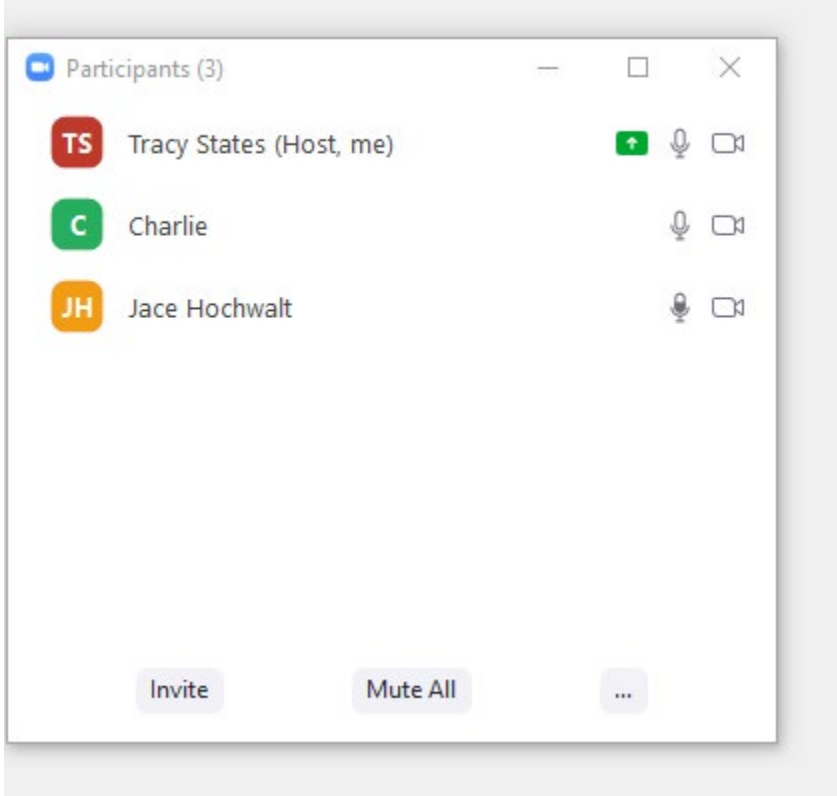
**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
WEDNESDAY, JUNE 22, 2022, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Rezone, was held Wednesday, June 22, 2022, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on June 9, 2022, per the mailing list received from the City of Grand Junction. There were three attendees including Tracy States, Project Coordinator, with River City Consultants, Jace Hochwalt, Senior Planner with the City of Grand Junction, and Charlie Gechter, representing the developer. There was no one from the public in attendance.

The meeting began at approximately 5:30 PM. After it was determined that no one from the public was going to attend, Tracy shared with Jace and Charlie the maps that would have been presented and also a zoning summary of both the R-16 and the MXR-3 zone districts. It was discussed that the objective of the zoning change request was to be able to take advantage of the more flexible setbacks due to the parcel's location on a corner lot. Charlie also wishes to create a more pedestrian friendly product while not increasing the density. The parcel is located both in the University District, as well as being identified as a mixed-use area by the 2020 Comprehensive Plan.

It was also discussed that Tracy and Charlie would prepare a small presentation for the public hearings to convey the concept to the Commissioners and City Council members.

The meeting adjourned at approximately 5:45 PM.



Location Map



Printed: 6/22/2022
1 inch equals 94 feet
Scale: 1:1,128

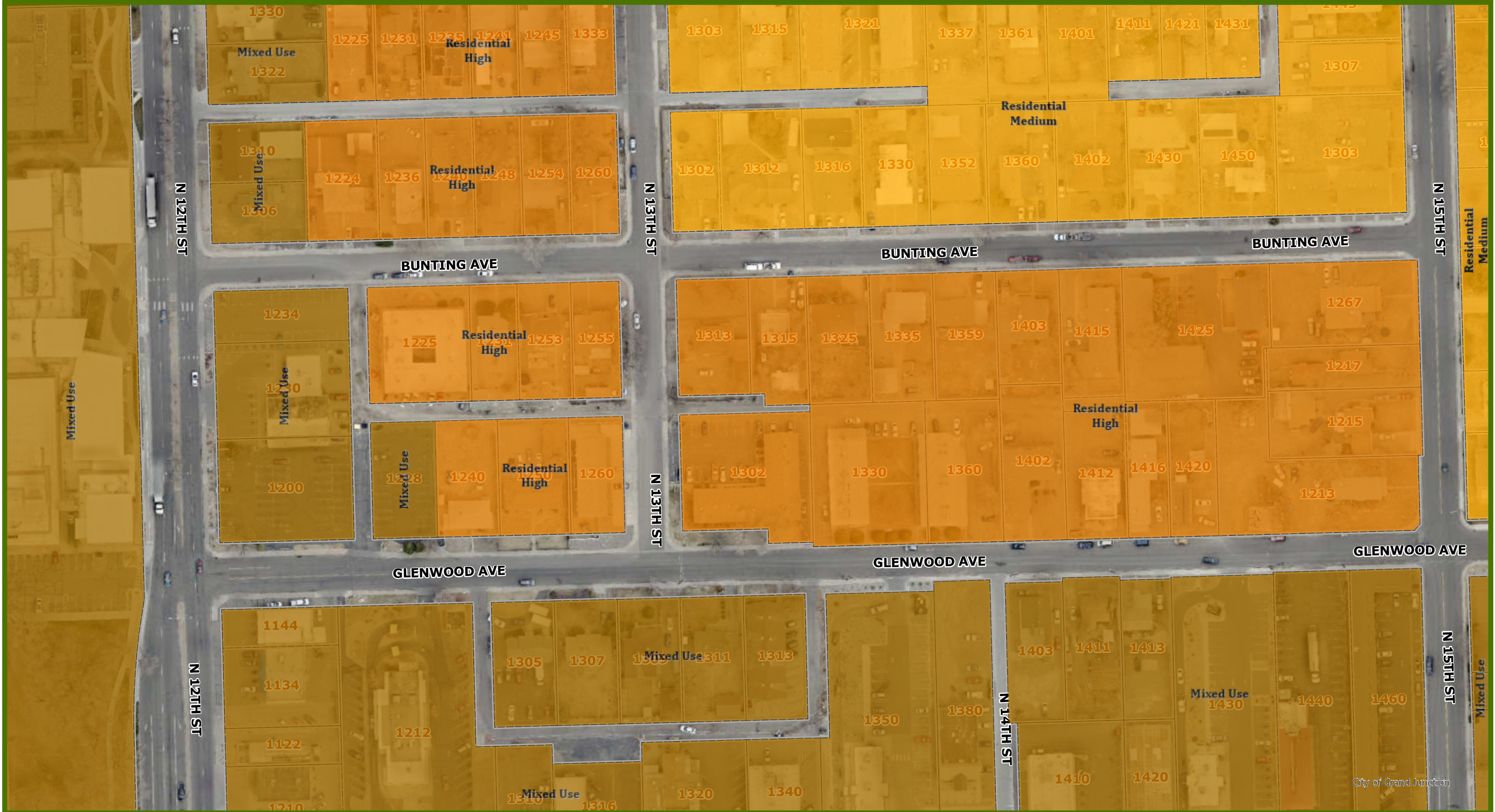


Zoning Map



Printed: 6/22/2022
1 inch equals 94 feet
Scale: 1:1,128

2020 Comprehensive Plan



Printed: 6/22/2022
1 inch equals 94 feet
Scale: 1:1,128

University District

The city's University District is the center of activity for students, faculty, and businesses associated with Colorado Mesa University.

Mix and Relationship of Uses

The University District should develop with a compact mix of residential and commercial uses contributing to an active and vibrant university area for students and faculty to live and easily access personal services, restaurants, retail, and entertainment. Concentrate active, ground floor retail and commercial uses along 12th street and North Avenue within a quarter mile of the CMU boundary. The area should include vertical mixed-use, with ground-floor commercial and multifamily or office above, as well as horizontal mixed-use with retail, restaurant and office uses adjacent to an array of different housing types.

MXG-3,
MXR-3,
MXOC

MXG-3, MXR-3, MXOC

LOT		HEIGHT	
Area (min. ft.²)	1,200	Ⓜ Stories (max.)	3
Ⓜ Unit width (min. ft.)	16	Ⓜ Feet (max.)	50
Lot coverage (max.)	75%	Ⓜ Ground story elevation (min. ft.)	1.5
FRONT SETBACK AREA		BUILDING FACADE	
Primary street (min./max. ft.)*	0/15	Ⓜ Street-facing entrance required***	yes
Side street (min./max. ft.)	0/15	ACCESSORY STRUCTURE SETBACKS	
REQUIRED STREET FACADE**		Ⓜ Separation from primary structure (min. ft.)	10
Ⓜ Primary street (min.)	75%	Ⓜ Side, interior (min. ft.)	5
Ⓜ Side street (min.)	35%	Ⓜ Side, street (min. ft.)	10
PARKING SETBACK		Ⓜ Rear (min. ft.)	5
Ⓜ Primary street (min. ft.)	30	ACCESSORY STRUCTURE HEIGHT	
Ⓜ Side street (min. ft.)	10	Ⓜ Stories (max.)	2
SIDE/REAR SETBACKS		Ⓜ Feet (max.)	30
Ⓜ Side, interior (min. ft.)	5	ALLOWED USE	
Ⓜ Rear (min. ft.)	10	Ⓜ All stories	Residential
		Ⓜ Accessory structure	Accessory uses, accessory dwellings

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	15	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5
Bulk										
Lot coverage (max.)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max. ft.)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	5.5	8	12	16
Density (max. units per acre)	1 unit / 5 acres	1	1	2	4	5.5	8	12	16	n/a
Cluster allowed	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Notes										
Note: Minimum lot area, lot width and lot frontage do not apply to two-family dwellings or multifamily.										
*20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.										
R-5: Min. lot area civic - 20,000 sf.										
R-8: Min. lot area civic - 20,000 sf.										

R-16: Residential - 16.

- (1) Purpose. To provide for high density residential use. This district allows multifamily development within specified densities. R-16 may serve as a transitional district between single-family and trade zones. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. It is appropriate in the Village and Neighborhood Centers.
- (2) Performance Standards.
 - (i) For purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.
 - (ii) The front yard setback shall be a minimum of 20 feet for the garage portion of a principal structure with 15 feet for the remainder of the principal structure.

The MXR-3 (mixed use residential-3, low intensity) zone district is intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment. It is intended as a transition from mixed use center or corridor to the surrounding neighborhoods and is comprised of apartment, townhouse and civic building types.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LOT 1, 2, 3, AND THE WEST 10.9 FEET OF LOT 4 IN
BLOCK 2 OF
DE VOE SUBDIVISION LOCATED AT 1313 BUNTING AVENUE FROM R-16
(RESIDENTIAL 16 DU/AC) TO MXR-3 (MIXED USE RESIDENTIAL-3, LOW
INTENSITY)**

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 1, 2, 3, and the West 10.9 Feet of Lot 4 in Block 2 of De Voe Subdivision to the MXR-3 (Mixed Use Residential-3, Low Intensity). The Planning Commission found that the MXR-3 zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential High 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 MXR-3 (Mixed Use Residential-3, Low Intensity) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

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

Lot 1, 2, 3, and the West 10.9 Feet of Lot 4 in Block 2 of De Voe Subdivision is and shall be zoned MXR-3 (Mixed Use Residential-3, Low Intensity) in accordance with the Grand Junction Municipal Code.

Introduced on first reading this 5th day of October 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

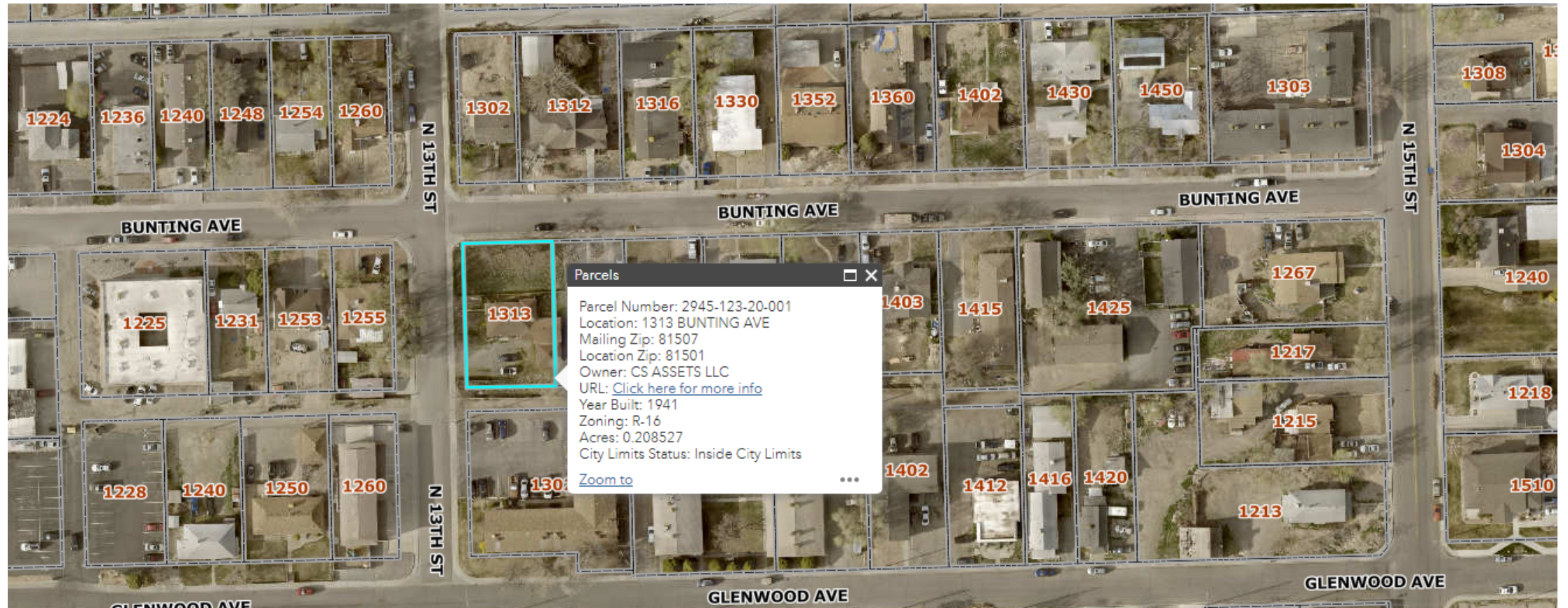
DRAFT

CS Assets LLC Rezone – RZN 2022-471

Located at 1313 Bunting Ave., Grand Junction, CO

Owner/Applicant: CS Assets LLC

Representative: River City Consultants, Inc.



Existing Zoning R-16

R-16: Residential – 16.

(1) Purpose. To provide for high density residential use. This district allows multifamily development within specified densities. R-16 may serve as a transitional district between single-family and trade zones. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. It is appropriate in the Village and Neighborhood Centers.

The minimum density to be developed in the R-16 zone district is 12 dwelling units per acre. The maximum density allowed is 16 dwelling units per acre. The setbacks call for 15' from the front lot line (20' for the garage portion), 5' from the side lot line and 10' from the rear lot line. Under the existing zoning and because of right-of-way adjacent to the site, the site could accommodate between three and six units.

Proposed MXR-3 Zoning

Mixed Use Residential (MXR-3, -5, -8). The mixed use residential (MXR) districts are:

- (1) Intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXR-3), medium (MXR-5), and high (MXR-8).
- (3) Intended as a transition from a mixed-use center or corridor to the surrounding neighborhoods.
- (4) Comprised of the apartment, townhouse and civic building types.

The main reason the MXR-3 zoning is being requested is due to the flexibility in setbacks, particularly the front and side street setbacks which for the principal structure is 0'. It is not intended to increase the allowed density. There is no maximum density in the MXR-3 zone district.

The applicant concurs with staff's findings and report. There was no public participation at the rezone neighborhood meeting. This brief presentation is to present the applicant's vision for the site in a visual manner.

Vision

The applicant is in the process of submitting a Pre-Application submittal. No apartments are planned for this site. The proposal will be for five, attached row homes with entries facing N. 13th Street and rear loading garages and parking, accessed by a drive aisle extending north from the alley adjacent to the south. Another neighborhood meeting will be held prior to a formal development submittal to share the proposal.

This use implements the intent of the proposed form district and the future land use of Residential High while still fitting in with the surrounding uses. A two-story apartment building is located directly south of the property on the south side of the alley. Another small apartment building is located on the corner of N. 13th Street and Glenwood Ave.



Examples















Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: September 27, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, AICP, Principal Planner

Information

SUBJECT:

Consider a request by M & D Enterprises LLC to zone 27.83 acres from County RSF-R (Residential Single Family Rural) to CSR (Community Services and Recreation) located at 2855 C ½ Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, M & D Enterprises LLC is requesting a zone of annexation to CSR (Community Services and Recreation) for the C ½ Road Gravel Pit Annexation. The approximately 27.83 acres consists of one parcel of land located at 2855 C ½ Road. The property is undeveloped. The property is Annexable Development per the Persigo Agreement. The zone district of CSR is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:

The Applicant, M & D Enterprises LLC is requesting annexation of approximately 27.83 acres consisting of one parcel of land located at 2855 C ½ Road. There is no road right-of-way included in the annexation. The subject property is vacant and is planned for gravel extraction and is currently being reviewed for a conditional use permit for a gravel pit. There are no existing residential dwellings on the property.

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

the gravel extraction. The request for zoning will be considered by City Council with the annexation request.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 7, 2022.
- Planning Commission considers Zone of Annexation – September 27, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – October 5, 2022.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 19, 2022.
- Effective date of Annexation and Zoning – November 20, 2022.

Zone of Annexation Request:

The Applicant is requesting a zone district of CSR (Community Services and Recreation). The property is currently zoned in the County as RSF-R (Residential Single Family Rural – one dwelling per five acres). The proposed zone district of CSR is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan. The surrounding County zoning is generally RSF-R, a zone district that provides zoning for interim agricultural uses prior to urbanization that is expected by the Comprehensive Plan. 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 providing the ability of urban land uses following gravel extraction and future reclamation of the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The comprehensive plan goal to “continue to allow responsible mineral and resource extraction and processing” supports the Applicant’s request of a zone of annexation of CSR. The Pear Park Neighborhood Plan supports gravel extraction for this property further supporting the requested zone of annexation to CSR which allows gravel extraction through a Conditional Use Permit.

The CSR zoning establishes the ability to extract the gravel in the land which is abundant in this area. When the extraction is complete a required reclamation plan will allow for more urban uses that are allowed within the other zone districts that implement the Residential Medium Land Use category. It is expected that a future rezone to accommodate such urban uses will be applied for.

In addition to the CSR 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 -8 (Residential – 5.5 to 8)
- b. R-12 (Residential – 8-12 du/ac)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)

e. Mixed Use Shopfront (MXS-3)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in-person on June 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 as well as seven members of the public.

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 August 5, 2022. Mailed notice of the public hearing before Planning Commission in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on August 12, 2022. The notice of the Planning Commission public hearing was published August 16, 2022 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was offered through the GJSpeaks platform, no public comments were received.

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 CSR 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 area is changing with the further development of the C ½ Road area. The neighborhood is urbanizing with the construction of The Eddie, a multi-family and RV development to the west. Two Convenience Stores and one car wash have developed in the past few years a short distance to the north at the

intersection of 29 Road and Riverside Parkway further introducing urbanization in the immediate area. However, infill development is also occurring throughout the Pear Park planning area and the C 1/2 Road area is in a prime location for urban infill to occur. However, with this zoning request to CSR allowing for the consideration of gravel extraction with a conditional use permit the immediate expected land use is not urban infill development therefore 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

Existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed CSR zone district for this property, and the potential gravel operation. Water and sewer services are available. This property is within the Ute Water District service area. The area can be served by Xcel Energy for natural gas and Grand Valley Power for electricity. The property is currently within the Persigo 201 Sewer Service Area and has an 8-inch sewer line in the C 1/2 Road right-of-way with available capacity to accommodate future development of this property. This property is in the Grand Junction Rural Fire Protection District served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 4 at 2884 B 1/2 Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 4 has the capacity to handle calls for service resulting from this annexation.

Pear Park Elementary School is approximately 2 miles to the east. The site is within the enrollment boundaries of East Middle School and Grand Junction High School. Two convenience stores with gas are located less than one mile to the north. Major goods and services can be found nearby on North Avenue two miles to the north and downtown Grand Junction is located less than two miles to the west. Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future at such time the property is further urbanized, and existing public facilities can accommodate the commercial operation of gravel extraction in the near term, therefore 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 CSR meets the intent of permitting mineral extraction uses including gravel extraction to provide the needed gravel for a growing community. For unincorporated areas of Pear Park surrounding this annexation, Mesa County has zoned the majority of the area as RSF-R, a zone district established as an interim zoning until the area is annexed by the city and urban development occurs supportive of the Comprehensive Plan. Much of the adjacent surrounding area in unincorporated Mesa County is agriculturally used and consisting of larger properties.

The Land Use Map defines much of the immediate half mile area around the subject property as Residential Medium and located in Tier 1 of the Intensification and Growth Tiers Map. Staff finds that the CSR zone district provides zoning that accommodates mineral extraction of a gravel resource needed for the urbanization of the community with the future reclamation of the site as urban land uses supported by the Pear Park Neighborhood Plan and the 2020 One Grand Junction Comprehensive Plan. Therefore, staff finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and as a first step it helps fill in the larger patchwork of unincorporated area that is adjacent to the City limits. The property is located within Tier 1 of the Intensification and Growth Tiers Map found in the 2020 One Grand Junction Comprehensive Plan. Tier 1 is an Urban Infill Area as defined in the Comprehensive Plan where services already exist and generally meet service levels and where the focus is on intensifying residential and commercial areas through infill and redevelopment. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district provides for mineral extraction, of known gravel resources identified in the Pear Park Neighborhood Plan, on the property through a conditional use permit and a future reclamation plan for the site that can accommodate urban residential and other appropriate land uses.

The mineral extractive uses are supported and encouraged by the Comprehensive Plan goal to “continue to allow responsible mineral and resource extraction and processing” and the Pear Park Neighborhood Plan’s support for gravel extraction for this area of C ½ Road. 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-8 and R-12 zone districts as well the MX-R-3, MXG-3 and MXS-3 zone districts could be considered in a Residential Medium Land Use area, the CSR zone district is consistent with the recommendations of the Comprehensive Plan and provides the ability for gravel extraction as a use with a conditional use permit.

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 2: Resilient and Diverse Economy

Goal: Promote Business Growth for a Diverse and Stable Economic Base through support of Mineral Extraction. Continue to allow responsible mineral and resource

extraction and processing as well as businesses that support these industries.

Plan Principle 3: Responsible and Managed Growth

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

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 where the focus is on intensifying residential and commercial areas through infill and redevelopment. In Tier 1, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The Pear Park Neighborhood Plan supports gravel extraction for this property further supporting the requested zone of annexation to CSR which allows gravel extraction through a Conditional Use Permit.

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 C ½ Road Gravel Pit Zone of Annexation, ANX-2021-613 request for the properties located at 2855 C ½ Road from County RSF-R (Residential Single Family Rural) to CSR (Community Services and Recreation), 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 properties located at 2855 C ½ Road, City file number ANX-2021-613, 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 - C 1-2 Road Gravel Pit Annexation
3. C 1-2 Road Gravel Pit Annexation Plat-Annexation Plat
4. Maps and Photos - C 1-2 Rd Gravel Pit Annex
5. Public Comments Received
6. ORD-Zoning - C 1-2 Road Gravel Pit ANX



Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

M&D Enterprises LLC
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: LLC

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 2323 River Road
Grand Junction CO 81505

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:

Andrew Azcarraga; Donna Azcarraga, member
Martin Azcarraga, member

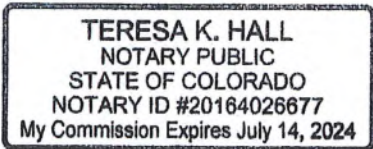
The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

Andrew Azcarraga; Donna Azcarraga; Martin Azcarraga

Other matters concerning the manner in which the entity deals with interests in real property:

2855 C/K Road
Grand Junction CO 81501

Executed this 15th day of June, 2021



Donna Azcarraga
Signature (Type or Print Name Below)
Donna Azcarraga

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 15th day of June, 2021, by Donna Azcarraga (insert name of individual) as Secretary/Treasurer (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for M&D Enterprises (insert name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: July 14, 2024

Teresa K. Hall
Notary Public



Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Agricultural"/>	Existing Zoning <input type="text" value="RSF-R"/>
Proposed Land Use Designation <input type="text" value="Gravel/sand Extraction"/>	Proposed Zoning <input type="text" value="CSR"/>

Property Information

Site Location: <input type="text" value="2855 C 1/2 Road"/>	Site Acreage: <input type="text" value="25.2"/>
Site Tax No(s): <input type="text" value="2943-194-00-248"/>	Site Zoning: <input type="text" value="RSF-R"/>
Project Description: <input type="text" value="Creation of gravel extraction pit; annexation to City of GJ, zone to CSR + CUP"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

M&D Enterprises LLC
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: LLC

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 2323 River Road
Grand Junction CO 81505

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:

Andrew Azcarraga; Donna Azcarraga, member
Martin Azcarraga, member

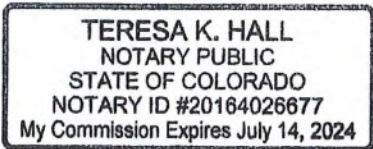
The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

Andrew Azcarraga; Donna Azcarraga; Martin Azcarraga

Other matters concerning the manner in which the entity deals with interests in real property:

2855 Ck Road
Grand Junction CO 81501

Executed this 15th day of June, 2021



Donna Azcarraga
Signature (Type or Print Name Below)
Donna Azcarraga

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 15th day of June, 2021, by Donna Azcarraga (insert name of individual) as Secretary/Treasurer (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for M&D Enterprises (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: July 14, 2024

Teresa K. Hall
Notary Public

Location Map – 2855 C 1/2 Road – Request for Annexation of Property



**C ½ ROAD GRAVEL PIT 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: 2855 C ½ Road
Tax ID # 2943-194-00-248

Lots 9 and 10 of Bevier's Subdivision, Together with easement for common driveway over and across the East 10 feet of Lot 4, Township 1 South, Range 1 East of the Ute Meridian, according to the instrument recorded at Reception No. 1467646, County of Mesa, State of Colorado

Said parcel containing an area of 25.22 +/- Acres, as herein described.

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, "C ½ Road Gravel Pit 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.

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Andrew Azcarraga, Vice President (Title), M & D Enterprises LLC, of lawful age, being first duly sworn, upon oath, deposes and says:

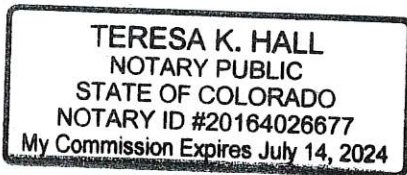
That they are the circulator of the forgoing petition:

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

Andrew Azcarraga
Andrew Azcarraga
Title: Vice President
M & D Enterprises LLC

Subscribed and sworn to before me this 7th day of September, 2021.

Witness my hand and official seal.



Teresa K. Hall
Notary Public

2420 Wintergreen Drive
Address
Grand Junction, CO 81506

My commission expires: July 14, 2024

Andy Azcarraga

Andrew Azcarraga
(Print Name)

Title: Vice President

M & D Enterprises LLC

Andy Azcarraga
SIGNATURE

9-7-21
DATE

(C ½ Road Gravel Pit Annexation Petition)

**C ½ ROAD GRAVEL PIT 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: 2855 C ½ Road
Tax ID # 2943-194-00-248

Lots 9 and 10 of Bevier's Subdivision, Together with easement for common driveway over and across the East 10 feet of Lot 4, Township 1 South, Range 1 East of the Ute Meridian, according to the instrument recorded at Reception No. 1467646, County of Mesa, State of Colorado

Said parcel containing an area of 25.22 +/- Acres, as herein described.

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, "C ½ Road Gravel Pit 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.

Andy Azcarraga

Andrew Azcarraga
(Print Name)

Title: Vice President
M & D Enterprises LLC

Andy Azcarraga
SIGNATURE

9-7-21
DATE

(C ½ Road Gravel Pit Annexation Petition)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Andrew Azcarraga, Vice President (Title), M & D Enterprises LLC, of lawful age, being first duly sworn, upon oath, deposes and says:

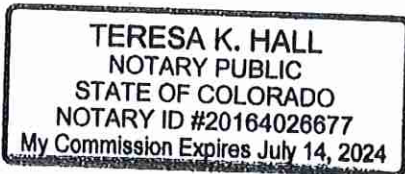
That they are the circulator of the forgoing petition:

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

Andrew Azcarraga
Andrew Azcarraga
Title: Vice President
M & D Enterprises LLC

Subscribed and sworn to before me this 7th day of September, 2021.

Witness my hand and official seal.



Teresa K. Hall
Notary Public

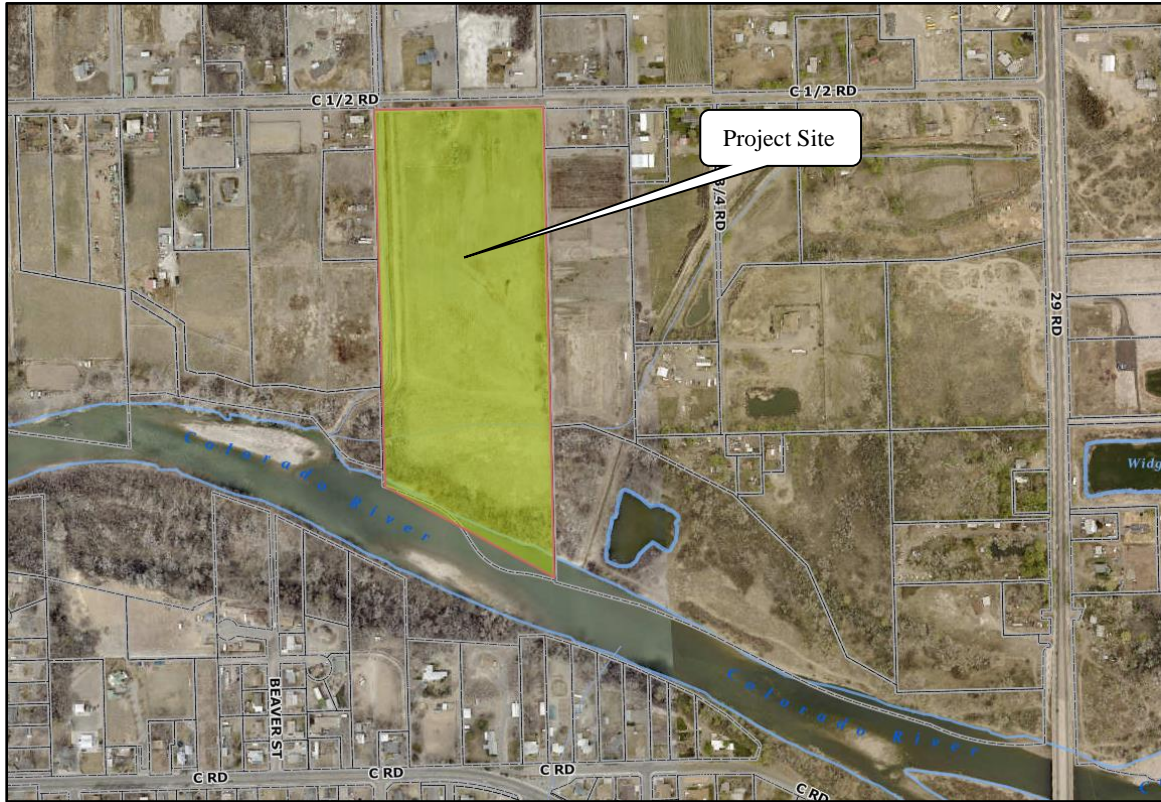
2420 Wintergreen Drive
Address
Grand Junction, CO 81506

My commission expires: July 14, 2024

**General Project Report
2855 C ½ Road – Gravel Pit
Annexation/Zoning/CUP Submittal**

Project Description (Location, Acreage, Proposed Use):

The purpose of this submittal is to obtain approval from the City of Grand Junction and applicable agencies to construct a gravel pit with associated parking and landscaping. The location of the project site is depicted below:



The 2855 C ½ Road property consists of approximately 25.23 acres. The applicant proposes to annex the property into the City of Grand Junction with a rezone from RSF-R (Residential Single Family – Rural) to CSR (Community Services and Recreation) to allow a gravel extraction operation. A conditional use permit (CUP) will be required after the annexation and rezone in order to move forward with the gravel pit. According to the 2020 Comprehensive Plan, the property is in a residential medium density area, which would allow for CSR. The property consists of agricultural land with a covering of native grasses. It should be noted that the applicant intends to return the property to residential use after the implementation of the 10-year gravel extraction operation.

Surrounding Land Uses and Zoning:

The following adjacent properties are zoned accordingly:

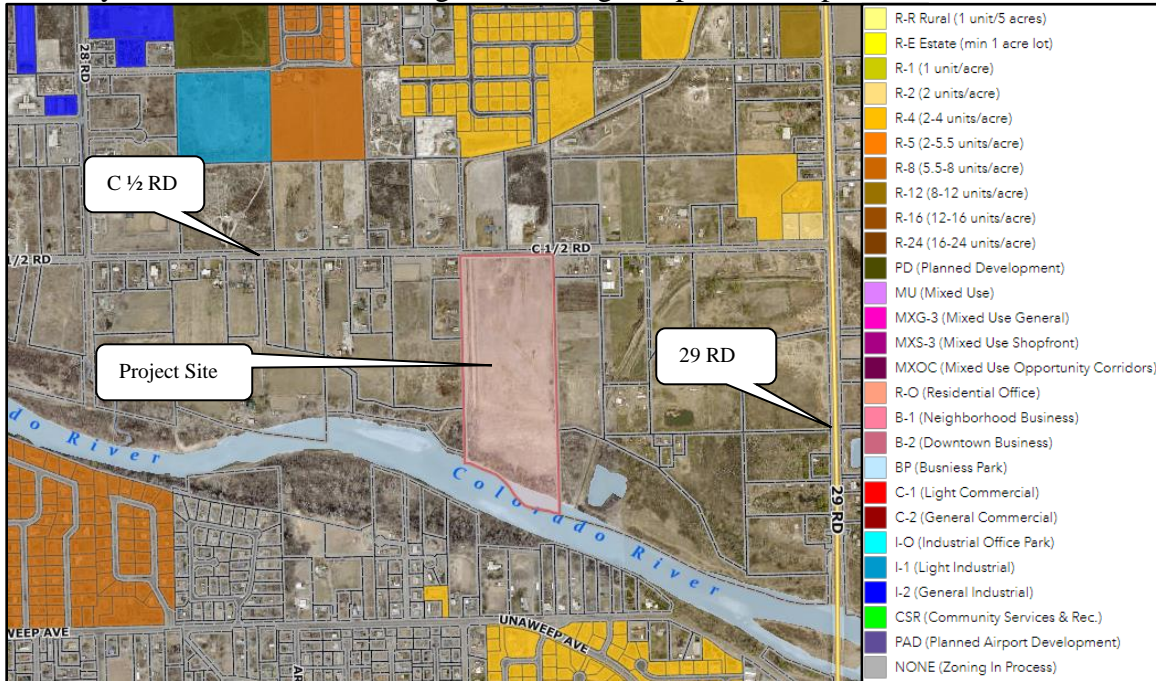
DIRECTION	ZONING	CURRENT LAND USE
North:	RSF-R	Residential
South:	N/A	Colorado River
East:	RSF-R	Residential/Agricultural
West	RSF-R	Residential/Agricultural

General Project Report

2855 C ½ Road – Gravel Pit

Annexation/Zoning/CUP Submittal

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



Current City of Grand Junction Zoning

Site Access:

Access to the property is gained from a single-family gravel driveway in the middle of the north edge of the property. It provides access to the existing single-family structure on-site. A rebuild of the driveway to meet anticipated access requirements will be part of this project.

ROW/Easements:

C ½ Road is a minor collector street with 52’ of required ROW. The existing ROW is 40’ from the subject property line to the opposite property line at approximately the center of pavement. A 14’ multi-purpose easement is given along the street frontage. The Active Transportation Corridor map shows a trail on the west side of the parcel and another one near the river at the southern edge of the property. Easements will be granted for these trails as a condition of approval.

Utilities:

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

Sanitary Sewer: There is an existing 8” VCP sanitary sewer line that runs along C ½ Road fronting the property. This project will not need to tap into the system as there will be no new buildings constructed on the property.

Domestic Water: Ute Water services the area and a water main is located along C ½ Road.

**General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal**

Stormwater & Drainage: The site is within Grand Valley Drainage District and currently drains south toward the Colorado river. A storm conduit drainage ditch runs southerly along the western edge of the property (US Structure # C2-282-009) before emptying into the Colorado River. Permanent water quality control and stormwater BMPs are provided within the site plan. Additionally, the gravel excavation operation will serve as a retention pond during and after construction.

Irrigation Water: No change to irrigation is anticipated with this project.

Dry Utilities: Electrical service and gas are provided by Grand Valley Power.

Parking:

The design number of spaces for parking was taken from the city off-street required parking. For this site parking can be provided by a “low-traffic storage yard” because the average daily trips for the site is 15, and a “low-traffic storage yard” is classified as less than 30 average daily trips.

Use Category	Quantity	Spaces required	Spaces required
Mining	3 employees 12 vehicles	1 per employee 1 per vehicle	15

Response to Development Regulations 21.04.30 (k) Use Specific Standards: Mineral Extraction, Washing, Crushing, Cement Batch Plants and Asphalt Plants

(1) *Purpose.* The purpose of this subsection is to establish reasonable and uniform limitations, safeguards and controls to wisely utilize natural resources and to reclaim mined land.

(i) *Gravel extraction and/or processing activities should occur on parcels of sufficient size so that extraction and reclamation can be undertaken while still protecting the health, safety and welfare of the citizens.*

Response: The parcel is large enough that all activities can take place within the buffer required by these regulations.

(ii) *Where gravel extraction and/or processing is adjacent to zoning or land uses other than I-1 or I-2, mining, handling and batch processing activities may be restricted, buffering may be required and/or disturbance/reclamation may be accelerated to be compatible with the adjacent zone or use.*

Response: Buffers have been added to the site plan to determine where gravel extraction/processing is allowed to take place. These buffers are based on the locations of the property lines, adjacent residences, and waterways.

(2) *Procedure.*

General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal

(i) Commercial extraction of mineral deposits shall not begin or occur until an excavation and land reclamation plan have been approved in writing by the Colorado Mined Land Reclamation Board.

Response: A Construction Materials Regular 112 Operation Reclamation Permit will be requested from the State of Colorado after a determination is made by Mesa County to issue a Conditional Use Permit (CUP). The CUP is required before the 112 Permit can be issued. The applicant also wants assurance that a CUP can be issued before moving forward with the project and submitting the 112 Permit to the State of Colorado.

(ii) A plan approved as part of a CUP and/or a reclamation/development schedule being followed under previous regulations fulfills this requirement.

Response: An excavation and rehabilitation plan meeting the above requirement is included with this submittal application.

(iii) Asphalt, cement and/or other batch plant operations shall be subject to CUP requirements.

Response: There will be no batch plants for this project.

(iv) A plan for a use under this subsection shall contain, in addition to those relevant requirements outlined for a CUP, the following:

(A) Detailed description of the method of extraction and reclamation to be employed, including any necessary accessory uses such as, but not limited to, crushers, batch plants and asphalt plants;

Response: Of the total 25.2-acres within the project, 18.3-acres will be mined for sand and gravel. The site will be mined in one phase encompassing the entire 18.3-acres.

The sand and gravel pit operations will have screening, crushing, and conveying equipment for the gravel processing in addition to the trackhoes and front-end loaders.

Earthwork operations will begin at the south end and move to the north end of the site. Appropriate buffers for the Colorado River are accounted for. The topsoil will be removed and stockpiled in berms around the perimeter of the excavation site. Next, the sands and gravel will be mined using trackhoes, front-end loaders, and bulldozers. To process the sand and gravel, screens and crushers located near the center of the project area will be utilized. Once the materials are processed, they will be piled onsite or loaded into trucks and trucked offsite. Given the high water table, material stockpiles will be established to allow for drying. After the sand and gravel have been removed, the area will be backfilled and compacted

General Project Report
2855 C ½ Road – Gravel Pit
Annexation/Zoning/CUP Submittal

using the stockpiled overburden material, the overburden from the next mining area, and imported fill materials. The project area will be regraded to reflect the final grades depicted on the reclamation plan.

(B) An extraction plan showing the areas to be mined, location of stockpile area, location of structures, general location of processing equipment, with accompanying time schedules, fencing if applicable, depth of deposit, tons in the deposit and other pertinent information;

Response: The proposed site plan drawings, included with this conditional use permit application, depicts the items requested above. The gravel mining process will be completed in one phase lasting approximately ten years, depending on market conditions. Reclamation of the site will be completed no more than 2 years after sand and gravel mining termination. The additional two years is required to deplete all stockpiled sand and gravel and complete reclamation efforts.

Stockpiled materials and sand/gravel processing areas will generally be in the center of the project site.

According to the US Department of Agriculture, Department of Natural Resource Conservation Service (NRCS), the overburden soil in the north half of the property consists of a silty clay loam, and has been used for agricultural purposes in the past. The overburden soil at the southern half of the property consists of a clay loam with low salinity. Vegetation on the project site consists of Siberian elm, Russian knapweed, chicory, Russian thistle, cheatgrass, bindweed, kochia, Russian olive, cottonwood, and tamarisk. See the wetland delineation for a more detailed list of vegetation. Several of these plants are listed on the State of Colorado's noxious weed list.

(C) A detailed reclamation plan showing proposed reclamation with time schedules including, but not limited to, finish contours, grading, sloping, placement, and amount and type of revegetation, post-extraction land use plans and any other relevant information;

Response: A reclamation plan drawing, included with this conditional use permit application, depicts the information requested above. The reclamation for the site will be completed approximately 12 years after the start of sand and gravel mining operations.

The reclamation proposed for the project site is to return the project site to its original condition for consideration as a future residential development. The applicant is considering a 5-lot subdivision (1-acre minimum for CSR), but that specific decision has yet to be determined. Properties adjacent to this project are zoned for residential uses, and the future zoning of this parcel as Residential Medium appears to support CSR.

General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal

In general, reclamation of the site will consist of backfilling and compacting the sand and gravel mined area with the onsite overburden material and imported fill. The site will be regraded in accordance with the reclamation plan, which is essentially the original site condition. However, a 9-acre retention pond will be constructed in the middle of the property to address drainage issues associated with the project site.

Once all sand and gravel have been mined and stockpile materials are depleted, the 25.2-acre site will be fine graded to the final contours proposed on the reclamation plan map. All internal site gravel haul roads will be eliminated. The site will have a slight gradient to the south, with no slopes greater than 1%. The US Department of Agriculture, Natural Resource Conservation Service (NRCS), indicates the existing site soils are fair to poor topsoil. The Mesa County Revegetation Guide recommends the site be revegetated using a mix of Western wheatgrass, Intermediate wheatgrass, Smooth Brome, and Perennial Rye applied at 7.4 lbs. per acre if drilled, and 14.7 lbs. per acre if broadcast. This mix does not require irrigation.

(D) Topography of the area with contour lines of sufficient detail to portray the direction and rate of slope of the land covered in the application;

Response: Drawings identifying the existing conditions and reclamation plan, included with this conditional use permit application, are attached which depict the information requested. The slope on the existing site is approximately 0.5% to the south. The slope of the land after reclamation will be approximately 0.5% to the south side of the property.

(E) Type, character, and density of proposed vegetation both during excavation and as a component of rehabilitation;

Response: The existing site is approximately 70% covered with vegetation. The vegetation on the site consists of Siberian elm, Russian knapweed, chicory, Russian thistle, cheatgrass, bindweed, kochia, Russian olive, cottonwood, and tamarisk. Much of the vegetative cover is classified as noxious. The type of vegetation for reclamation will be dictated by the Mesa County Revegetation Guide.

(F) The operator's estimated cost at each of the following segments of the reclamation process, including where applicable, backfilling, grading, reestablishing topsoil, planting, revegetation management, irrigation, protection of plants and soil prior to vegetation establishment and administrative cost;

**General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal**

Response:

<u>ITEM</u>	<u>QUAN</u>	<u>RATE</u>	<u>TOTAL</u>
Grading	LS	\$ 8,000	\$8,000
Planting	6 acres	\$350	\$2,100
Revegetation Management	6 acres	\$50	\$300
Total Estimated Cost			\$10,400

(G) A drainage plan and report prepared by a Colorado registered professional engineer with consideration of natural drainage, drainage during excavation and drainage after reclamation such that the proposed reclamation and excavation will have no adverse effect in excess of natural conditions. Where applicable, the Director may require a floodplain permit (see GJMC [21.07.010](#), Flood damage prevention);

Response: A drainage report has been prepared and is included with this conditional use permit application request. The site will be utilize onsite retention.

(H) Traffic analysis, which reviews road capacity and safety conditions/considerations for and within the neighborhood, as that term may be defined and applied by the Director. The Director may reduce or enlarge the neighborhood to be analyzed upon a finding of a hazard or hazardous condition. The traffic analysis shall generally conform to and address TEDS standards (GJMC Title 29) and shall include but not be limited to ingress/egress, parking and loading, on-site circulation, number of trucks per day and the capacity of roads, streets, bridges, intersections, etc.;

Response: A traffic analysis review plan has been prepared and is included with this conditional use permit application request. Access for the site will be from C 1/2 Road only.

(I) An erosion control plan for runoff and wind-blown sediments shall be provided for the mining operation and the reclamation;

Response: A Stormwater Management Plan (SWMP) is attached as a condition of approval.

(J) Additional information that is required because of unique site features or characteristics may be required by the Public Works and Planning Departments; and

Response: There are no unique features currently identified on this project site.

(K) Upon approval, the excavation and reclamation plans shall be filed with the City and recorded with the Mesa County Clerk and Recorder. Any change in

General Project Report
2855 C ½ Road – Gravel Pit
Annexation/Zoning/CUP Submittal

excavation or reclamation plan shall be prohibited unless amended through the conditional use permit process.

The excavation and reclamation plans will be filed with the City and recorded with the Mesa County Clerk and Recorder upon approval.

(3) *Standards.*

(i) Mineral extraction, washing, crushing, cement and asphalt batch planting and other mined products related uses shall be subject to an approved excavation permit, well permit, air pollution permit, reclamation plan and any and all other permits, certifications or requirements of the State or federal agencies having jurisdiction as required;

Response: A sand and gravel mining permit will be acquired as part of this project.

(ii) Excavation or deposit of overburden is not permitted within 30 feet of an abutting parcel, an easement, an irrigation ditch or canal or right-of-way unless by written agreement of the owner of such property, easement, irrigation ditch, canal or right-of-way;

Response: A setback of 30-ft will be provided at the locations specified above.

(iii) Excavation within 125 feet of an existing residence is not permitted unless by written agreement of the owners and occupants of the residence. No rock crushing, asphalt/cement plant or other similar equipment or operations shall take place any closer than 250 feet of a residence. The Planning Commission may require a greater distance if the operation is abutting a residential zone district. Excavation, loading, handling, processing and batch operations adjacent to residentially zoned parcels shall not exceed 65 decibels at the property line of any adjacent parcel;

Response: There are three residences adjacent to the property. A minimum 250-ft buffer will be provided between each residence and all rock crushing activities, and a minimum 125-ft buffer for all mining activities.

(iv) At a minimum, 100 feet greenbelt setback shall be provided from jurisdictional wetlands or navigable watercourses as the same are defined by the U.S. Army Corps of Engineers (USACE). The Director upon recommendation and consent of the USACE may vary this standard;

Response: A 100-ft greenbelt setback is provided from the Colorado River along the southern edge of the property.

(v) Existing trees and vegetation shall, to the extent practicable, be preserved and maintained in the required setback to protect against and reduce noise, dust and erosion. The Director may require vegetative screening and/or buffering in

General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal

accordance with this code in order to minimize the impact to dissimilar adjacent uses or zoning districts;

Response: The existing trees and vegetation in the greenbelt setback will be left in place.

(vi) The owner or operator shall submit a traffic analysis;

Response: A traffic analysis has been prepared and is included with this submittal.

(vii) The Director of Public Works may place restrictions on right-of-way use after review of the traffic analysis. Restrictions may include but are not limited to the owner or operator being responsible for the extraordinary upgrade and maintenance of the designated haul route;

Response: A haul road plan has been included with this submittal. Access to and from the project site will be from C 1/2 Road only.

(viii) Streets, bridges and highways designated as haul route shall be maintained by the owner/operator in a reasonably clean condition. This may include, depending on local conditions, watering, oiling, or sweeping as determined by the Director;

Response: C 1/2 Road and 28 Road will be maintained by the owner/operator in a reasonably clean condition.

(ix) Hours of operation shall be restricted to 6:00 a.m. to 6:00 p.m. The Director may authorize different hours; however, the Director may also restrict as part of the CUP the hours of operation near residential or urbanized areas;

Response: The planned hours of operation are 7:00 a.m. to 5:30 p.m.

(x) In no event shall a slope of steeper than 2:1 be left for dry pits. A pit with a slope of 3:1 or steeper shall not exceed a depth of 10 feet. The floor of excavation pits, whether wet or dry, shall be left in a suitable condition;

Response: The excavation of the gravel pit will follow these guidelines.

(xi) The owner/operator shall not excavate, store overburden or mined material or dike the property in such a manner as to increase any drainage or flooding on property not owned by the operator or damage public facilities and/or property;

Response: There is no offsite drainage onto the property, and all runoff occurring within the property will be contained in earth berms at the edge of the site.

(xii) Prior to starting operation, where the operation is adjacent to subdivided and/or developed commercial or residential property, the Director may require

General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal

buffering and/or screening. Required fencing, screening and/or buffering shall not be removed until reclamation has been completed;

Response: The site will have a minimum buffer of 30' around the entirety of the property, and will also follow the required excavation and crushing buffers.

(xiii) After mining has been completed, the site shall not to be used to stockpile sand and/or gravel except in I-1 and I-2 with a CUP. In any event the owner/operator is to reclaim the site as rapidly as possible;

Response: Once mining is complete all processed materials will be removed and the site will be reclaimed.

(xiv) Operations shall comply with the noise, vibration and other applicable standards and requirements of this code. If there are conflicting or competing provisions in this code, the most stringent shall apply;

Response: Operations will work within the applicable standards in the City of Grand Junction Zoning and Development Code.

(xv) All air emissions shall comply with standards established by the Mesa County Health Department, State Health Department and Colorado Air Quality Control Commission;

Response: This project will comply with all applicable standards.

(xvi) All water use and/or discharge shall conform to standards established by law and administered by the Environmental Protection Agency (EPA), the Colorado Department of Public Health and Environment (CDHPE), the City of Grand Junction and the Mesa County Health Department;

Response: This project will not directly discharge any water from the site.

(xvii) All slopes shall be stabilized. Land remaining at the natural water level must be revegetated in a manner compatible in type as/with the immediately prevailing area. Revegetation plans are required and shall minimally meet the standards of the Colorado Mine Land Reclamation Board;

Response: A reclamation plan is included with this submittal, and revegetation will take place as dictated in the Mesa County Revegetation Guide.

(xviii) All disturbed areas shall be revegetated in accordance with the vegetation plan;

Response: All vegetation shall be according to the Mesa County Revegetation Guide.

General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal

(xix) Following initial revegetation efforts, the revegetated area shall be maintained for a period of three years or until all vegetation is firmly established in the reclamation area;

Response: The reclaimed area will be monitored to ensure that vegetation is established.

(xx) A timetable for reclamation shall be placed on each project. Time lines, including but not limited to milestones, if any, shall be dependent upon the type and size of reclamation effort;

Response: Reclamation shall be completed approximately two years after mining operations are complete.

(xxi) Proof of a reclamation bond shall be submitted, along with the required reclamation plan;

Response: A reclamation plan has been included with this submittal, and proof of a reclamation bond will be included as part of the conditions of approval.

(xxii) A development schedule shall be submitted describing the life span of the project in years (ranges are acceptable) and, if applicable, the years per phase;

Response: The mining will take place in one phase lasting approximately ten years. Reclamation is expected to be completed two years after mining is completed.

(xxiii) If the development schedule is not met the conditional use permit:

(A) May be revoked;

(B) The Director may grant a two-year extension per request;

(C) The Planning Commission shall have the power, after hearing, to revoke any conditional use permit for any violation;

(D) Upon at least 10 days' written notice to the owner, the Planning Commission may hold a hearing to determine the nature and extent of the alleged violation, and shall have the power, upon showing of good cause, to revoke the permit and the plan and to require reclamation of the land;

(E) If not extended or revoked, a new application and extraction plan will need to be submitted and reviewed in the manner described in this subsection;

(F) An extension request shall provide information in writing detailing the reasons for the request. The Director shall consider the stated reasons, as well as

General Project Report
2855 C 1/2 Road – Gravel Pit
Annexation/Zoning/CUP Submittal

the extent conditions have changed in the area, if any, before granting an extension;

(G) If a written request to extend the development schedule is submitted to the Director it shall include but not necessarily be limited to the factors and reasons for the requested extension. New conditions may be imposed as a part of the granting of an extension. New conditions, if any, may be appealed to the Planning Commission to be considered at a public hearing;

(H) The Director may forward any extension request to the Planning Commission;

(I) Extension requests will be evaluated by the Director and/or Planning Commission on the same basis and with the same information as per the conditional use permit process;

(xxiv) If the use has not operated or if no material has been extracted in accordance with the development schedule or any extension thereof, the conditional use permit shall expire;

(xxv) Signage for public safety is required

Response: A freestanding sign will be erected near the proposed entrance at the north end of the project site to post State of Colorado required identification information. The sign will be less than 1.5 square feet.

(xxvi) Fencing around the perimeter of the property is required.

Response: A 6-foot perimeter screening fence will be provided as part of the construction process.

IMPROVEMENT SURVEY OF PARCELS LOCATED IN NW1/4 SE1/4 SECTION 19, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

PROPERTY DESCRIPTION

A parcel of land in the Northwest Quarter of the Southwest Quarter (NW¼ SE¼) of Section 19, Township 1 South, Range 1 East of the Ute Meridian and more particularly described as follows

BY DEED:

Lots 9 and 10 of Bevier's Subdivision, Together with easement for common driveway over and across the East 10 feet of Lot 4, township 1 South, Range 1 East of the Ute Meridian, according to the instrument recorded at Reception No. 1467646, County of Mesa, State of Colorado

BY SURVEY:

COMMENCING at the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) Section 19, T1S, R1E of the Ute Meridian, whence the Northeast corner of said NW¼ SE¼ Section 19 bears South 89°39'16" East, a distance of 1319.93 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°07'25" West, a distance of 40.00 feet to a point on the South right-of-way line of C½ Road and being the POINT OF BEGINNING; thence South 89°39'16" East, a distance of 660.00 feet, along the South right-of-way line of C½ Road; thence South 00°07'25" West, a distance of 1282.10 feet, to a point on the South line of said NW¼ SE¼ Section 19; thence South 00°07'25" West, a distance of 303.90 feet, to a point on the North bank of the Colorado River; thence North 77°51'36" West, a distance of 337.39 feet, along said North bank of the Colorado River; thence North 83°26'37" West, a distance of 332.10 feet, along said North bank of the Colorado River; thence North 00°07'25" East, a distance of 195.00 feet, to a point on the South line of said NW¼ SE¼ Section 19; thence North 00°07'25" East, a distance of 1286.10 feet, along the West line of said NW¼ SE¼ Section 19 to the POINT OF BEGINNING.

Said parcel containing an area of 23.11 Acres, as herein described.

SPECIAL NOTES

Easement and Title Information provided by Westcor Title Insurance Company, Commitment No. 9241CEM, dated December 20, 2018.

Per said title commitment there is a NOTICE OF RIGHT-OF-WAY recorded at Reception 2224921 for the MC 50 Lateral Company, that crosses this property. The only definition of said right-of-way is "extend for a distance from 17½ feet from the centerline of the lateral on the right side facing downstream and 7½ feet from the centerline of the lateral on the left side facing downstream".

Due to lack of definition of said RIGHT-OF-WAY in said recorded document it is plotted per the centerline of existing 2.0' ditch bottom as surveyed August, 2020.

Property shown herein is from plat of Bevier Subdivision as platted in 1894 at Reception 21700. Plat records lots as to top of the bank of the Colorado River.

Approximate location of extended boundary of this survey to approximate centerline of river as digitized.

GENERAL NOTES

Easement and Title Information provided by Westcor Title Insurance Company, Commitment No. 9241CEM, dated December 20, 2018.

Basis of bearings is the North line of the NW¼ SE¼ of Section 19 which bears South 89°38'16" East, a distance of 1319.93 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

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

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- ◆ SET ALIQUOT SURVEY MARKER PLS 24953, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953
- FLUSH WITH SURFACE UNLESS OTHERWISE NOTED
- 1.0' WC - SE 1.0' = Distance WC = Witness Corner - SE = Direction
- G- UNDERGROUND GAS LINE
- UGE- UNDERGROUND ELECTRIC LINE
- UGT- UNDERGROUND TELEPHONE LINE
- OHE- OVERHEAD ELECTRIC LINE
- POWER POLE
- STORM INLET
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT

LAND SURVEY DEPOSITS

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

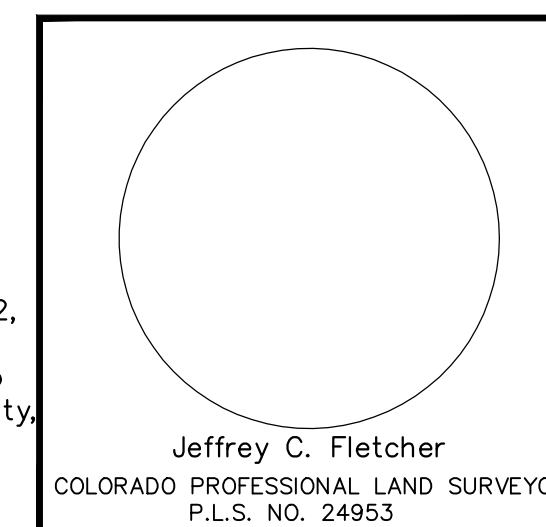
Prepared for: M & D Enterprises, LLC
2855 C1/2 Rd, Grand Junction, CO

IMPROVEMENT SURVEY

NW¼ SE¼ SECTION 19
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC

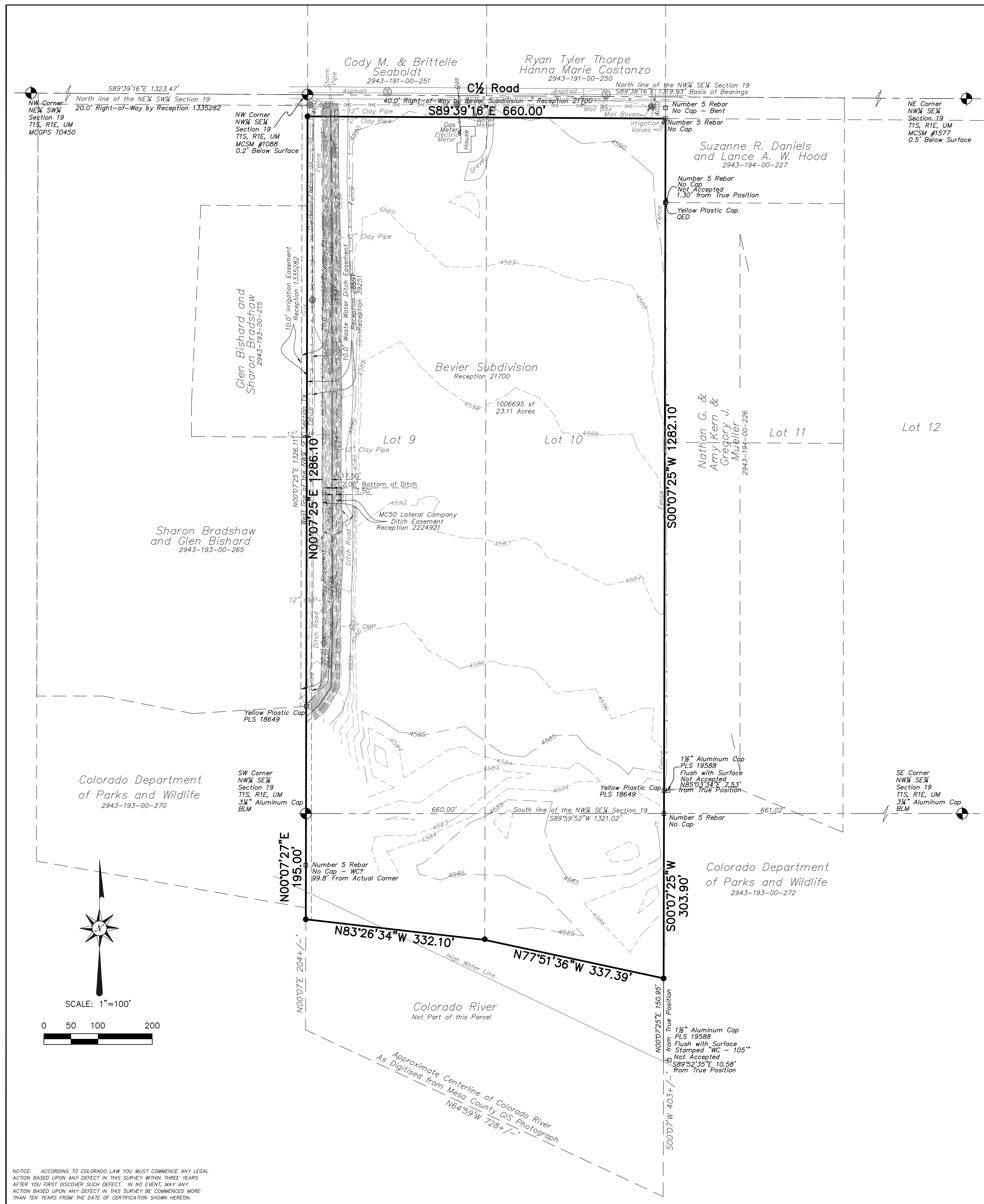
1673 Highway 50, Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451



PROJ. NO. 20-90	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: February, 2022	be/bo	knr	jef	1	1

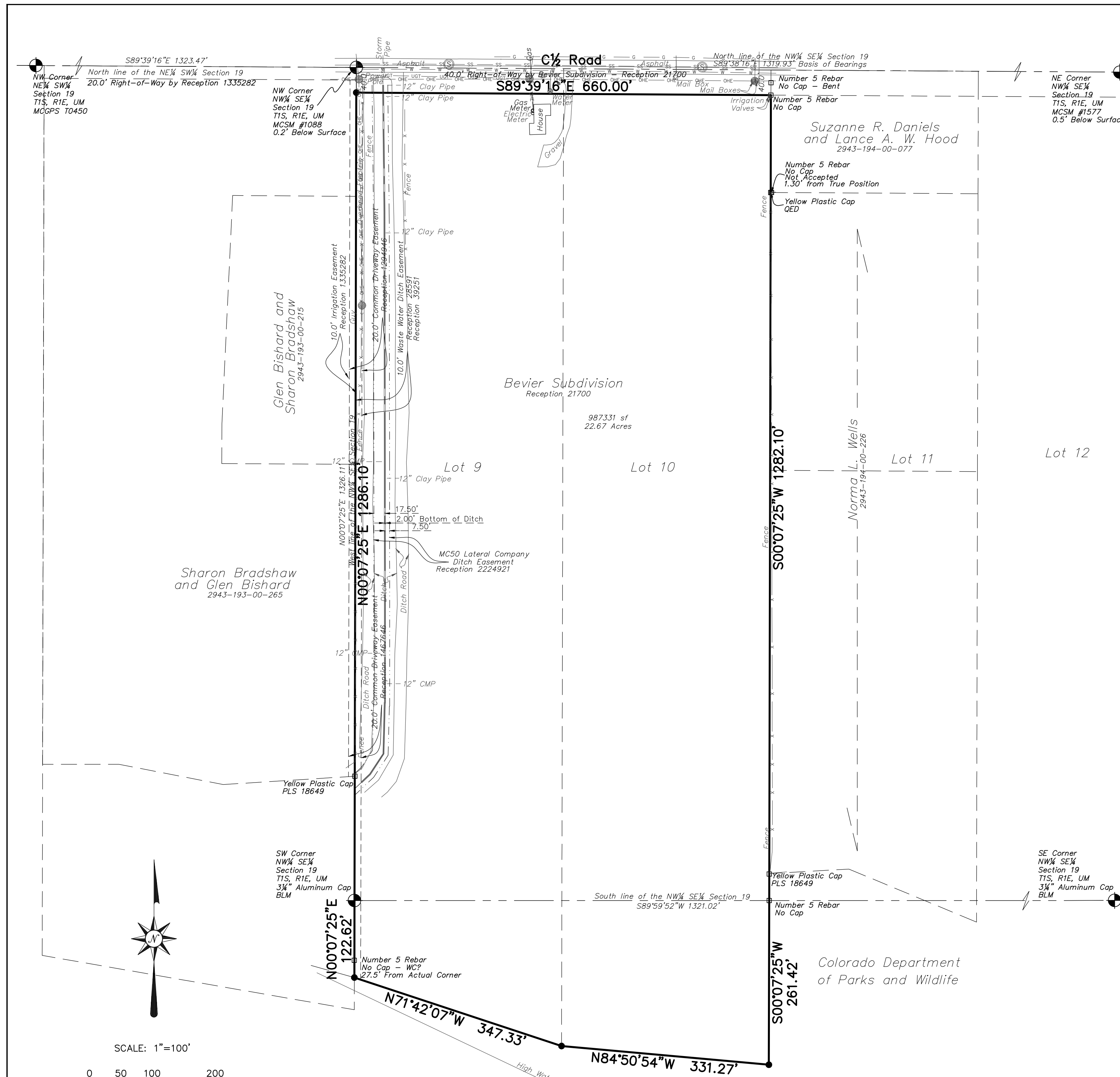
SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during August, 2020 and January, 2022, and that both have been prepared according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge. This survey is not a guaranty or warranty, either expressed or implied.



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

IMPROVEMENT SURVEY OF PARCELS LOCATED IN NW1/4 SE1/4 SECTION 19, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



PROPERTY DESCRIPTION

A parcel of land in the Northwest Quarter of the Southwest Quarter (NW1/4 SE1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian and more particularly described as follows

BY DEED:

Lots 9 and 10 of Bevier's Subdivision, Together with easement for common driveway over and across the East 10 feet of Lot 4, township 1 South, Range 1 East of the Ute Meridian, according to the instrument recorded at Reception No. 1467646, County of Mesa, State of Colorado

BY SURVEY:

COMMENCING at the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) Section 19, T1S, R1E of the Ute Meridian, whence the Northeast corner of said NW1/4 SE1/4 Section 19 bears South 89°39'16" East, a distance of 1319.93 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°07'25" West, a distance of 40.00 feet to a point on the South right-of-way line of C1/2 Road and being the POINT OF BEGINNING; thence South 89°39'16" East, a distance of 660.00 feet, along the South right-of-way line of C1/2 Road; thence South 00°07'25" West, a distance of 1282.10 feet, to a point on the South line of said NW1/4 SE1/4 Section 19; thence South 00°07'25" West, a distance of 261.44 feet, to a point on the North bank of the Colorado River; thence North 84°50'54" West, a distance of 331.27 feet, along said North bank of the Colorado River; thence North 71°42'07" West, a distance of 347.33 feet, along said North bank of the Colorado River; thence North 00°07'25" East, a distance of 122.62 feet, to a point on the South line of said NW1/4 SE1/4 Section 19; thence North 00°07'25" East, a distance of 1286.10 feet, along the West line of said NW1/4 SE1/4 Section 19 to the POINT OF BEGINNING.

Said parcel containing an area of 22.67 Acres, as herein described.

SPECIAL NOTES

Easement and Title Information provided by Westcor Title Insurance Company, Commitment No. 9241CEM, dated December 20, 2018.

Per said title commitment there is a NOTICE OF RIGHT-OF-WAY recorded at Reception 2224921 for the MC 50 Lateral Company, that crosses this property. The only definition of said right-of-way is "extend for a distance from 17 1/2 feet from the centerline of the lateral on the right side facing downstream and 7 1/2 feet from the centerline of the lateral on the left side facing downstream".

Due to lack of definition of said RIGHT-OF-WAY in said recorded document it is plotted per the centerline of existing 2.0' ditch bottom as surveyed August, 2020.

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- ◆ SET ALIQUOT SURVEY MARKER PLS 24953, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953 FLUSH WITH SURFACE UNLESS OTHERWISE NOTED
- 1.0' WC - SE 1.0' = Distance WC = Witness Corner - SE = Direction
- G- UNDERGROUND GAS LINE
- UGE- UNDERGROUND ELECTRIC LINE
- UGT- UNDERGROUND TELEPHONE LINE
- OHE- OVERHEAD ELECTRIC LINE
- POWER POLE
- STORM INLET
- STORM MANHOLE
- SANITARY MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT

LAND SURVEY DEPOSITS

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

Prepared for: M & D Enterprised, LLC

GENERAL NOTES

Easement and Title Information provided by Westcor Title Insurance Company, Commitment No. 9241CEM, dated December 20, 2018.

Basis of bearings is the North line of the NW1/4 SE1/4 of Section 19 which bears South 89°38'16" East, a distance of 1319.93 feet, established by observation of the MCOPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plot.

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

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

SURVEYOR'S CERTIFICATION

I hereby certify that this plot represents a field survey completed under my direct supervision during August, 2020, and that both have been prepared according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge. This survey is not a guaranty or warranty, either expressed or implied.

<p>Jeffrey C. Fletcher COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 24953</p>	IMPROVEMENT SURVEY NW1/4 SE1/4 SECTION 19 T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO High Desert Surveying, LLC 1673 Highway 50, Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451				
	PROJ. NO. 20-90 DATE: August, 2020	SURVEYED be	DRAWN knr	CHK'D jcf	SHEET 1

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

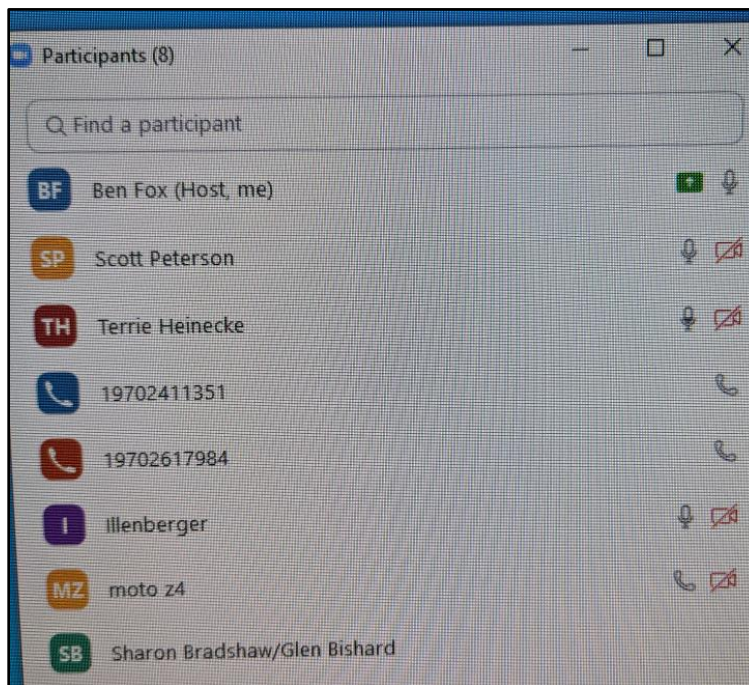
June 30, 2021

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

**Re: C-1/2 Road Annexation / Rezone / Gravel Pit Conditional Use
Neighborhood Meeting Summary**

Dear Mr. Peterson,

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual Neighborhood Meeting was conducted on June 29, 2021, via Zoom, at 5:30 P.M., for the Annexation / Rezone / Gravel Pit Conditional Use Permit for the 25-acre property located at 2855 C-1/2 Road in Grand Junction, Colorado. There were 8 participants in the Zoom display, however at least 9 individuals actively participated (two individuals used the same device), and there may have been more members sharing devices while listening in. A screen shot of the participant list is depicted below:



Participant List from Zoom Virtual Neighborhood Meeting

Listed below is a summary of the meeting items:

1. Ben Fox presented an overview of the annexation and rezone process, including the need to annex and zone into the City of Grand Junction because of the Persigo Agreement. The proposed zoning for the property is Community Services and Recreation (CSR).
2. Ben Fox indicated that, if approved, the property would be developed into a sand and gravel mining operation by M & D Enterprises, LLC (the current landowner). Their goal would be to mine sand and gravel and then potentially construct a small subdivision where the sand and gravel was mined from the property. He also emphasized that the Neighborhood Meeting was purely for the proposed gravel pit, and that upon conclusion of gravel/sand mining operations any further development (i.e., future subdivision) would be at the owner's discretion and would require a separate development application. There will not be an asphalt or concrete batch plant on the property.
3. Ben Fox stated the City of Grand Junction has requested a trail easement along the Colorado River and along the western edge of the project for future trails. This is one of at least two properties the City of Grand Junction is seeking to obtain easements from to complete the trail connection from Las Colonias Park to 29 Road.
4. Ben Fox indicated the topsoil material would be scraped off the site and used to create a screening berm between C-1/2 Road and the adjacent residential properties. The screening berm would be seeded to provide a visual and sound buffer to adjacent residential properties.
5. Ben Fox indicated the southern half of the site is in the FEMA Floodway and because of this, material stockpiles, mining operations, and screening berms would be restricted in these areas.
6. Ben Fox stated the City's code required a 125-ft buffer from existing homes adjacent to excavation areas and a 250-ft buffer from homes adjacent to any gravel processing equipment, such as crushers. He also mentioned that anticipated hours of operation were 7:00 AM – 5:30 PM.
7. Once Ben Fox had concluded the initial presentation, Scott Peterson provided the attendees a general overview of the planning process and detailed the two public hearings where members of the public would be able to provide their input or objections to the development.
8. Sharon Bradshaw and Glen Bishard expressed concerns regarding development after the cessation of sand/gravel operations. Ben Fox re-stated that the applicant expected 10 years of operations, after which the applicant would begin the approved site reclamation plan and consider their options, one of which was the development of a small subdivision.

9. Glen Bishard stated that the overview map depicting the future trail development appeared to be on his side of the ditch. Ben Fox clarified that the overview map was not an official site plan and that the applicant would construct any future paths (as required by the City) on their side of the ditch.
10. Multiple residents expressed concerns regarding dust and noise mitigation and impacts to fish and wildlife. Ben Fox replied that an appropriate environmental assessment and requisite local and state permits would be required as the project moved forward. He also stated that if the applicant/operator was found out of compliance with those dust/noise permits during recurring inspections (every two weeks), they may be shut down and that the enforcement penalties were substantial. Additionally, the City of Grand Junction has a noise restriction at the perimeter of the gravel mining operations that must be met, or the applicant could lose their right to mine.
11. Residents expressed concerns with the depth of mining as it relates to the existing water table. Ben Fox replied that current estimates for mining depth would be 10-15 feet and that the site did appear to have a shallow water table, but he could not provide precise details on the manner of mitigation. He did state that—in general—City, County, State, and Federal regulations governing gravel mining operations would be taken into account as the project moved forward and that the appropriate mitigation procedures would be followed.
12. Property owners also asked about the access location into the site. Ben Fox indicated the City of Grand Junction typically wants access locations to “align” with an existing access location or offset 150-ft from existing accesses. Ben Fox stated they were in the process of determining a specific access location. They were initially considering the western side of the property, but the trail easement requested by the City may cause this to be poor location.
13. Many property owners were concerned with traffic, especially with the number of bikes and pedestrians using C-1/2 Road since it is the Bike/Ped route between 29 Road and Las Colonias. The existing road does not have shoulders for these uses and the gravel truck traffic will be a problem. Ben Fox stated that a traffic study looking at these items had been conducted and indicated relatively low impact as of now, but the study will be reviewed as part of the application. The project will also pay “Traffic Impact Fees” to the City to help pay for offsite impacts from the project.
14. When questioned by several residents about needed improvements to C ½ Road, Scott Peterson explained that C-1/2 Road resides in Mesa County while the Traffic Impact Fees are paid primarily to the City of Grand Junction. As such, it can be a challenge to get both agencies to work and pay for street improvements. Scott indicated he would bring this up with planning and engineering staff, but at this time the majority of improvements would fall on Mesa County.

15. Resident Illenberger asked about the effects of traffic downstream from the project, particularly at Las Colonias and the apartments around that area. Scott Peterson explained that the City's intent was for bike and pedestrian-friendly trails to exist in the future and that construction of those trails was part of the process.
16. Ken and Terrie Heinecke expressed safety concerns about family, children, and heavy trucks running along the same narrow road and asked what they were supposed to do about it. Ben Fox and Scott Peterson acknowledged their concerns and explained that the planning commission has the right to put additional restrictions on the gravel pit operation. They also recommended they bring up those concerns at future public hearings.
17. Terrie Heinecke asked about historical properties and if the gravel pit would negatively affect those areas. Ben Fox indicated that he was not aware of any designated historical sites within the area, but explained that he would look into it as the project progressed and that an evaluation of impact to historical sites was part of the permitting process.
18. Linda McBride asked where the bike trail would run, asked about Las Colonias Park noise restrictions, and about bike path operating time restrictions. Scott Peterson answered that, while not directly connected with gravel pit operations, the City intends to eventually have a bike path along the Colorado River. Las Colonias and bike paths would fall under standard City noise restrictions. Ms. McBride also asked what the largest concern was in terms of pollutants, to which Ben Fox replied it would likely be small spills from trucks/mining equipment. She expressed that she was not happy about decisions to trash the City and valuable riverfront areas with gravel pits, and did not approve of a future subdivision in a rural area.
19. Ken Heinecke brought up concerns regarding the property's location within the 100-year floodplain and how that would affect open-pit gravel mining operations. If a flood were to happen, how would the flow of sediment off-site be mitigated? Ben Fox did not have a detailed answer to the question, but knew that it was partially accounted for in the Stormwater Management Plan and stated that he would investigate the issue further as they moved forward with a more concrete development plan.
20. Another resident expressed concerns with the existence of a bike path and people parking on their property near C ½ Rd street frontage to access the paths. Scott Peterson answered that it is technically illegal to park in those locations, so that should be dealt with by law enforcement.
21. Residents asked about the timing of the trail construction. Some were concerned with trespass if people walking along the trail had no place to go. Ben Fox indicated he expects the City to require, at a minimum, trail dedication. It is not clear when trail construction would occur, and that trespassing still remains trespassing.

Mr. Scott Peterson

June 30, 2021

Page 5 of 5

22. Towards the end of the meeting, Ben Fox re-emphasized that this was a preliminary Neighborhood Meeting designed to alert the public to a development application in the process of being submitted to the City for approval. Many specifics of the project had not yet been ironed out, and they should keep their comments/concerns in mind and bring them up at the upcoming hearings. Scott Peterson informed the attendees that they would be notified via letter of the times/locations of those future hearings.

In summary, the biggest issues for the project were dust/noise, environmental impacts, and traffic/bike/pedestrians along C-1/2 Road and how improvements could be made to accommodate those users.

It should be noted that Nathaniel Mueller (the direct westerly neighbor) emailed Austin Civil Group separately from the meeting and requested a pullout from the property to C ½ Road, a dedication of the southern portion of the property, and the withholding of funds for future road repairs. A copy of the email is attached.

Sincerely,



Austin Civil Group, Inc.

Benjamin Fox, E.I.T., Staff Engineer

From: Nathaniel Mueller <nathaniel.g.mueller@gmail.com>
Date: June 29, 2021 at 4:16:15 PM MDT
To: Mark Austin <MarkA@austincivilgroup.com>
Cc: pariahlaw@aol.com, Akcolomed <akcolomed@aol.com>
Subject: 2855 C 1/2 Rd neighborhood mtg.

Dear Mr. Austin and team,

We would like to thank you for hosting a neighborhood meeting concerning your re-zoning and future development of 2855 C 1/2 Rd. Giving notice for any changes in this area is greatly appreciated, particularly for such a large parcel in a part of town that contains a key bike vein and the Colorado River.

As your direct westerly neighbors, of 2869 C 1/2 Rd, we are certain that your activities will conform with best practices and relevant oversight guidelines. We are of the impression that the property is to initially be used as a gravel pit. Considering that the project at 2855 C 1/2 appears to have a long timeline, we would hope that you consider our three requests, as we believe they would benefit the surrounding properties as well as benefit the local community as a whole.

The three requests are, as follows:

1. **Expand the pullout onto C 1/2 Rd.** In the interest of safety for drivers and potential licensees entering and exiting the property, a dedicated turn lane should be created appurtenant to the road.
2. **Dedicate the southern portion of the property.** It would appear that the majority of the land on the northern bank of the Colorado River is already held by the James M. Robb State park, and future plans of civic development appear to include a bike path that would run the length of the river through the Grand Valley. Currently, C 1/2 Rd. is the major bicycle thoroughfare in the area. 2855 C 1/2 Rd. appears to be the last property that actually touches the river. We request a dedication of the southern portion of 2855 to the relevant entity. The benefits of safety and community development opportunities, we hope, appear obvious in this respect.
3. **Withhold funds for future road repairs.** With C 1/2 Rd. already buckling in many spots, increased road usage by larger vehicles could lead to accelerated damage in the coming years. While we are aware that use permits and taxes for undertaking such a project tend to be funneled into road and highway maintenance, the proposed use at 2855 would be distinct among other properties in the area. We hope that a certain amount can be voluntarily withheld in order to cover repairs once the gravel pit is exhausted.

Thank you for your time, and welcome to the neighborhood.

Sincerely,

Nathaniel Mueller
(808)224-6951

Grand Junction Fire Department New Development Fire Flow Form

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

SECTION A

Date: 02-16-21

Project Name: 2855 C 1/2 Road

Project Street Address: 2855 C 1/2 Road Grand Junction

Assessor's Tax Parcel Number: 2943-194-00-248

Project Owner Name: M&D Enterprises LLC

City or County project file #: _____

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: M&D Enterprises

Applicant E-mail: _____

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area (see notes below) for each one or two family dwelling will be N/A square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.Comments: _____
 2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction (See International Building Code [IBC] for all buildings used to determine the minimum fire flow requirements:
N/A
 - b. List each building that will be provided with an approved fire sprinkler system:

 3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]):
0 gpm
- Comments:
- Gravel Pit with no buildings and typical equipment operations

Note:

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

Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures. In general, at least 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet⁴). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2012], to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

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

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants

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

1. Circle the name of the water supplier: Ute Clifton Grand Junction

2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

SEE ATTACHED MAP. THE DISTRICT HAS AN EXISTING 3-INCH IN C.5; NEAREST EXISTING FIRE HYDRANTS ARE IN 29 RD AND 28 RD NEAR C.5 (APPROX 1/2 MILE FROM PROJECT SITE).

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

SEE ATTACHED RESULTS

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

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

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

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE

Date: 2/17/2021

Contact phone/E-mail of Water Supplier: 970-256-2882 hydrant@utewater.org

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

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

² Address: City – 250 N 5th St, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ <http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/>

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

Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 8/7/20 10:30 am

NFWA Classification:	
Blue	AA
4216.14	

Work Order: 997
Operator: DUSTY K, JOE I, JESSE K.

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 3396
Address: 365 29 RD
Cross Street:
Location:
District:
Sub-Division:

Latitude: 715000.925
Longitude: 4326111.053
Elevation: 4599.17
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

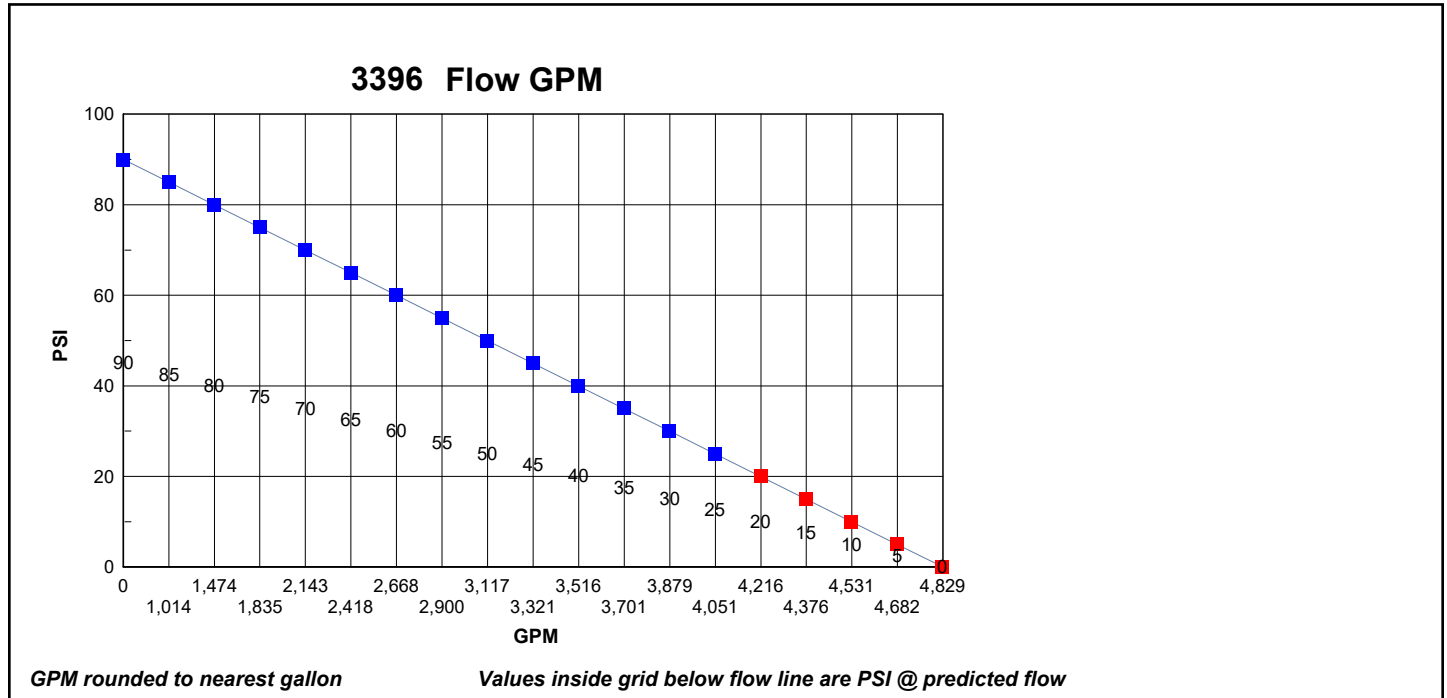
Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/2005
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	3395	2.5" Hose Monster	2.50	1118.83	5594.15
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 44.00	Total Gallons Used: 5594.15
Static PSI: 90.00	Max GPM during test: 1,118.83
Residual PSI: 84.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 6.67	Predicted GPM @ 20 PSI: 4216.14





FLORIDA ST

29 1/2 RD

C 3/4 RD

FLOW HYDRANT

12" WATERLINE

TEST HYDRANT

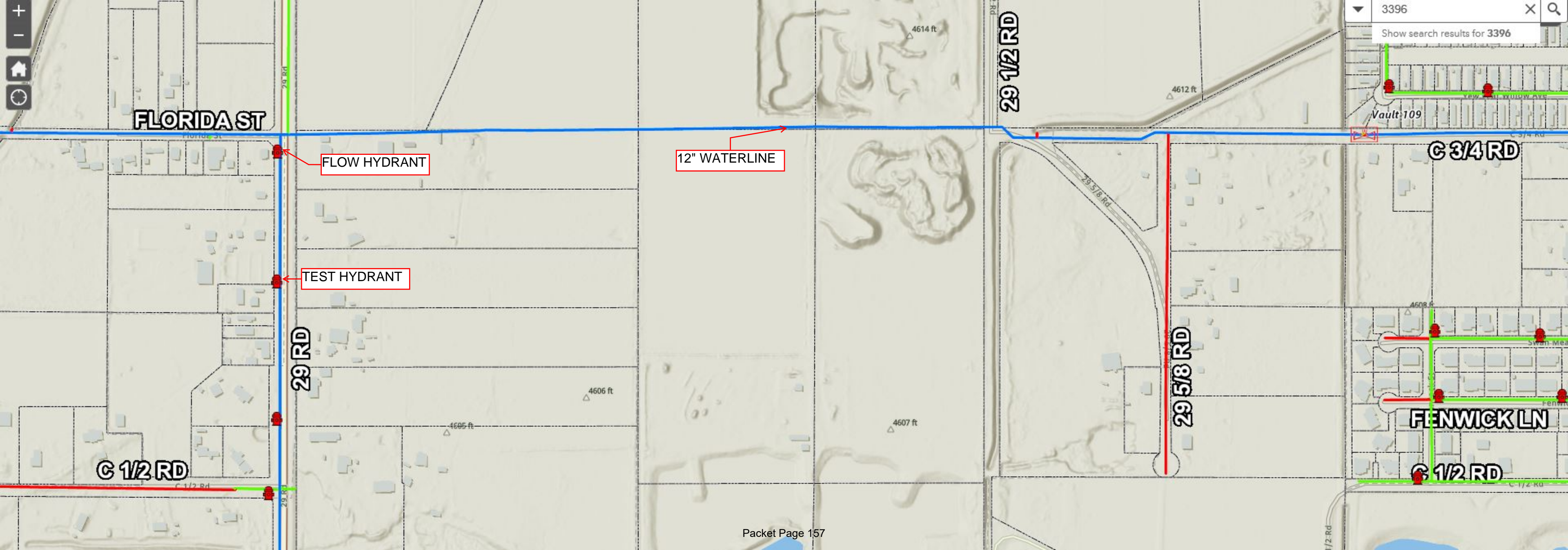
29 RD

29 5/8 RD

FENWICK LN

C 1/2 RD

C 1/2 RD



LEGAL DESCRIPTION:

Lots 9 and 10 of BEVIER'S SUBDIVISION, TOGETHER WITH easement for common driveway over and across the East 10 feet of lot 4, Township 1 South, Range 1 East of the Ute Meridian, according to the instrument recorded at Reception No. 1467646, County of Mesa, State of Colorado

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) M&D Enterprises LLC ("Entity") is the owner of the following property:

(b) 2855 C 1/2 Road, Grand Junction, CO 81501

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

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

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

[Empty box for limited authority details]

The Entity is the sole owner of the property.

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

[Empty box for other owners]

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

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

(e) _____

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

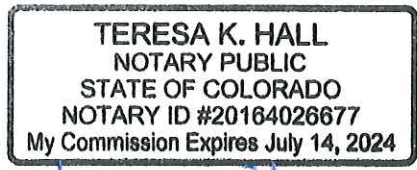
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Martin Azcarraga

Printed name of person signing: Martin Azcarraga

State of Colorado)

County of Mesa) ss.



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

by Martin Azcarraga

Witness my hand and seal.

My Notary Commission expires on July 14, 2024

Teresa K. Hall
Notary Public Signature

Instructions

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

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

RECEPTION#: 2868032, at 1/28/2019 8:15:45 AM, 1 of 1
Recording: \$13.00, Doc Fee \$20.68 Tina Peters, Mesa County, CO. CLERK AND RECORDER



924106M

PERSONAL REPRESENTATIVE'S DEED (Testate Estate)

THIS DEED is made by Robyn Ann Baldwin, as Personal Representative of the Estate of Herbert Lloyd Alderman, deceased, Grantor, to M & D Enterprises, LLC, a Colorado Limited Liability Company, Grantee, whose legal address is P.O. Box 2072, Grand Junction, CO 81502.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated May 6, 2013, which Will was duly admitted to probate on December 19, 2018, by the District Court in and for the County of Mesa, State of Colorado, Probate/Case No. 2018PR30358.

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on January 3, 2019, and is now qualified and acting in said capacity.

NOW THEREFORE, for and in consideration of two-hundred six thousand eight hundred thirty-three and 33/100 U.S. Dollars (\$206,833.33) paid by Grantee, receipt of which is hereby acknowledged, and pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee the following described real property situated in Mesa County, State of Colorado:

Lots 9 and 10 of
BEVIER'S SUBDIVISION,
TOGETHER WITH easement for common driveway
over and across the East 10 feet of Lot 4, Township 1 South,
Range 1 East of the Ute Meridian, according to the
instrument recorded at Reception No. 1467646,
County of Mesa, State of Colorado

also known as street number: 2855 C 1/2 Road, Grand Junction, Colorado 81501

assessors schedule or parcel number: 2943-194-00-248

State Documentary fee: \$20.68

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2019, and subject to those of record.

As used herein, the singular includes the plural and the plural the singular.

Dated this 22 day of January, 2019.

Robyn Ann Baldwin
Robyn Ann Baldwin, as Personal Representative of
the Estate of HERBERT LLOYD ALDERMAN

STATE OF WASHINGTON }
 } ss.
COUNTY OF CLARK }

The foregoing instrument was acknowledged before me this 22 day of January, 2019, by Robyn Ann Baldwin, Personal Representative of the Estate of HERBERT LLOYD ALDERMAN.

My commission expires: Jan. 2 2021

Witness my hand and official seal.

SEAL



Megan Hoyt
Notary Public

C ½ ROAD GRAVEL PIT ANNEXATION SCHEDULE

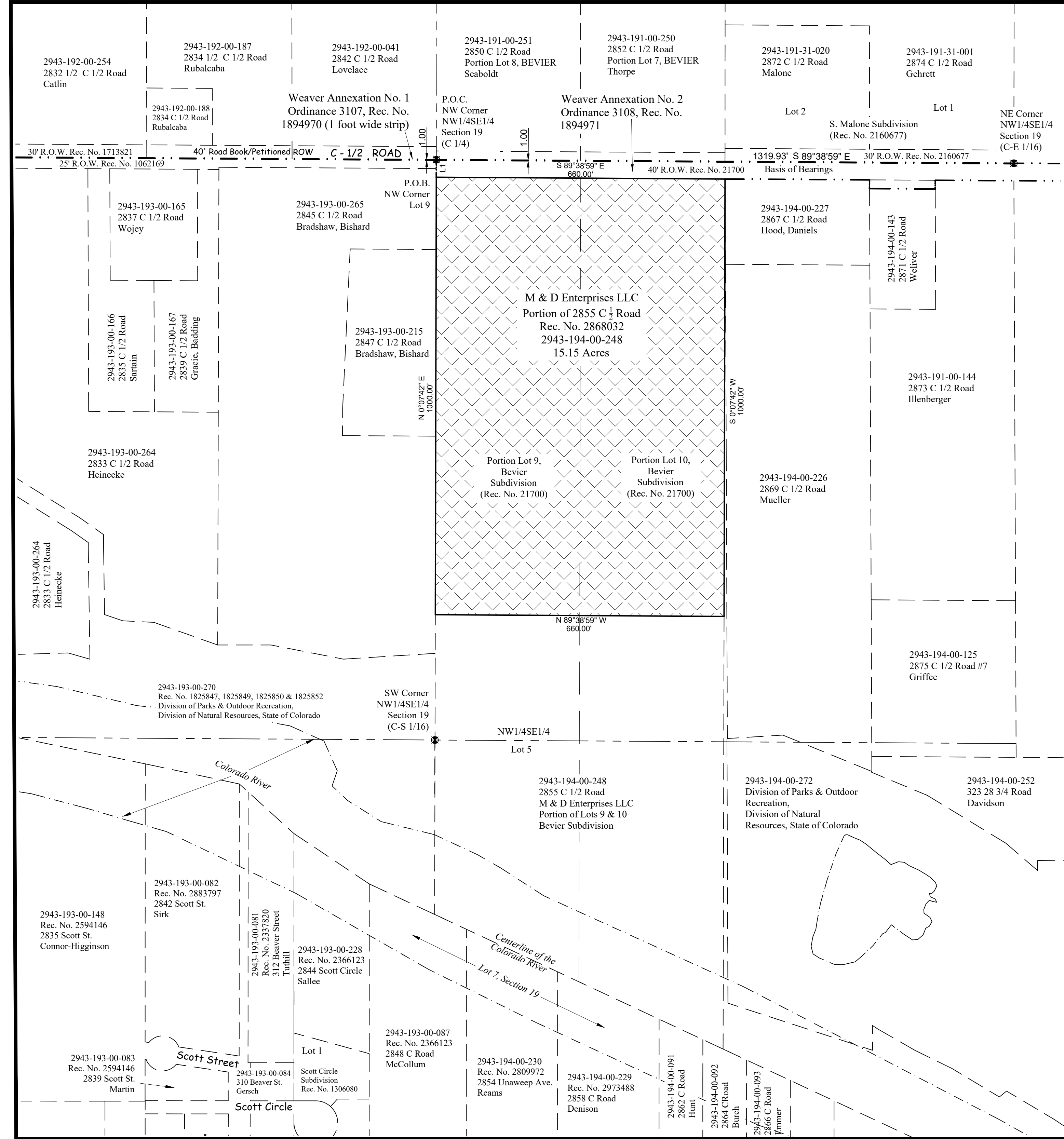
September 7, 2022	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
September 27, 2022	Planning Commission considers Zone of Annexation
October 5, 2022	Introduction of a Proposed Ordinance on Zoning by City Council
October 19, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
November 20, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

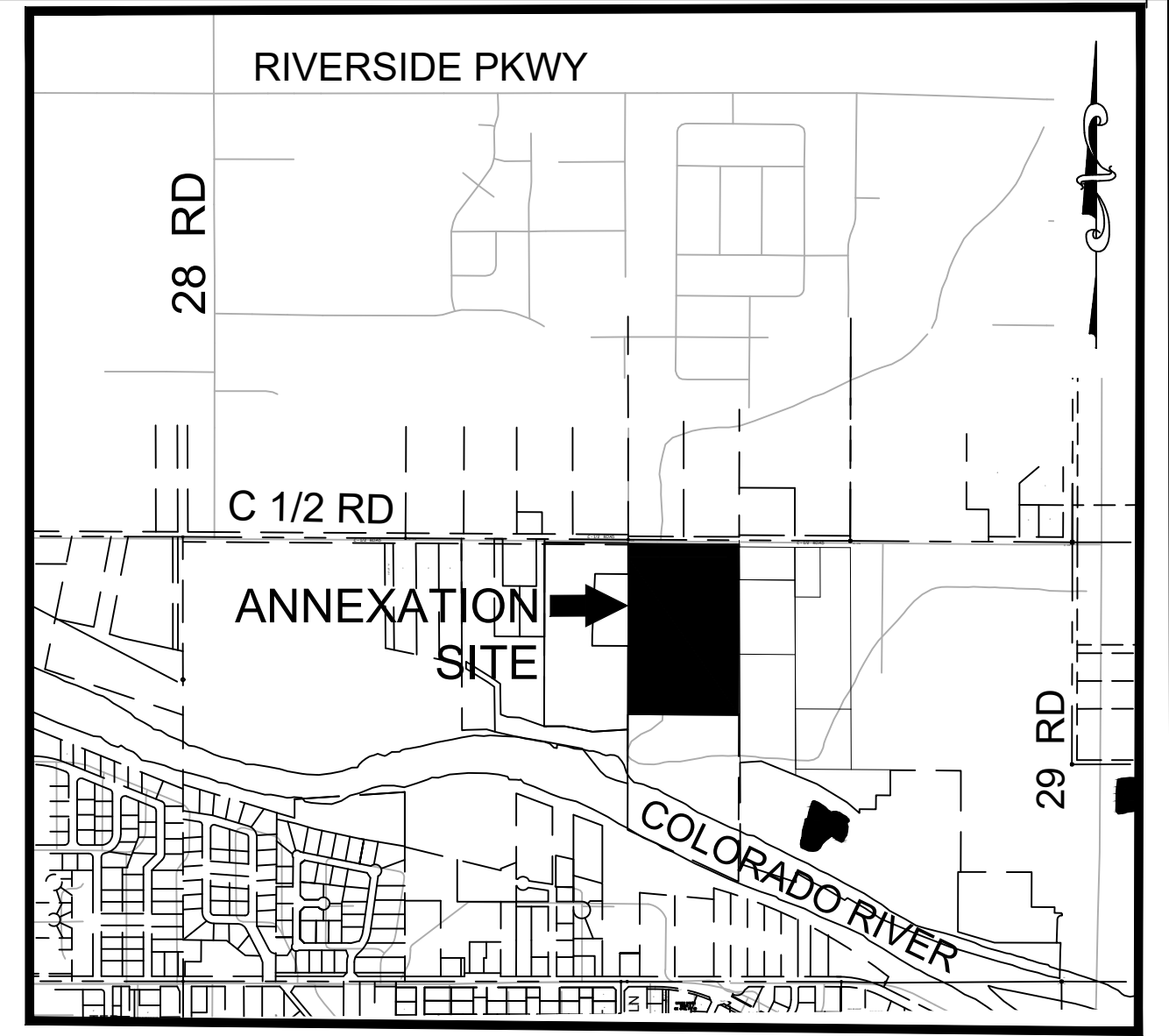
File Number:	ANX-2021-613	
Location:	2855 C ½ Road	
Tax ID Numbers:	2943-194-00-248	
# of Parcels:	1	
Existing Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	27.83	
Developable Acres Remaining:	25	
Right-of-way in Annexation:	None	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	CSR	
Current Land Use:	Vacant	
Comprehensive Plan Land Use:	Residential Medium	
Values:	Assessed:	\$14,330
	Actual:	\$168,230
Address Ranges:	2849 thru 2861 C ½ Road (Odd only)	
Special Districts:	Water:	Ute
	Sewer:	City
	Fire:	GJ Rural Fire Protection District
	Irrigation/Drainage:	Grand Valley Irrigation Company
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

C 1/2 Road Gravel Pit Annexation No. 1

Located in the NW1/4SE 1/4 of SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:
 Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 40.00 feet to the Northwest Corner of said Lot 9, BEVIER SUBDIVISION also being the southwest corner of WEAVER ANNEXATION No. 2, Ordinance Number 3108 same as filed under Reception Number 1894971 and being the Point of Beginning; thence S89°38'59"E along the south line of said WEAVER ANNEXATION No. 2 a distance of 660.00 feet to the Northeast Corner of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 1000.00 feet; thence N89°38'59"W a distance of 660.00 feet to a point on the west line of said Lot 9 BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 1000.00 feet to the Point of Beginning.

Containing 15.15 Acres or 659995 Square Feet more or less as described.

LINE TABLE	
L1	S0°07'42"W 40.00'

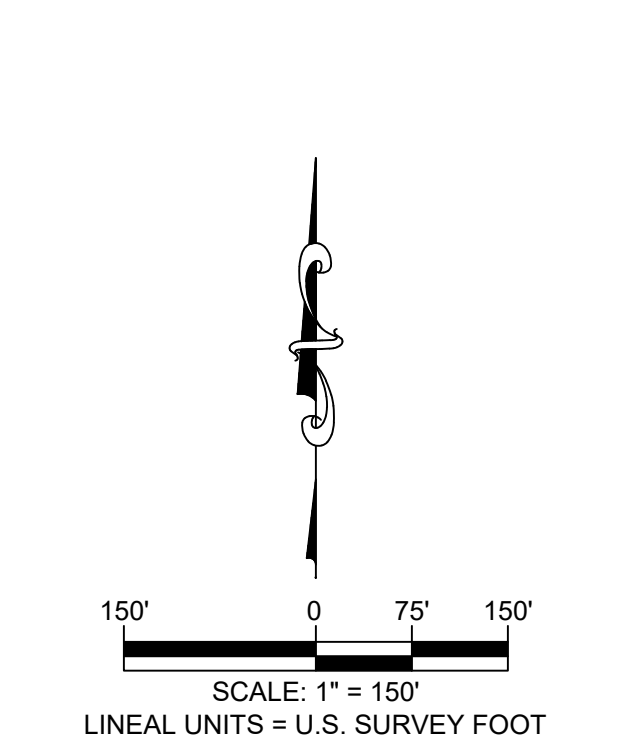
LEGEND	
ANNEXATION BOUNDARY	—
ANNEXATION AREA	
EXISTING CITY LIMITS	- - - - -

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

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	3320.00 FT.
CONTIGUOUS PERIMETER	660.00 FT.
AREA IN SQUARE FEET	659995 FT ²
AREA IN ACRES	15.15
AREA WITHIN R.O.W.	0 SQ.FT.
	0 ACRES

ORDINANCE NO.

EFFECTIVE DATE



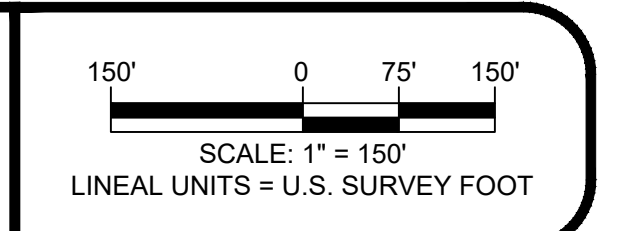
NOTICE:
 THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF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

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

G:\Data\SURVEY\Annexations\2021\613 - C 1/2 Road Gravel Pit Annex - Dove\Annexation Map Files\C Half Road Gravel Pit Annexation Plat.dwg - PLOTTED: 2022-07-28

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: R.B.P. DATE: 07/27/2022
 DESIGNED BY: R.B.P. DATE: 07/27/2022
 CHECKED BY: C.V.W. DATE: 07/28/2022
 APPROVED BY: R.B.P. DATE: _____

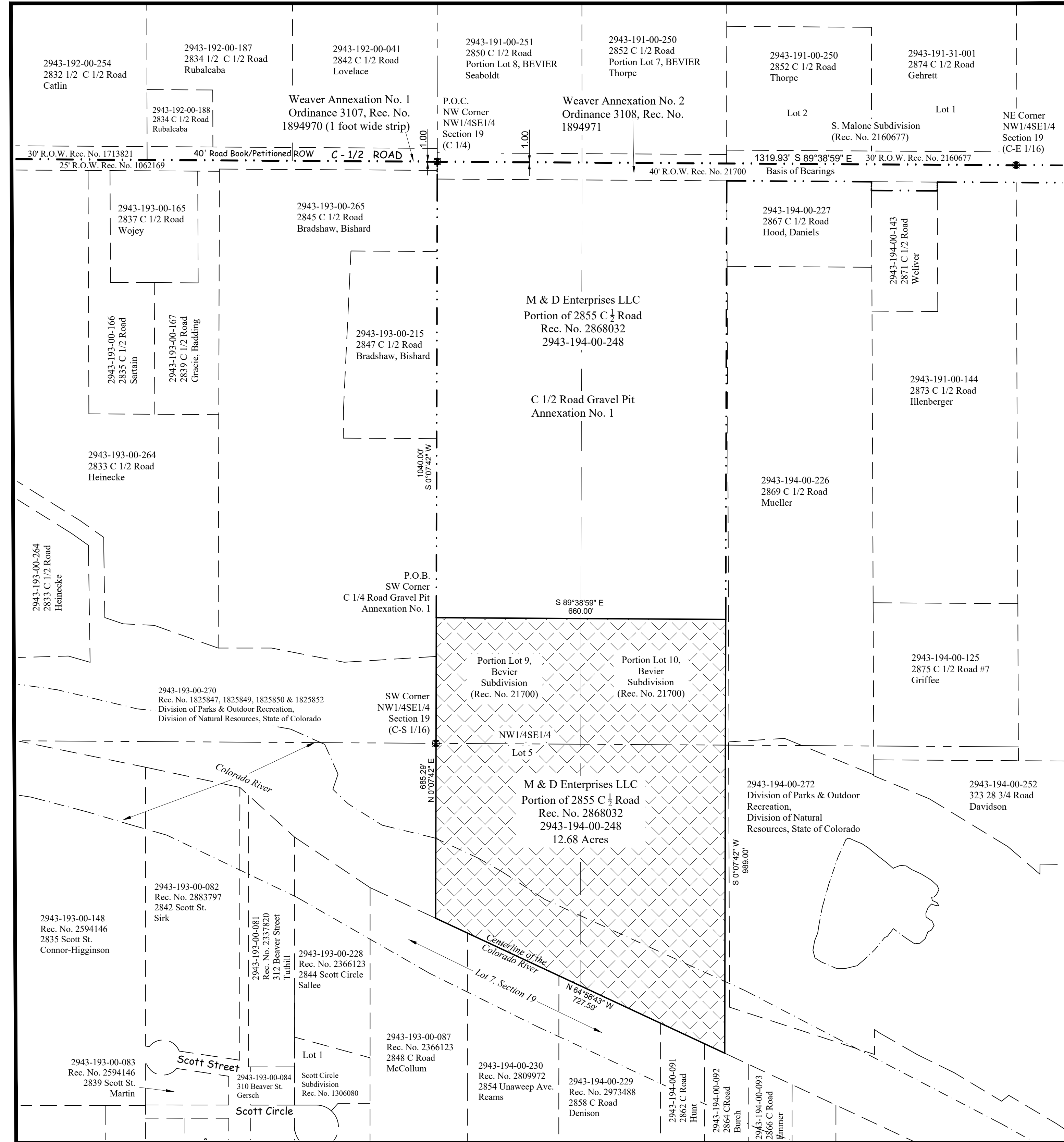


PUBLIC WORKS ENGINEERING DIVISION

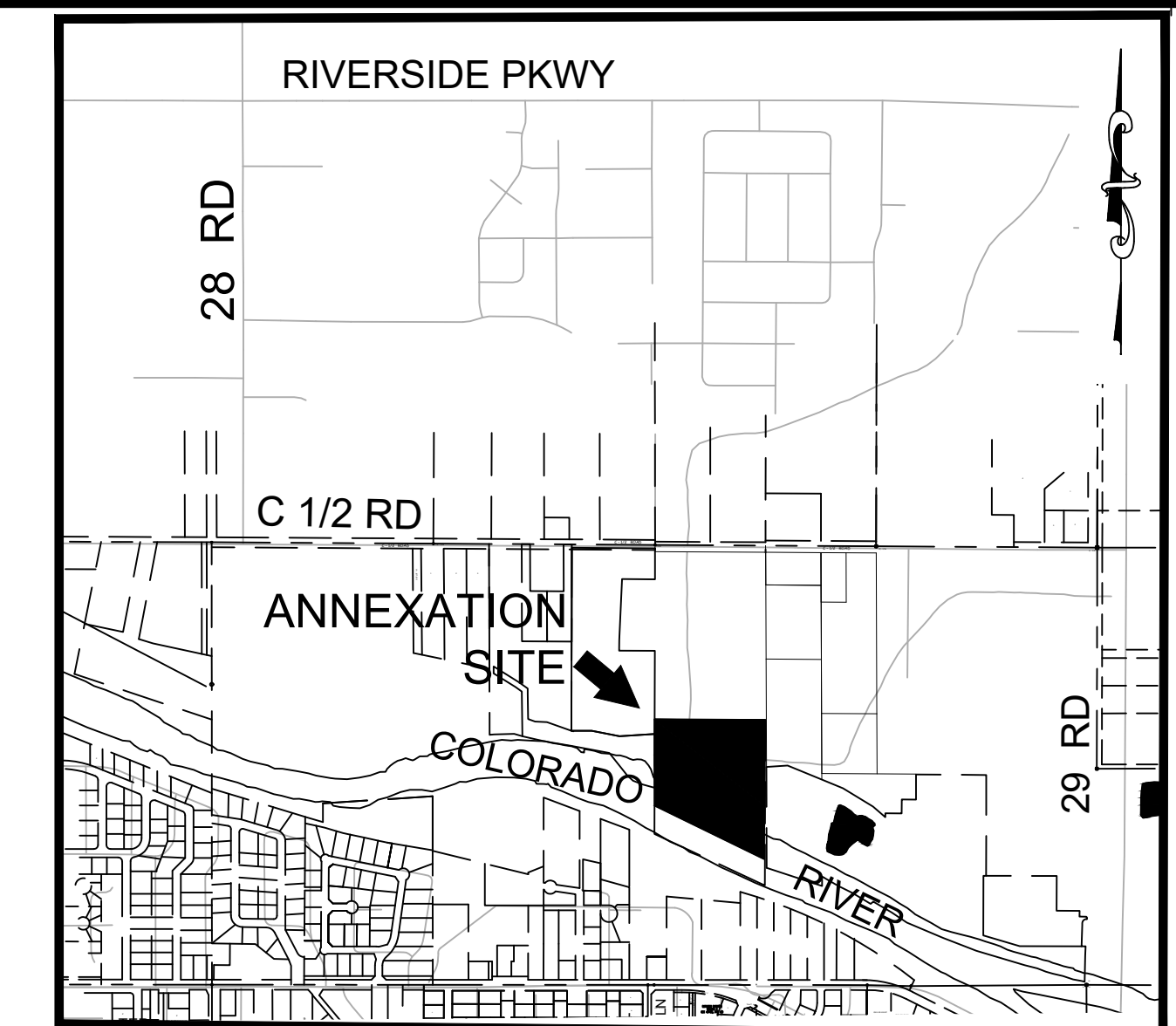
C 1/2 Road Gravel Pit Annexation No. 1
 Located in the NW1/4SE1/4
 SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

C 1/2 Road Gravel Pit Annexation No. 2

Located in the NW1/4SE1/4 and Lot 5 of SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and Lot 5 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 1040.00 feet to the Northwest Corner of C 1/4 Road Gravel Pit ANNEXATION No. 1 being the Point of Beginning; thence S89°38'59"E along the south line of said C 1/4 Road Gravel Pit ANNEXATION No. 1 a distance of 660.00 feet to a point on the east line of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 989.00 feet to the southeast corner of said Lot 10 also being a point on the southerly line of said Lot 5, Section 19 and a point on the centerline of the Colorado River; thence N64°58'43"W along said centerline of the Colorado River a distance of 727.59 feet to the southwest corner of said Lot 9, BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 685.29 feet to the Point of Beginning.

Containing 12.68 Acres or 552513 Square Feet more or less as described.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

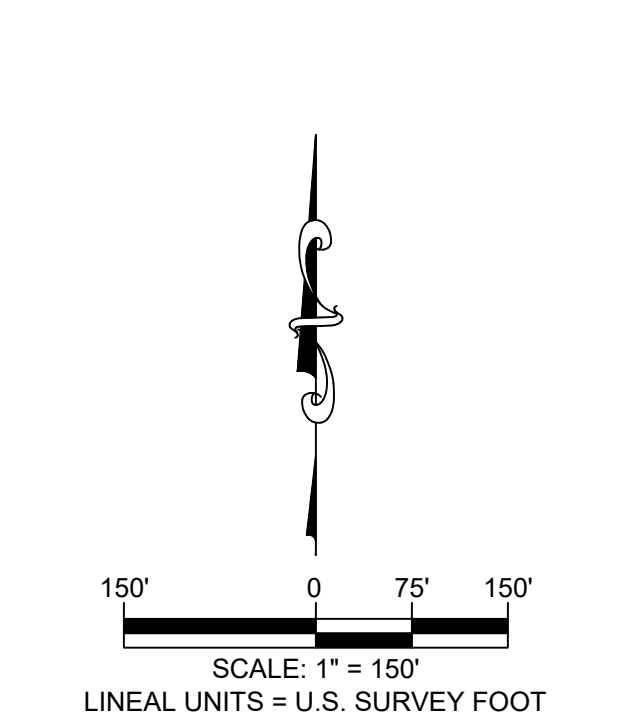
P.O.C.	POINT OF COMMENCEMENT	Δ	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
SEC.	SECTION	CHB.	CHORD BEARING
TWP.	TOWNSHIP	BLK.	BLOCK
RGE.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3061.89 FT.
CONTIGUOUS PERIMETER	660.00 FT.
AREA IN SQUARE FEET	552513 FT ²
AREA IN ACRES	12.68
AREA WITHIN R.O.W.	0 SQ.FT.
	0 ACRES

ORDINANCE NO.

EFFECTIVE DATE

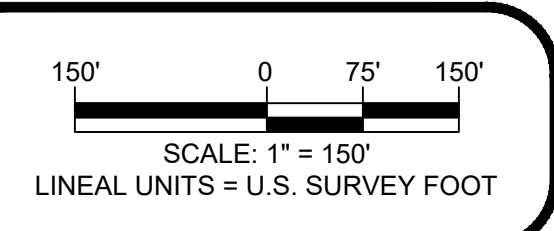


NOTICE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF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

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

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.

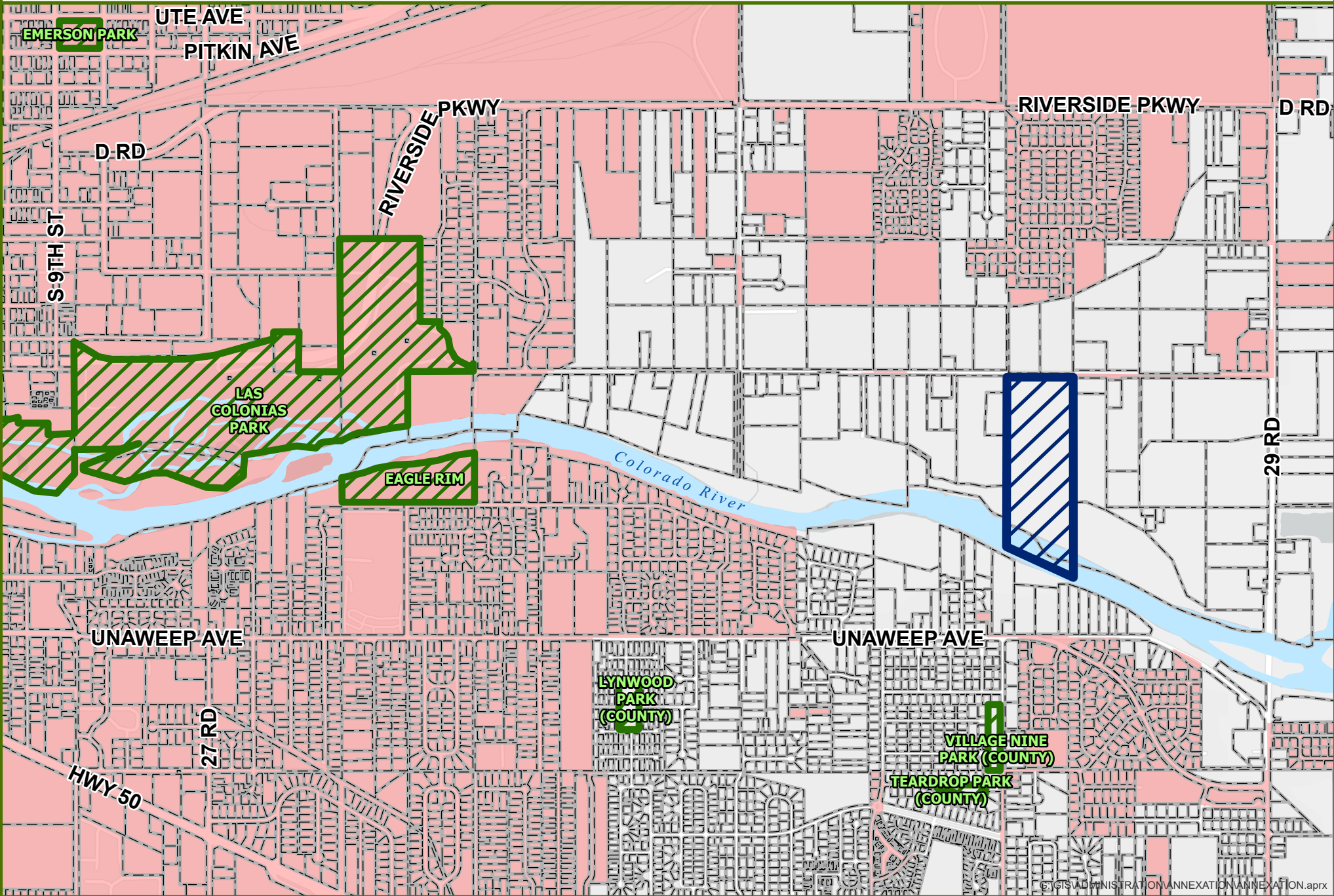
DRAWN BY: R.B.P. DATE: 07/27/2022
DESIGNED BY: R.B.P. DATE: 07/27/2022
CHECKED BY: C.V.W. DATE: 07/28/2022
APPROVED BY: R.B.P. DATE:



PUBLIC WORKS ENGINEERING DIVISION

C 1/2 Road Gravel Pit Annexation No. 2
Located in the NW1/4SE1/4 and Lot 5
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

C 1/2 ROAD GRAVEL PIT ANNEXATION



© GISADMINISTRATION\ANNEXATION\ANNEXATION.aprx



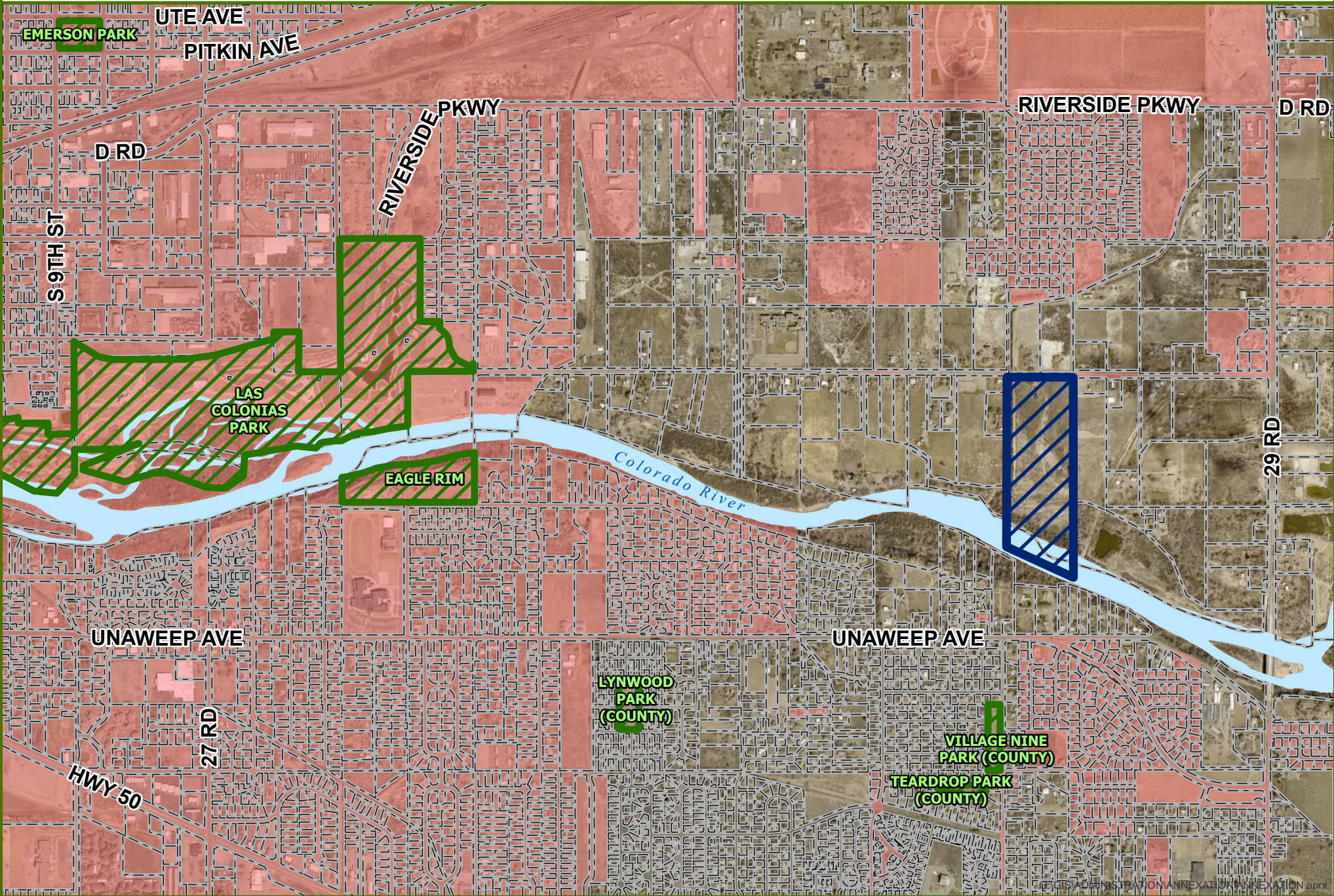
0 0.2 0.4 Miles

 Annexation

 City Limits

 Parks

C 1/2 ROAD GRAVEL PIT ANNEXATION



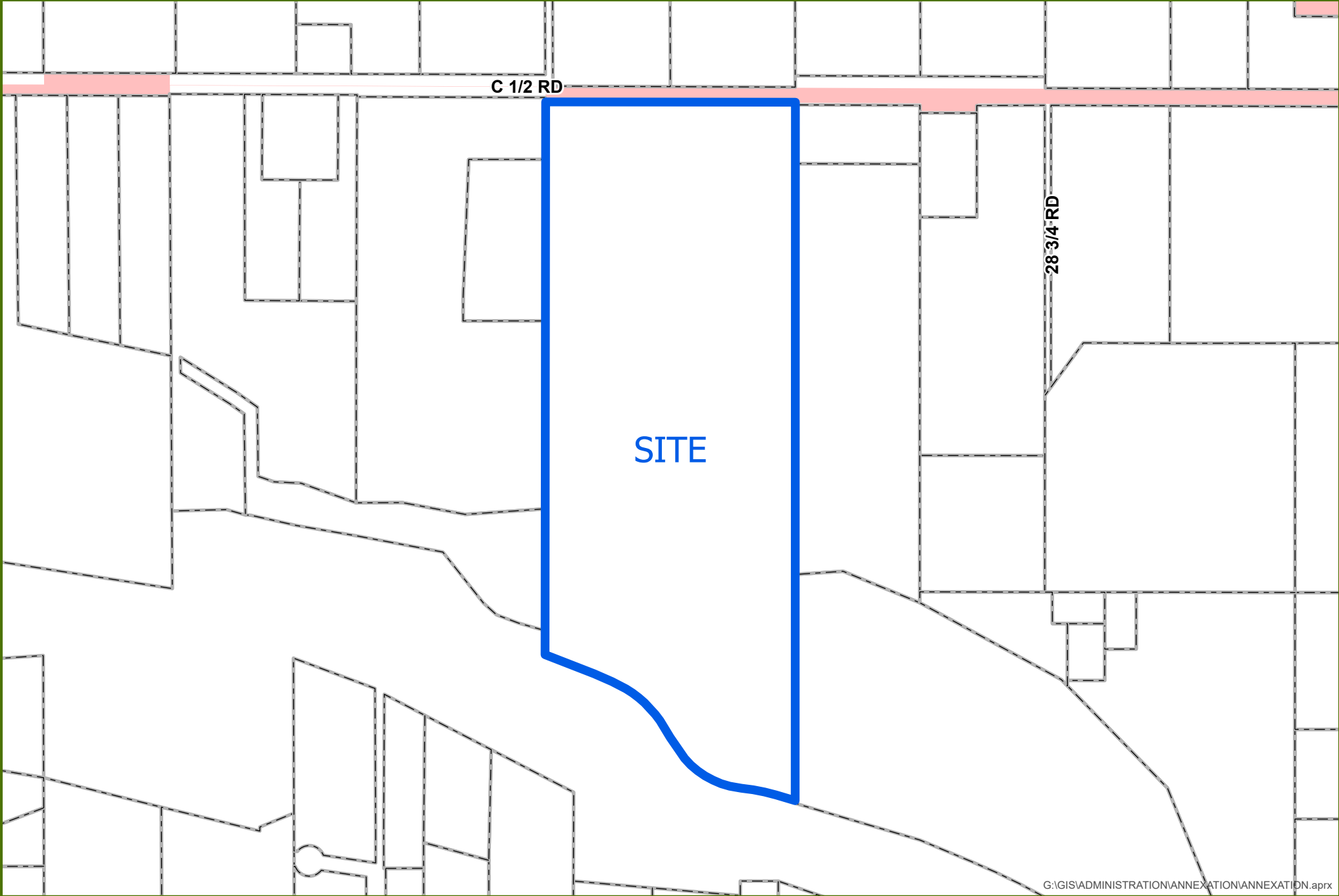
0 0.2 0.4 Miles

 Annexation

 City Limits

 Parks

C 1/2 ROAD GRAVEL PIT ANNEXATION



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



0 0.05 0.1 Miles

 Annexation  City Limits



Date Created: 9/27/2021

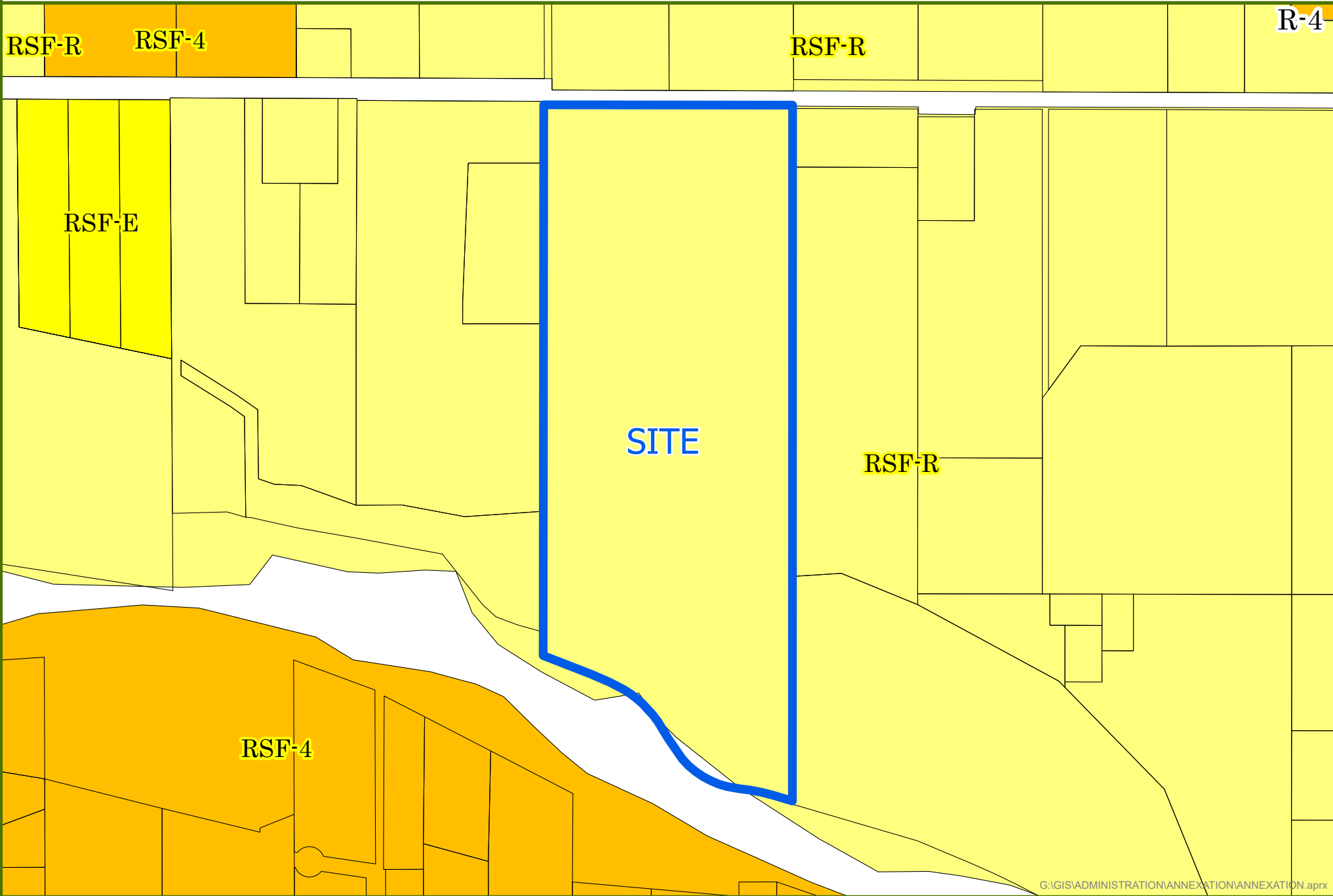
C 1/2 ROAD GRAVEL PIT ANNEXATION



0 0.05 0.1 Miles

 Annexation  City Limits

C 1/2 ROAD GRAVEL PIT ANNEXATION - ZONING



0 0.05 0.1 Miles

 Annexation

City Zoning
Packet Page 169

County Zoning

Date Created: 9/27/2021



GEOSPATIAL INFORMATION SYSTEMS

C 1/2 ROAD GRAVEL PIT ANNEXATION - LAND USE



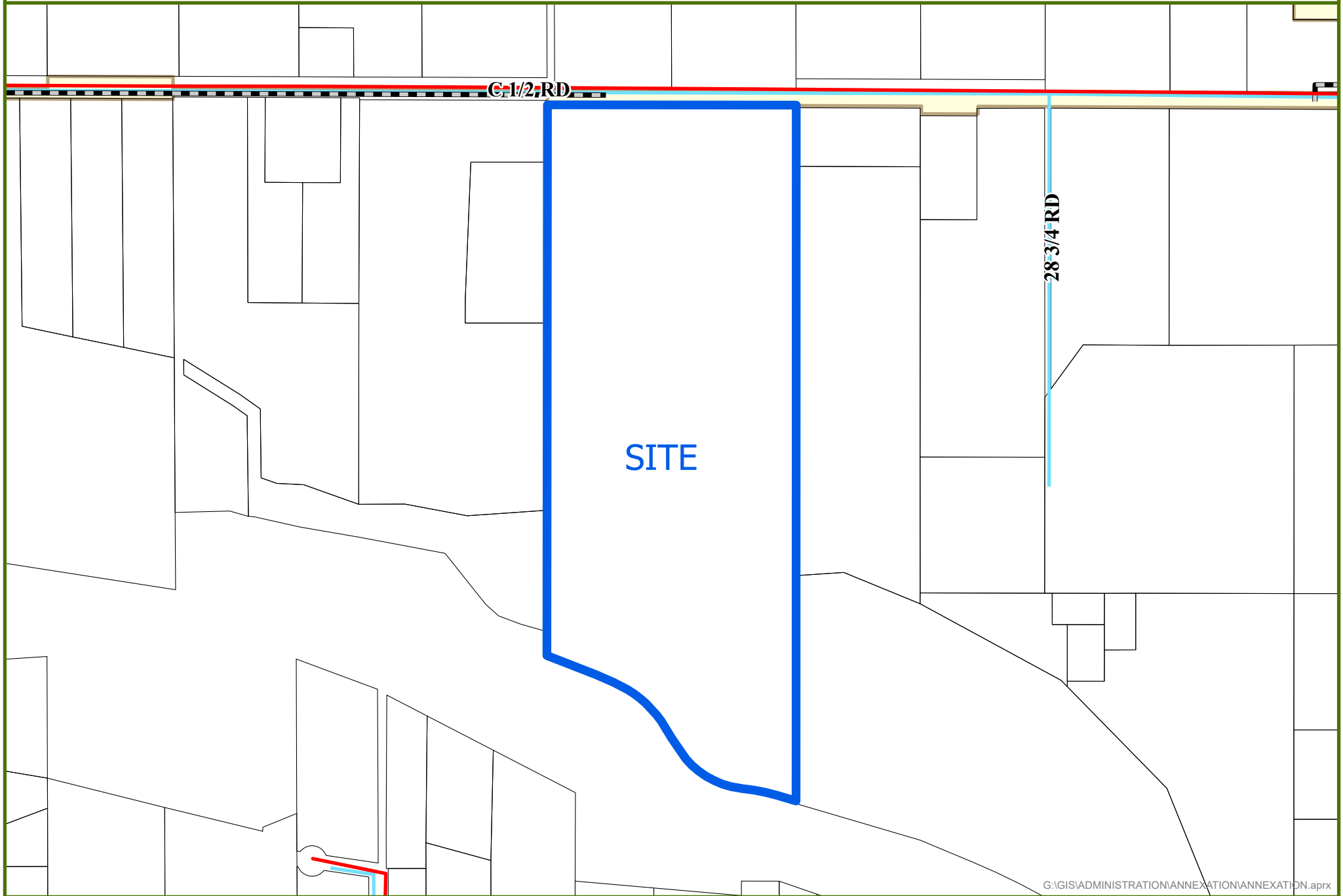
G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

 Annexation Boundary

C 1/2 ROAD GRAVEL PIT ANNEXATION - UTILITIES



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



0 0.05 0.1 Miles

NON-CITY FIBER

SEWER

UTE WATER

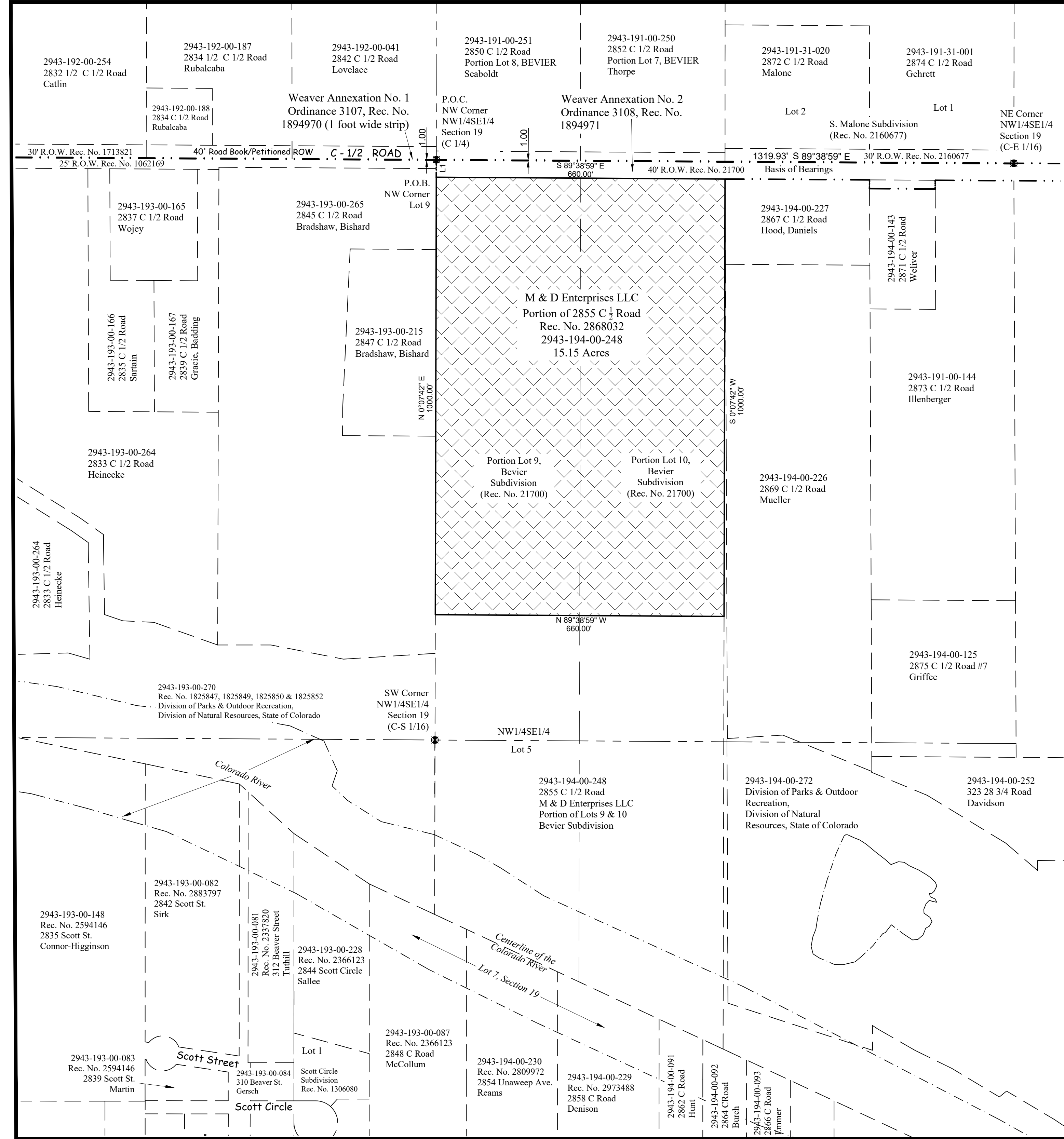
CITY LIMITS

Date Created: 9/27/2021

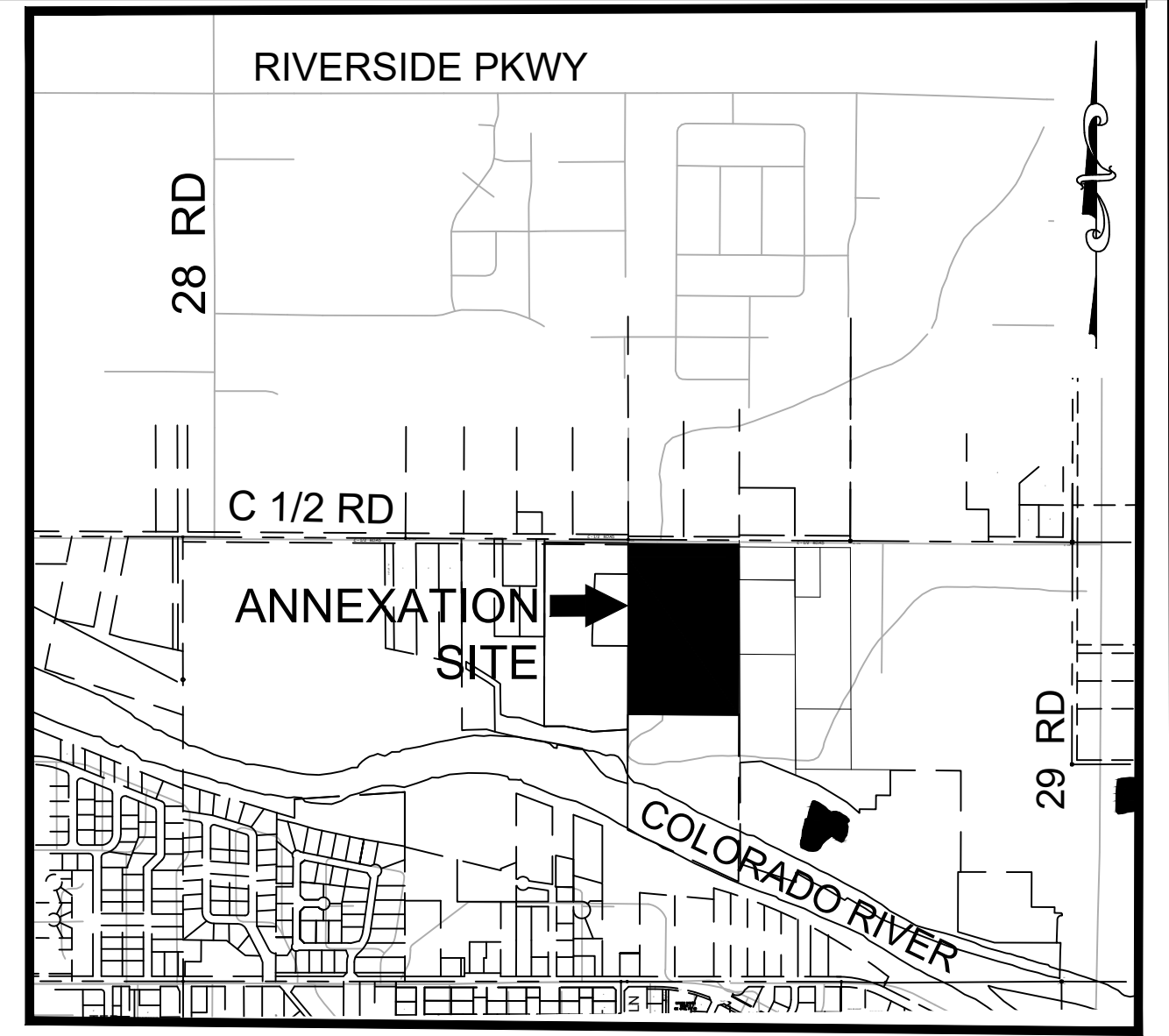


C 1/2 Road Gravel Pit Annexation No. 1

Located in the NW1/4SE 1/4 of SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 40.00 feet to the Northwest Corner of said Lot 9, BEVIER SUBDIVISION also being the southwest corner of WEAVER ANNEXATION No. 2, Ordinance Number 3108 same as filed under Reception Number 1894971 and being the Point of Beginning; thence S89°38'59"E along the south line of said WEAVER ANNEXATION No. 2 a distance of 660.00 feet to the Northeast Corner of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 1000.00 feet; thence N89°38'59"W a distance of 660.00 feet to a point on the west line of said Lot 9 BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 1000.00 feet to the Point of Beginning.

Containing 15.15 Acres or 659995 Square Feet more or less as described.

LINE TABLE	
L1	S0°07'42"W 40.00'

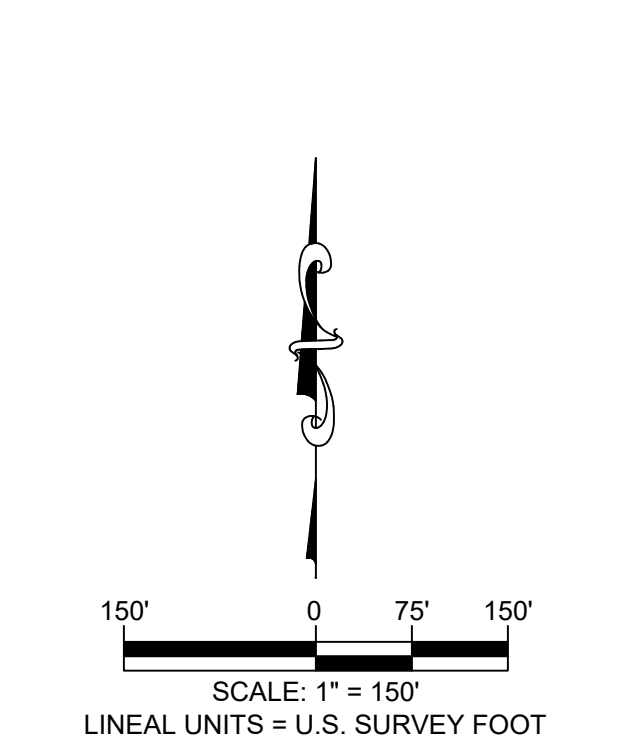
LEGEND	
ANNEXATION BOUNDARY	—
ANNEXATION AREA	
EXISTING CITY LIMITS	- - - - -

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

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	3320.00 FT.
CONTIGUOUS PERIMETER	660.00 FT.
AREA IN SQUARE FEET	659995 FT ²
AREA IN ACRES	15.15
AREA WITHIN R.O.W.	0 SQ.FT.
	0 ACRES

ORDINANCE NO.

EFFECTIVE DATE



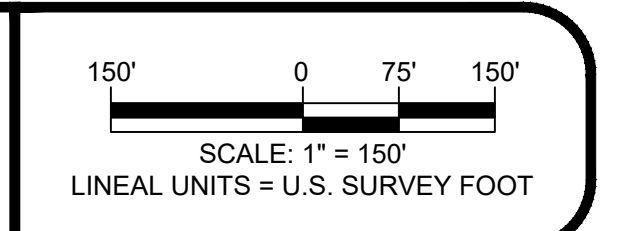
NOTICE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF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

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

G:\Data\SURVEY\Annexations\2021\613 - C 1/2 Road Gravel Pit Annex - Dove\Annexation Map Files\C 1/2 Road Gravel Pit Annexation Plat.dwg - PLOTTED: 2022-07-28

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: R.B.P. DATE: 07/27/2022
DESIGNED BY: R.B.P. DATE: 07/27/2022
CHECKED BY: C.V.W. DATE: 07/28/2022
APPROVED BY: R.B.P. DATE: _____

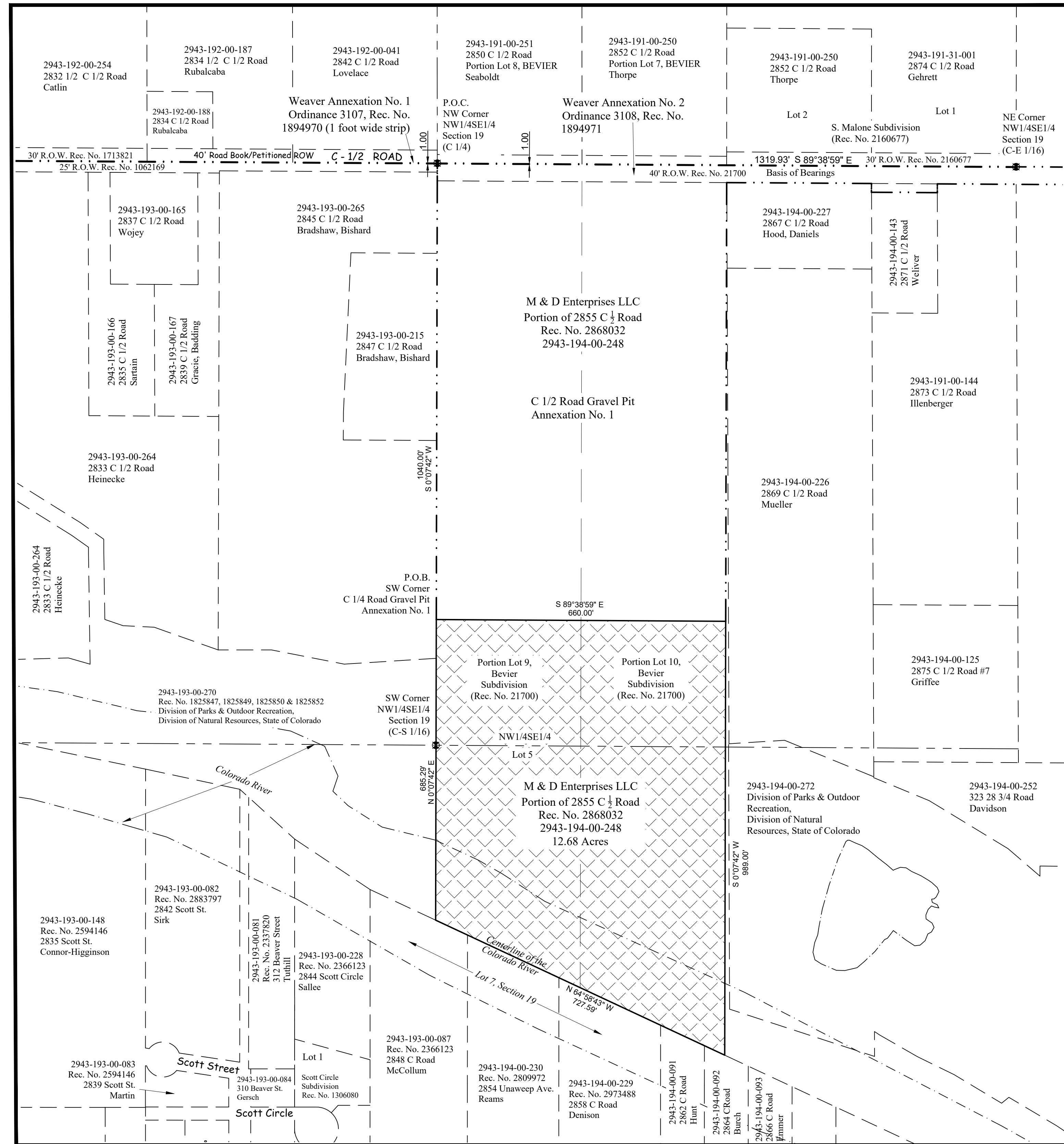


PUBLIC WORKS ENGINEERING DIVISION

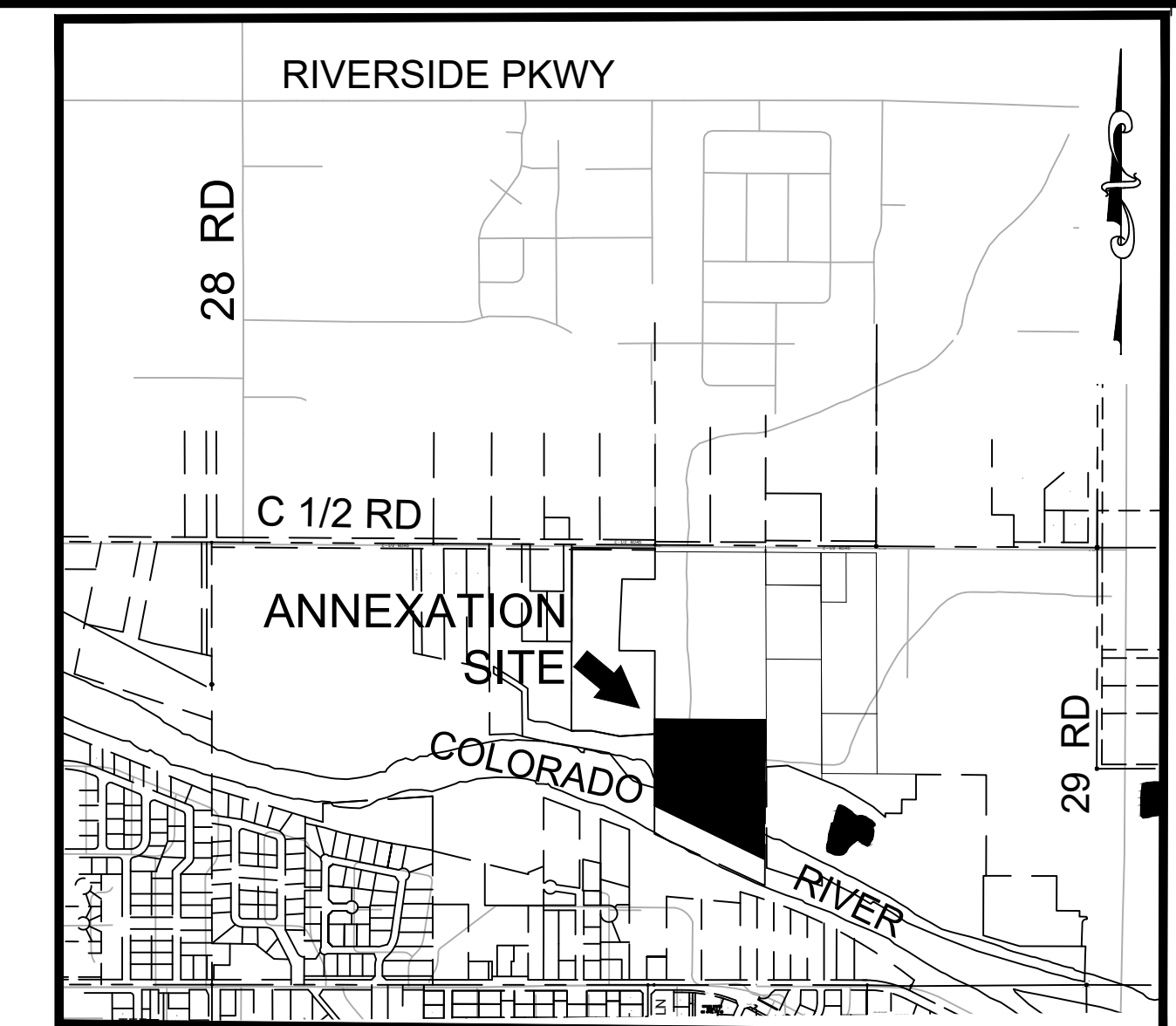
C 1/2 Road Gravel Pit Annexation No. 1
Located in the NW1/4SE1/4
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

C 1/2 Road Gravel Pit Annexation No. 2

Located in the NW1/4SE1/4 and Lot 5 of SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and Lot 5 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 1040.00 feet to the Northwest Corner of C 1/4 Road Gravel Pit ANNEXATION No. 1 being the Point of Beginning; thence S89°38'59"E along the south line of said C 1/4 Road Gravel Pit ANNEXATION No. 1 a distance of 660.00 feet to a point on the east line of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 989.00 feet to the southeast corner of said Lot 10 also being a point on the southerly line of said Lot 5, Section 19 and a point on the centerline of the Colorado River; thence N64°58'43"W along said centerline of the Colorado River a distance of 727.59 feet to the southwest corner of said Lot 9, BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 685.29 feet to the Point of Beginning.

Containing 12.68 Acres or 552513 Square Feet 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.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
SEC.	SECTION	CHB.	CHORD BEARING
TWP.	TOWNSHIP	BLK.	BLOCK
RGE.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

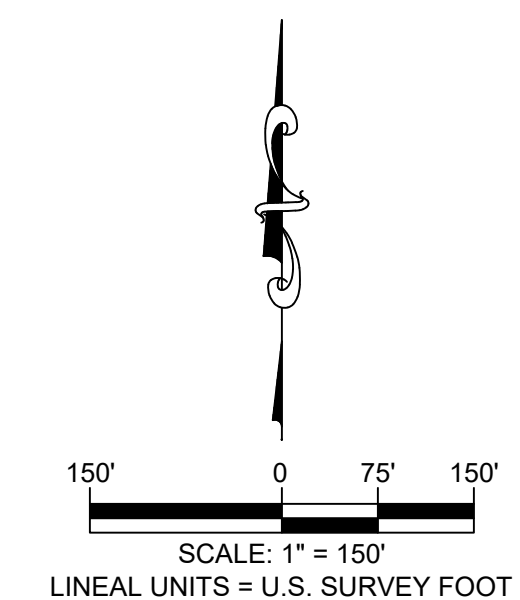
ANNEXATION PERIMETER	3061.89 FT.
CONTIGUOUS PERIMETER	660.00 FT.
AREA IN SQUARE FEET	552513 FT ²
AREA IN ACRES	12.68
AREA WITHIN R.O.W.	0 SQ.FT.
	0 ACRES

ORDINANCE NO.

EFFECTIVE DATE

NOTICE:
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 OF 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.

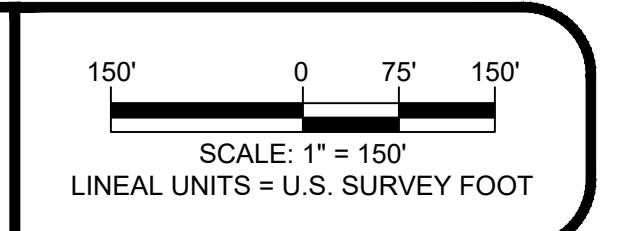
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501



G:\Data\SURVEY\Annexations\2021\613 - C Half Road Gravel Pit Annex - Dove\Annexation Map Files\C Half Road Gravel Pit Annexation No. 2 Plat.dwg - PLOTTED 2022-07-28

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: R.B.P. DATE: 07/27/2022
DESIGNED BY: R.B.P. DATE: 07/27/2022
CHECKED BY: C.V.W. DATE: 07/28/2022
APPROVED BY: R.B.P. DATE: _____



PUBLIC WORKS
ENGINEERING DIVISION

C 1/2 Road Gravel Pit Annexation No. 2
Located in the NW1/4SE1/4 and Lot 5
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



Google Street View looking south from C ½ Road

David Thornton

From: David Thornton
Sent: Tuesday, September 27, 2022 8:38 AM
To: Ryan Lowe
Cc: Kristen Ashbeck
Subject: RE: ANX-2022-613--C 1/2 Road Gravel Pit Annexation 2855 C ½ Road

Thanks Ryan for your comments. I have copied another Planner in Community Development that is reviewing the actual Gravel Pit development application. It will be going to public hearing soon and all those who received notice for this annexation will also receive notice of the hearing date for the gravel pit/extraction use that will require a Conditional Use Permit (CUP) and that is considered by Planning Commission in a public hearing as well.

Kristen Ashbeck now has your comments for that review and consideration. The annexation of a property only considers whether or not the land should become part of the city limits and must meet the Colorado State statutory requirements for annexation. With the annexation of land State law requires the city to zone it within 90 days of the annexation's effective date. By request of the petitioner, the Planning Commission and later City Council, are considering the CSR (Community Services and Recreation) zone district which implements the City's' Comprehensive Plan for the property. The CSR zoning permits residential uses, but at a density of one dwelling unit per five acres. It permits gravel extraction with a CUP.

Thanks again for your comments and Kristen will incorporate them into her review and file for the proposed CUP. Kristen can be reached at 970-244-1491. Or kristena@gjcity.org

Respectfully,

Dave

David Thornton, AICP
Principal Planner
Community Development Department
City of Grand Junction
www.gjcity.org
Phone: 970-244-1450

-----Original Message-----

From: Ryan Lowe <raniac84@gmail.com>
Sent: Monday, September 26, 2022 8:30 PM
To: David Thornton <davidth@gjcity.org>
Subject: ANX-2022-613--C 1/2 Road Gravel Pit Annexation 2855 C ½ Road

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

Hello David-

I wasn't sure where to comment or what to do if I can't attend the hearing.

I own a house across the river from this project on Unawweep Ave(C road). When I bought, one of the reasons was the rural/residential area zoning. We have lots of wildlife over here including Eagles, Bears, Deer, Fox, etc that I feel would be impacted by this gravel pit project due to noise and increased traffic over there.

Thank you for taking my comment.

Ryan Lowe

2850 Unawweep Ave

ANX-2022-613--C 1/2 Road Gravel Pit Annexation

2855 C ½ Road

Sent from my iPhone

David Thornton

From: Daniella Acosta
Sent: Monday, September 26, 2022 2:29 PM
To: David Thornton
Subject: Fwd: [Grand Junction Speaks] Comment submitted for: C 1/2 Road Gravel Pit Annexation

This GJ Speaks commented was routed to me instead of you.

Get [Outlook for iOS](#)

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Monday, September 26, 2022 1:29:32 PM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: [Grand Junction Speaks] Comment submitted for: C 1/2 Road Gravel Pit Annexation

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



The following comment has been submitted for C 1/2 Road Gravel Pit Annexation by Sandra Reams:

Hi, I live at 2854 Unaweep Ave. directly south of the proposed application. I purchased this property 5 years ago. I knew the parcel of land in question was zoned for residential single family-Rural development. The back of my property butts up against the Colorado River. My views are incredible.. the solitude is good for the soul... and wildlife is abundant. I can't imagine the constant beeping noise and sounds from the rock haulers. I am retired. I spend a lot of time outside. My windows are open in the summer. I am concerned for my mental health. I am sensitive to annoying noises. i.e. trucks backing up. I am concerned for the wildlife. They have no say but I can tell you they would not be happy !!! I am concerned about the traffic increase on C 1/2 Rd. There are no sidewalks or bike lanes. C 1/2 is used by pedestrians and cyclist to access river trail and new park system. The new apartments west of the land application also have increased the road usage. C 1/2 is now being used as a short cut to D Rd off of 29 Rd. Surely there is somewhere else in the valley that gravel can be found. This application for land use would be a nuisance to all neighbors above and below the Colorado River and those traveling sans vehicles. Thank you SReams

You can approve or reject the comment [here](#).

This email was delivered by gispeaks.org

David Thornton

From: Greg Mueller <pariahlaw@aol.com>
Sent: Monday, September 26, 2022 11:09 AM
To: David Thornton
Subject: Re: ANX-2022-613- C ½ Road

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

Got it, Thanks Dave,

Gregory J. Mueller, Esq.
Gregory J. Mueller, P.C. A Professional Corporation
902 Colorado Avenue
Grand Junction, CO 81501
Telephone: 970.245.1227 Facsimile: 970.245.1257
Email: pariahlaw@aol.com

[NOTICE: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is confidential AND MAY CONTAIN MATERIAL PRIVILEGED BY ATTORNEY/CLIENT AND/OR WORK PRODUCT PRIVILEGES or CRE 408. It is not to be transmitted to or received by anyone other than the named addressee \(or a person authorized to deliver it to the named addressee\). It is not to be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via email or by calling Gregory J. Mueller at \(970\) 245-1227 \(collect\), so that our address records can be corrected.](#)

On Monday, September 26, 2022 at 09:21:21 AM MDT, David Thornton <davidth@gjcity.org> wrote:

Good Morning Amy, Nathaniel and Greg,

Thank you for your comments. All of your comments are related directly with the proposed CUP (file #CUP-2021-616) that is also going through the Development Review Process with the City, These comments can be considered as conditions to the Conditional Use Permit (CUP) request for the gravel extraction land use. I have copied Kristen Ashbeck, project manager on the gravel extraction CUP request so she now has your comments for that review and consideration. The annexation of a property only considers whether or not the land should become part of the city limits and must meets the Colorado State statutory requirements for annexation. With the annexation of land State law requires the city to zone it within 90 days of the annexation's effective date. By request of the petitioner, the city is considering the CSR zone district which implements the City's' Comprehensive Plan for the property.

Thanks again for your comments and Kristen will incorporate them into her review and file for the proposed CUP. Kristen can be reached at 970-244-1491. Or kristena@gjcity.org

Respectfully,

Dave

David Thornton, AICP
Principal Planner

Community Development Department
City of Grand Junction

www.gjcity.org

Phone: 970-244-1450



From: Greg Mueller <pariahlaw@aol.com>
Sent: Sunday, September 25, 2022 1:35 PM
To: David Thornton <davidth@gjcity.org>
Cc: So, <akcolomed@aol.com>; Nathaniel Mueller <nathaniel.g.mueller@gmail.com>
Subject: Re: ANX-2022-613- C ½ Road

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

September 25, 2022

To Dave Thornton, Planner
davidth@gjcity.org

Re: ANX-2022-613- C ½ Road
Public Comment

Dear Commission, Counsel and Owners,

We own the property immediately east of the proposed project and share the property line. Our vacant agricultural land is located at 2869 C ½ Road. We have met with a representative of the proposed annexation company, discussed their project and the anticipated time-line for this mineral extraction project. We are generally in favor of the annexation / changed use application.

Our goal is for the project to benefit the owners as well as the neighborhood and community at large. We propose and request the following provisions be considered by the Commission and City Counsel as part of the annexation request:

A. The proposed site is one of two properties between Las Colonias Park and 29 Road which is blocking the extension of the James M Robb bike trail. We request that after extraction and remediation processes are complete, the owner cede a sufficient amount of their private land to the State of Colorado to permit the extension of the bike trail through this stretch of river front.

The current bike access route is on C ½ Road, a narrow and rough stretch of the trail which places both bikers and drivers at risk. With the proposed extraction processes in place, more heavy trucks will be required to remove the minerals and thus increase traffic on the roadway. Because the project could take years to exhaust the resources, we request the river-front be extracted and remediated first to possibly permit the extension of the bike trail system. This will remove bikes from C ½ Road and nearly complete the bike system from Loma to Palisade. .

B. The working hours of the project should be limited to ½ hour after sunrise until ½ hour before sunset. This will minimize noise and traffic which impacts the adjacent landowners.

C. A dedicated acceleration and deceleration lane should be required on C ½ Road near the entrance to the work site. This road has already been neglected, but with the increased use by heavy vehicles, it can be anticipated to suffer more structural fatigue. Having either a center turn lane or expanded shoulder on the south roadside will reduce the ongoing damage to the existing road.

With these requests being addressed and considered by the Planners and City Counsel, we welcome the beneficial use of the property by our neighbors.

Respectfully,
Amy Mueller, Nathaniel Mueller and Greg Mueller, owners 2869 C ½ Road, Grand Junction, CO

Telephone: 970.245.1227 Facsimile: 970.245.1257

Email: pariahlaw@aol.com

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING C ½ ROAD GRAVEL PIT ANNEXATION
TO CSR (COMMUNITY SERVICES AND RECREATION) ZONE DISTRICT**

LOCATED ON PROPERTIES AT 2855 C ½ ROAD

Recitals:

The property owner has petitioned to annex their 27.83 acres into the City limits. The annexation is referred to as the “C ½ Road Gravel Pit Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the C ½ Road Gravel Pit Annexation consisting of 27.83 acres from County RSF-R (Residential Single Family Rural) to CSR (Community Services and Recreation) finding that both the CSR 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 CSR (Community Services and Recreation) 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 C ½ ROAD GRAVEL PIT 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

C ½ Road Gravel Pit Annexation

A Serial Annexation comprising the C ½ Road Gravel Pit Annexation No. 1
and C ½ Road Gravel Pit Annexation No. 2

C ½ Road Gravel Pit Annexation No. 1

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 40.00 feet to the Northwest Corner of said Lot 9, BEVIER SUBDIVISION also being the southwest corner of WEAVER ANNEXATION No. 2, Ordinance Number 3108 same as filed under Reception Number 1894971 and being the Point of Beginning; thence S89°38'59"E along the south line of said WEAVER ANNEXATION No. 2 a distance of 660.00 feet to the Northeast Corner of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 1000.00 feet; thence N89°38'59"W a distance of 660.00 feet to a point on the west line of said Lot 9 BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 1000.00 feet to the Point of Beginning.

Containing 15.15 Acres or 659995 Square Feet more or less as described.

C ½ Road Gravel Pit Annexation No. 2

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and Lot 5 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 1040.00 feet to the Northwest Corner of C 1/4 Road Gravel Pit ANNEXATION No. 1 being the Point of Beginning; thence S89°38'59"E along the south line of said C 1/4 Road Gravel Pit ANNEXATION No. 1 a distance of 660.00 feet to a point on the east line of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 989.00 feet to the southeast corner of said Lot 10 also being a point on the southerly line of said Lot 5, Section 19 and a point on the centerline of the Colorado River; thence N64°58'43"W along said centerline of the Colorado River a distance of 727.59 feet to the southwest corner of said Lot 9, BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 685.29 feet to the Point of Beginning.

Containing 12.68 Acres or 552513 Square Feet 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.

Anna M. Stout
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk