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**CITY COUNCIL AGENDA  
WEDNESDAY, JANUARY 18, 2023  
250 NORTH 5<sup>TH</sup> STREET - CITY HALL AUDITORIUM  
[VIRTUAL MEETING - LIVE STREAMED](#)  
BROADCAST ON CABLE CHANNEL 191  
5:30 PM – REGULAR MEETING**

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Proclamations**

Proclaiming January 2023 as National Crime Stoppers Month in the City of Grand Junction

**Support for Statement**

Request from the League of Women Voters of Mesa County to Sign Statement Condemning Recent Anti-Semitic Event in Grand Junction

**Citizen Comments**

*Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

*Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, January 18, 2023 or 4) submitting comments [online](#) until noon on Wednesday, January 18, 2023 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.*

**City Manager Report**

**Council Reports**

**CONSENT AGENDA**

**REVISED**

*The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.*

**1. Approval of Minutes**

- a. Summary of the December 20, 2022 Special Workshop
- b. Minutes of the January 4, 2023 Special Meeting
- c. Minutes of the January 4, 2023 Regular Meeting

**2. Set Public Hearings**

- a. Quasi-judicial
  - i. Introduction of Ordinances Accepting Inclusion of 905 Struthers Avenue to the Downtown Development Authority and Downtown Business Improvement District and Setting a Public Hearing for February 1, 2023
  - ii. Introduction of an Ordinance Amending Ordinance No. 4482 for the Casas de Luz Planned Development to Adjust the Maximum Building Height for only Unit 4 from 24 Feet to 34 Feet, Located at 365 W Ridges Boulevard in the Redlands and Setting a Public Hearing for February 15, 2023
  - iii. Introduction of an Ordinance for Zoning Approximately 1.45 Acres from County RSF-R (Residential Single Family Rural) to I-1 (Light Industrial) for the Roy's RV Annexation, Located at 2795 Riverside Parkway, and Setting a Public Hearing for February 15, 2023
- b. Legislative
  - i. Introduction of an Ordinance Establishing a Moratorium to Prohibit the Establishment of any New or Relocation of Existing Gaming Establishments and Setting a Public Hearing for February 1, 2023

**3. Procurements**

- a. 2023 Spending Authorization for Utility Billing Printing and Mailing Services Contract
- b. Contract for 24 Road Multi-Modal Path Construction

**REGULAR AGENDA**

*If any item is removed from the Consent Agenda by City Council, it will be considered here.*

**4. Public Hearings**

- a. Legislative
  - i. An Ordinance Amending the Mandatory Quarterly Remittance Date for Plastic and Paper Bag Fees as Found in HB21-1161 "Management of Plastic Products" from Starting on April 1, 2024 to Starting on April 1, 2023
- b. Quasi-judicial
  - i. A Resolution Accepting the Petition for the Annexation of 17.42 Acres of Land and Ordinances Annexing and Zoning the Grand Valley Estates Annexation to R-12 (Residential - 12 du/ac), Located at the Northeast Corner of 31 Road and E ½ Road

**5. Resolutions**

- a. A Resolution Setting Winter Hours for the City's Parks Based on the Classification of the Park
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Land Acquisition of 15 Acres for Future Development by the Grand Junction Housing Authority for Affordable Housing Rental Units

**6. Non-Scheduled Citizens & Visitors****7. Other Business****8. Adjournment**



*City of Grand Junction, State of Colorado*

# Proclamation

**Whereas,** crime is a menace to our society. It tears apart lives and causes feelings of fear, anger and helplessness. As caring citizens, we are obligated to do everything in our power to ensure that our communities are not victimized by criminals; and

**Whereas,** the Crime Stoppers of Mesa County program has empowered the citizens of Mesa County to take a stand against crime. This program brings together citizens, law enforcement, the media, businesses, and educational institutions to combat crime and make our communities safer; and

**Whereas,** combining media awareness, cash rewards, and an anonymous tip line and P3 tips app for citizens to contact, Crime Stoppers of Mesa County has created an effective method for solving crimes and helping citizens take back control over their neighborhoods; and

**Whereas,** the award-winning, nationally recognized Crime Stoppers of Mesa County has been particularly effective and since 1983 has received over 22,000 tips, which have led to 1,850 arrests and the recovery of over 9 million two hundred thousand dollars in drugs and property. Anonymous Crime Stopper callers have been rewarded over \$315,000 for their valuable information; and

**Whereas,** Crime Stoppers of Mesa County has forged strong working relationships with all area law enforcement agencies, including: Colorado State Patrol, Fruita Police Department, Grand Junction Police Department, Mesa County Sheriff's Office, Mesa County District Attorney's Office, and the Palisade Police Department; and

**Whereas,** Crime Stoppers of Mesa County is working to increase awareness of community safety issues and crime prevention efforts, while also giving back to our community by offering grants to various organizations, partnership with Colorado Mesa University and scholarships to Law Enforcement graduates.

**NOW, THEREFORE,** I Anna Stout, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of January 2023 as

## *"National Crime Stoppers Month"*

in the City of Grand Junction and call all citizens of Grand Junction to increase their participation in Crime Stoppers of Mesa County in the effort to prevent crime, thereby strengthening the communities in which they live.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 9<sup>th</sup> day of January, 2023.

A handwritten signature in black ink, appearing to read "Anna Stout", written over a horizontal line.

Mayor

## **GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY December 20, 2022**

**Meeting Convened:** 5:00 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

**City Councilmembers Present:** Councilmembers Chuck McDaniel (virtual), Phil Pe'a, Randall Reitz, Dennis Simpson, Mayor Pro Tem Abe Herman (virtual), and Mayor Anna Stout.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Housing Specialist Sherry Price, Finance Director Jodi Welch, Parks and Recreation Director Ken Sherbenou, Public Works Director Trent Prall, Fire Chief Ken Watkins, Deputy Fire Chiefs Chris Angermuller and Gus Hendricks, City Clerk Amy Phillips, and Deputy Clerk Janet Harrell

The Mayor reviewed the agenda, asking if Council wanted to modify the agenda by removing discussion regarding Impact Fees. Council discussion resulted in consensus to keep the agenda intact.

### **1. Discussion Topics**

#### **a. Review and Discuss Project Recommendations Submitted to City Council by the American Recovery Plan Act (ARPA) Committee**

City Manager Caton and Assistant to the City Manager Johnny McFarland introduced this item as a presentation and review of the ARPA Committee's recommendations regarding allocation of approximately \$9 million in American Rescue Plan Act funding. (The City total allocation of ARPA funds was \$10.5 million; the lodging industry was granted \$1.5 million for marketing).

After receiving State and Local Fiscal Recovery Funds under the American Rescue Plan Act (ARPA), City Council appointed an Advisory Committee (Committee) to make recommendations about how the funds should be spent. Funds were intended to mitigate the economic and public health impacts of COVID-19.

The Committee held its first meeting in February of 2022 and concluded its process in September. The Committee held eight meetings during its eight-month review process, as well as numerous working subgroup meetings.

The Committee identified priority areas for allocation of funds which were: affordable housing; homelessness; and behavioral/mental health. The Committee established a process for the submission of Letters of Interest (LOI) by parties interested in qualifying for ARPA funds. City staff assisted with the development of a LOI process for consideration for funding in each of the three priority areas.

The Committee identified criteria to be used to evaluate projects and funding requests. These included:

1. **Maximize Impact of One-Time Funds** - recognizing that the APRA funds were a one-time resource, look to project investments that create enduring value, not just one-time expenditures
2. **Broad Community Benefit** - look to maximize benefit to the broadest possible members of the community
3. **Leverage Funds** - look to fund projects that potentially attract additional funding or build on existing activities to achieve a multiplier effect
4. **Long-Term Sustainability** - look for projects that can sustain the investment over the longer term
5. **Ease of Implementing** - focus on sponsors or organizations that have existing administrative infrastructure in place with proven capability of implementing the activity successfully

Representatives from the ARPA Committee led by Chair Ben Herman and Vice Chair Bill Wade were present and available for questions. The Committee ultimately selected six projects across all three priority categories to move forward with formal presentations to City Council for consideration.

Thirty LOI applications were received and reviewed by the ARPA Committee and the following applicants were recommended for funding.

**Counseling & Education Center** – Since 1981, the non-profit Counseling & Education Center (CEC) has been a vital resource for people living under the poverty line, providing outpatient resources to support mental wellness. Ninety two percent of CEC's clients are under the Federal Poverty Guidelines. Their plan is to purchase a facility within the City of Grand Junction that will become an outpost of their original building with the capacity to hold five-six therapy rooms of varying sizes as well as supporting facilities and safe outdoor spaces. The location of the facility will be in an underserved area such as Riverside or Orchard Mesa. CEC will be leveraging support from Colorado Mesa University who will provide staffing to coordinate the internship program and associated needs. 55% of their revenue comes from customer fees and the other 45% comes from grants and fund-raising efforts. The committee supported this project due to the resulting benefit of a permanent facility with increased capacity to treat lower income residents with behavioral and mental health issues.

**Recommended Funding: \$996,006**

During discussion regarding their project and funding request, Council asked for:

- Balance sheet

- Fundraising plan: specifically, projections and plan for additional fundraising needed to maintain solvency
- Breakdown of grant funders
- 2022 budget - Actuals and budget
- 2023 budget

**Altitude Pediatrics** - Altitude Pediatrics (AP) is a pediatric practice in Grand Junction. Currently, the clinic serves 3,000 patients ages 0-21, which equates to 35 percent of the youth in Mesa County, Medicaid insures 49 percent of AP patient population. Many families receiving care through AP experience psychosocial stressors, including homelessness due to soaring rent prices, hyperinflation post-COVID-19, substance abuse, and untreated mental health care. AP launched a co-located integrated behavioral health program with pediatric care in March of 2022. This in-house care provides outreach to patients not otherwise accessible in non-integrated clinics. The committee supported this project due to the innovative approach of co-locating behavioral and mental health assessment and treatment with pediatric care, and the long-term establishment of fellowships and training services. AP's goal is to have 2-year supervised program and 1-2 graduate degree interns.

**Recommended Funding: \$830,657**

During discussion it was stated by the applicant that the request was for \$244K for start-up costs, but that anything over would be greatly appreciated. The ARPA committee stated that they misunderstood the request, thinking the applicant was asking for approximately that amount for three consecutive years. Altitude Pediatrics assured Council that if they were granted the money, they would continue to treat a Medicaid patient population of at least 49% of their total patient population.

Council asked for:

- Budget vs. actual in 2022
- Revised budget projections with an explanation of the assumptions made
- Year-end financials and balance sheet, profit/loss, etc. (follow-up with City Council on their requests)

Additional discussion ensued regarding funding a for-profit, particularly as it pertains to community perception. The committee stated the application did not specify non-profits only and noted that the City has partnered with for-profits on other projects that serves the community at large.

Concluding the presentation and discussion, it was agreed that if Councilmembers had additional requests of AP, they would email Mr. McFarland and he would let AP know what else needs to be addressed.

Council took a 10-minute recess at 6:27 p.m.

**Housing Resources** - Revolving Loan Fund– This proposal will capitalize a purchase assistance revolving loan fund, making homeownership attainable to low-income Grand Junction residents. The award will fund deferred 0 percent interest loans of \$25,000 to eligible households. This program addresses one of the most significant impacts of COVID: the dramatic increase in homeownership costs. Since June 2020, the median home price has jumped 41 percent from \$285,000 to \$401,190. With \$1,000,000, Housing Resources could assist about 40 households in the initial round. The loan fund would be revolving so it would continuously recapture the funds and assist additional households for years to come. The initial capitalization of a purchase assistance program would help us build the vehicle to raise funds from other sources and expand our capacity to serve more households.

**Recommended Funding: \$1,000,000**

Council asked for:

- Financials request
- Explanation of how expenses would be handled

**Grand Junction Housing Authority** - Executive Director of the Housing Authority Jodi Kole, reported that the owner is no longer considering other offers on the property. She recommended reallocating the funds to a land bank and withdrew the following proposal from consideration.

*Funds will be used to acquire a large existing multi-family community to preserve its current affordability. The property is well-maintained and is in the heart of the City. While the property's current rents are at or below 60 percent AMI, there is no recorded Deed Restriction or other commitment to affordability. Acquisition of this property by another party is almost certain to result in the loss of these units to the affordable market. ARPA funds would be used to write down the cost of the units. The balance of the funding necessary will be sought from established affordable housing organizations including the Division of Housing, Colorado Housing & Finance Authority, GJHA Reserves, lenders and equity investors committed to ongoing affordability. An investment of \$10,000 per unit will leverage an additional \$140,000 to \$150,000 per unit. The committee supported this project due to the significant number of affordable housing units that would result from the ARPA investment.*

**Recommended Funding: \$1,800,000**

**Grand Valley Catholic Charities** - Mother Teresa Place – Mother Teresa Place, a supportive housing development, will serve 40 Grand Junction community members who are homeless. As some residents reach a level of stability that allows them to opt for housing in other areas of the City, other persons who are homeless will take their place. None of those to be served will be capable of acquiring housing under current conditions as their income level fluctuates between \$600 and \$800 a month. The committee supported this request due to the long-established track record of this organization for providing housing for those experiencing homelessness as well as



myriad other services, as well as the fact that they have already raised nearly  $\frac{3}{4}$  of the funds required to support this project, but not the \$3.37 million requested.

**Recommended Funding: \$1,000,000**

Council discussed concerns about the low turnover in current units and questioned the applicant's ability to raise additional funding, and the Department of Local Affairs' commitment to the project. The applicant will address these concerns.

**Grand Junction Land Bank** – The proposal is that ARPA funds are used to fund a land bank to purchase land in the near-term that would be held by the City and allotted through future RFP processes to affordable and attainable housing developers. Increasing the options for affordable housing is an adopted housing strategy for an immediate way to purchase and reserve the limited available land to ensure that affordable housing developers have land to meet the City's growing demand for affordable housing. The committee supported the land banking project since it would impact the entire City, benefit all affordable housing entities, and provide a way to ensure that land is available and allotted for affordable housing needs for the longer term. It can also serve as a mechanism for land donations and reduced-price sales of land into the future.

**Recommended Funding: \$3,373,337**

Discussion regarding the structure of a land bank; ownership, management, lease terms, etc. ensued.

Concluding presentations and discussions, Council directed staff to bring this item back to a future Council Workshop, likely end of January, early February, for additional consideration and after the requested documents and concerns have been addressed by each applicant.

**b. Impact Fee Discussion**

Due to the lengthy presentations and their discussions, Council deferred discussion regarding Impact Fees to a later date.

**2. City Council Communication**

Staff asked for a Councilmember to sit on interview committees for:

- Urban Trails – Councilmember Reitz agreed
- Horizon Drive – Councilmember Pe'a agreed

Council was asked a liaison to the following committees:

- Grand Junction Regional Airport Authority - assignment to be considered at tomorrow's meeting, both Councilmembers Simpson and Reitz are interested.
- LCDC – Mayor Pro Tem Herman
- One Riverfront – Councilmember Pe'a

**3. Adjournment**

There being no Council Communication or further business, the Workshop adjourned at 8:28 p.m.

**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE SPECIAL MEETING**

**City Hall Administration Conference Room**

**January 4, 2023**

**Call to Order**

Council President Stout called the Special Meeting of the Grand Junction City Council to order at 5:05 p.m. on the 4<sup>th</sup> day of January 2023.

Those present were Councilmembers Chuck McDaniel, Phillip Pe'a, Randall Reitz, Dennis Simpson, Mayor Pro Tem Abe Herman and Council President Anna Stout.

Also present was City Manager Greg Caton, City Attorney John Shaver, Parks and Recreation Director Ken Sherbenou, and Finance Director Jodi Welch.

**Executive Session**

Mayor Pro Tem Herman moved, and Councilmember Pe'a seconded to convene into ***EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402 (4)(e)(I) AND 24-6-402 (4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO ACQUIRING ORCHARD MESA POOL AND/OR NEGOTIATING THE FUNDING OF IMPROVEMENTS TO ORCHARD MESA POOL.***

After a brief discussion, Councilmembers McDaniel, Pe'a, Reitz and Simpson voted in opposition of the motion, Mayor Pro Tem Herman abstained, and Mayor Stout voted in favor of the motion to convene into Executive Session for the purpose stated.

The motion failed.

**Adjournment**

There being no further business the meeting adjourned at 5:08 p.m.

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Amy Phillips

City Clerk



**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING**

**January 4, 2023**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of January 2023 at 5:30 p.m. Those present were Councilmembers Chuck McDaniel, Phil Pe'a, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Janet Harrell, Finance Director Jodi Welch, Public Works Director Trent Prall, General Services Director Jay Valentine, Parks & Recreation Director Ken Sherbenou, Community Development Director Tamra Allen, and Principal Planner Nicole Galehouse.

Council President Stout called the meeting to order and Councilmember McDaniel led the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming January 16, 2023 as Martin Luther King, Jr. Day in the City of Grand Junction**

Councilmember Pe'a read the proclamation and David Combs, Eric Ward, and Rommell McClanely accepted the proclamation.

**Proclaiming the City of Grand Junction an Inclusive City**

Council President Pro Tem Herman read the proclamation and Richard Hyland, Estrella Ruiz, and Nelly Garcia accepted the proclamation.

**Appointments**

**To the Planning Commission**

Councilmember Simpson moved and Councilmember Pe'a seconded to appoint Brian Masters to the Planning Commission for a partial term expiring October 2025. Motion carried by unanimous voice vote.

**Citizen Comments**

Bruce Lohmiller spoke about having shelter and work provided for the homelessness population, the open Council seat and showed a McInnis Canyons poster Mesa County

Commissioner Scott McInnis signed and gave to him.

Heather Healey objected to the limited time allotted for Citizen Comments and said some City funds are being misappropriated.

Susan Leonard requested more funds be budgeted for City parks and listed specific issues she would like addressed.

**City Manager Report**

City Manager Caton announced the next Coffee with the City Manager will be held at Daylight Donuts on January 19<sup>th</sup> at 9 a.m. with special guest General Services Director Jay Valentine.

**Council Reports**

Councilmember Simpson reminded Council the City Manager and City Attorney evaluations were not finished and he requested a time be scheduled to do so.

Council President Pro Tem Herman expressed his sorrow at the passing of citizen Richard Swingle.

Councilmember McDaniel attended the Grand Junction Housing Authority meeting when Chair Rich Chron and Vice Chair Bernie Buescher were appointed. He then expressed his appreciation and condolences for Mr. Swingle.

Council President Stout thanked Mr. Swingle for his diligence in reporting street lights that were out and for being a model citizen engaged in local government. She then announced the state legislative session will begin January 9<sup>th</sup> along with two committees on which she serves: the Colorado Municipal League and Associated Governments of Northwest Colorado. Council President Stout thanked the Police and Fire Departments for hosting a ride along for her on Christmas Day and New Year's Eve and expressed her gratitude for giving a better understanding of the work they do and keeping citizens safe.

**CONSENT AGENDA**

Councilmember McDaniel requested item 4.a. and Councilmember Simpson requested item 5.h. be removed from the Consent Agenda. Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Consent Agenda items #1 - #5 excluding items 4.a. and 5.h. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Minutes of the December 19, 2022 Special Meeting

- b. Summary of the December 19, 2022 Workshop
- c. Minutes of the December 21, 2022 Regular Meeting

## 2. Set Public Hearings

- a. Legislative
  - i. Introduction of an Ordinance to Amend the Mandatory Quarterly Remittance Date for Plastic and Paper Bag Fees as Found in HB21-1161 "Management of Plastic Products" from Starting on April 1, 2024 to Starting on April 1, 2023, and Setting a Public Hearing for January 18, 2023
- b. Quasi-judicial
  - i. Introduction of an Ordinance for Zoning Approximately 17.42 Acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) Located at the Northeast Corner of 31 Road and E ½ Road, and Setting a Public Hearing for January 18, 2023
  - ii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Roy's RV Annexation of 1.45 Acres, Located on Property 2795 Riverside Parkway, and Setting a Public Hearing for February 15, 2023

## 3. Agreements

- a. Marathon Health Clinic Contract Renewal

## 4. Procurements

- a. A Resolution Affirming the Purchase of 244 N 7th Street – **Moved to Regular Agenda**

## 5. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2023 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

- b. A Resolution Issuing a Revocable Permit to Allow Private Stormwater Drainage Pipe for the Proposed Quick N Clean Car Wash Located at 691 24 Road within the Right-of-Way of 24 Road
- c. A Resolution Authorizing an Easement on City-owned Property at 821 Struthers Avenue
- d. A Resolution Supporting Application to Colorado Department of Transportation (CDOT) for an Entry Sign to be Located within CDOT Right-of-Way at Highway 50 and 30 Road
- e. A Resolution Finding the 2020 One Grand Junction Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update
- f. Resolution Vacating Two Portions of a Multipurpose Easement Located on a 2.26 Acre Parcel Located at the Eastern Side of Brookwillow Loop between Orion Way and Wolcott Avenue
- g. A Resolution Declaring a Vacancy in City Council District A and Authorizing an Election to Fill the Unexpired Term at the City of Grand Junction Regular Municipal Election on April 4, 2023
- h. A Resolution Confirming the Appointments of City Councilmembers to Fill Vacancies on City Boards and Commissions Created by the Resignation of City Councilmember Taggart - **Moved to Regular Agenda**

**REGULAR AGENDA**

**A Resolution Affirming the Purchase of 244 N 7th Street - Removed from Consent Agenda**

The City Public Works Engineering Division moved from City Hall into 333 West Avenue, Building C in 2018 to make room in City Hall for the growing Accounting and IT divisions.

Since that time, the City's economy has continued to grow along with its Capital Improvement Program (CIP). With the additional growth, more engineering technicians, project managers, project engineers and inspectors have been added to implement the City's CIP. Engineering has reached its capacity at the current facility in Building C between Stores and Fleet.

City Manager Caton noted this purchase is included in the 2023 budget and capital plan and explained the additional office space is needed to accommodate increased staffing levels.

General Services Director Jay Valentine reviewed the property acquisition process and noted the purchase price of \$1.4 M (below market price of \$3.9 M) includes approximately \$20,000 worth of furniture and on-site and street parking.

Public Works Director Trent Prall said the Engineering Division has outgrown their current location and this property is able to house the current 29 engineering positions with room for a total of 37. This location is also centrally located to other related City and County offices.

Discussion included the other options considered: construction of a City Hall third floor (would require vacating currently used office space during construction and would be cost prohibitive), expansion of current location (would require using needed warehouse space), construction trailers (not a good long-term solution), old County jail (layout is not efficient and renovation would be cost prohibitive), and lease 6<sup>th</sup> Street and Rood Avenue property (cost prohibitive).

City Manager Caton reviewed the acquisition process noting the steps when and how Council is informed during these processes.

Councilmember Simpson requested all previous information communicated to Council regarding the item be included in staff reports for this type of item.

Councilmember McDaniel moved and Councilmember Reitz seconded to approve a resolution affirming the purchase of 244 N 7<sup>th</sup> Street. Motion carried by unanimous voice vote.

**A Resolution Confirming the Appointments of City Councilmembers to Fill Vacancies on City Boards and Commissions Created by the Resignation of City Councilmember Taggart - Removed from Consent Agenda**

The City Council assigns its members to serve on a variety of Council appointed Boards, Committees, Commissions, and Authorities, as well as a number of outside organizations. Assignments were discussed at the December 20, 2022 City Council Workshop and this resolution formalizes that discussion and includes who will be assigned to the Grand Junction Regional Airport Authority Board (GJRAA).

Discussion included confirmation of Councilmember Pe'a to One Riverfront and Council President Pro Tem Herman to the Las Colonias Development Corporation, that Councilmember Reitz and Simpson both expressed interest in being appointed to the GJRAA and reviewed their current assignments, the importance and complexity of the GJRAA, suggestion that the one appointed should be reappointed when annual assignments are made in May, and review of the GJRAA meeting schedule and



makeup.

Councilmember Simpson withdrew his name.

Councilmember Simpson moved and Councilmember Pe'a seconded to adopt a resolution confirming the appointments of City Councilmembers to fill vacancies on City Boards and Commissions created by the resignation of City Councilmember Taggart. Motion carried by unanimous voice vote.

### **Orchard Mesa Pool Update**

Council President Stout provided an update explaining, that in response to community input, the City, Mesa County Valley School District #51 (MCVSD) and Mesa County are committed to keep the Orchard Mesa Pool open until another indoor aquatic option becomes available and that the specifics of their agreement are being reviewed by their respective legal counsels with the intent that the agreement will be formalized by the end of January.

It was noted that the City would continue with operations, MCVSD (who owns the property/facility) would continue to contribute to utility payments, and the County would continue to contribute to operations and investigate offering transportation options for the time being, although these measures would not continue in perpetuity, for concerns that the pool may not meet future public health standards.

Discussion included: requests that the City independently keep the pool open longer, obtaining an engineering repair/maintenance estimate to determine the pool's long-term viability, the value of swimming lessons, an agreement repair cap will be included in the joint agreement, and outstanding repairs due to parts being difficult to acquire because of the pool's age.

The public comment period opened at 6:37 p.m.

The following spoke in support of keeping the Orchard Mesa Pool open: Nick Allen, Carissa Fisher, Karen Stahl, Charlie Allen, Peyton Sanders, Scott Beilfuss, and Mary Ann Taigmen.

The public comment period closed at 6:58 p.m.

City Council took a break at 6:58 p.m.

The meeting resumed at 7:10 p.m.

**An Ordinance Amending Various Sections of the Grand Junction Municipal Code (GJMC) on Sales and Use Tax and Lodgers Tax by Adding Terms and Definitions to the GJMC Related to Marketplace Facilitators and Marketplace Sellers**

The ordinance requiring marketplace facilitators to charge, collect, and remit City of Grand Junction sales and use tax will clarify businesses required to collect and remit the City's tax by clarifying the authority given to the City as a taxing jurisdiction under the 2018 South Dakota v. Wayfair court case. This case was heard in the Supreme Court and the ruling was that states may charge tax on purchases made from out-of-state sellers even if the seller does not have a physical presence in the state. The Colorado Municipal League has assisted cities with this issue by developing a model ordinance to effect uniformity among cities in the State of Colorado. This ordinance also serves to further level the playing field between storefront businesses and online businesses.

Finance Director Jodi Welch presented this item.

Discussion included the ordinance would be adding clarifying terms and definitions of facilitators and sellers as well as the taxing jurisdiction based on the Wayfair ruling, a suggestion that a threshold amount should be implemented, and this ordinance would require short-term rental companies to remit on behalf of the individual providers.

The public hearing opened at 7:16 p.m.

Scott Beilfuss asked how short-term rental taxes would be remitted.

The public hearing closed at 7:19 p.m.

Councilmember Simpson moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5118, an ordinance amending various sections of the Grand Junction Municipal Code (GJMC) on Sales and Use Tax and Lodgers Tax by adding terms and definitions to the GJMC related to Marketplace Facilitators and Marketplace Sellers on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance Approving a Corridor Infill Incentive for the Landing on Horizon Project by APR Grand Junction 3, LLC**

On September 7, 2022, the City Council adopted Resolution No. 74-22 creating a new Corridor Infill Incentive and Formula for Calculating the Incentive. The resolution included specific corridors in and near downtown as well as in the Horizon Drive Overlay. On November 2, 2022 the City received a request by APR Grand Junction 3, LLC to utilize the Level 4 - Corridor Infill Incentive for a 168 unit multi-family apartment project called Landing on Horizon on 8.3 acres located at 2805 Printers Way, 768 Hilaria Avenue and 773 Horizon Drive.

Community Development Director Tamra Allen and applicant representative Brian Shiu

presented this item.

Discussion included that the incentive budget of \$2,392,436 M are proceeds from the sale of Dos Rios properties (another tranche will be used in 2024) and is included in the 2023 budget, the only application received for 2023 was from APR Grand Junction 3, LLC, the 2024 application deadline is July 15, 2023, the owner of the neighboring parcel did not want to sell, the Landing on Horizon project began November 2022 and groundbreaking is anticipated in about 6 weeks, the City is not likely to allocate other incentive funds in 2023 due to long project lead times, and clarification that this is not an affordable housing project and qualifies for the infill incentive due to its location which is at Council's discretion.

City Attorney John Shaver noted paragraph 5 of the proposed agreement regarding the incentive level needed to reflect level 4.

The public hearing opened at 7:37 p.m.

Cody Kennedy spoke of the importance of adding housing inventory in Grand Junction and lauded the City for incentivizing these types of projects.

The public hearing closed at 7:38 p.m.

Councilmember Pe'a moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5119, an ordinance authorizing and confirming a redevelopment agreement by and among APR Grand Junction 3, LLC, a Colorado Limited Liability Company, ("APR") and the City of Grand Junction, a Colorado Home Rule Municipal Corporation ("City") for the property located at 2805 Printers Way, 768 Hilaria Avenue, and 773 Horizon Drive (also identified as/with Mesa County Tax Parcel Number 2705-312-03-002), Grand Junction, Colorado, subject to the afore mentioned amendment and approving all actions heretofore taken in connection therewith on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance to Rezone 2.11 Acres from PD (Planned Development) to C-1 (Light Commercial) Located at 2992 Patterson Road**

Applicant Alex Vat on behalf of property owner Lucky You Properties, LLC requested a rezone from PD (Planned Development) to C-1 (Light Commercial) for 2.11 acres located at 2992 Patterson Road. The requested C-1 zone district is consistent with the Comprehensive Plan Land Use Map designation of Commercial.

Principal Planner Nicole Galehouse presented this item.

Councilmember Pe'a recused himself from this item.

The public hearing opened at 7:48 p.m.

There were no public comments.

The public hearing closed at 7:48 p.m.

Council President Pro Tem Herman moved and Councilmember Simpson seconded to adopt Ordinance No. 5120, an ordinance rezoning approximately 2.11 acres from PD (Planned Development) to C-1 (Light Commercial) located at the northwest corner of Patterson Road and 30 Road on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote (Councilmember Pe'a was recused).

**An Ordinance Amending Ordinance No. 4599 and Section 5.15.010 Et. Seq., of the Grand Junction Municipal Code to Allow Marijuana Businesses in the City of Grand Junction**

Applicant PXP1 Brookwillow, LLC requested the vacation of a 50-foot x 44-foot portion of right-of-way (ROW) known as Brookwillow Drive, located on the eastern side of Brookwillow Loop between Orion Way and Wolcott Avenue and part of the Brookwillow Subdivision. The applicant is in the process of site plan approval for a multifamily development on the property to the east of the requested right-of-way vacation and during the review, it was determined a right-of-way vacation would allow the project to better utilize the space eliminate the City's responsibility for maintenance of a driveway to a private development.

Principal Planner Nicole Galehouse presented this item.

The public hearing opened at 7:52 p.m.

There were no public comments.

The public hearing closed at 7:52 p.m.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Ordinance No. 5121, an ordinance vacating a portion of right-of-way identified as Brookwillow Drive on the Brookwillow Village Subdivision Plat as granted to the public by Reception Number 2311972 located south of Orion Way, East of Brookwillow Loop, and North of Wolcott Avenue on final passage and ordered publication in pamphlet form. Motion carried by unanimous roll call vote.

**Non-Scheduled Citizens & Visitors**

Nick Allen requested an update on when Cannabis stores may be opening.

City Attorney John Shaver explained the final hearing for pending applications was held that day, the Hearing Officer has not ruled on all orders yet and pending possible appeals from outstanding orders and a stay order from an appeal challenge filed on December 30<sup>th</sup>, the random selection process could be scheduled by the end of

January.

City Manager Greg Caton added that if the Community Recreation Center (CRC) ballot question passes in April, the design component is anticipated to take up to a year and construction up to 18 months. Therefore, the cannabis revenues (estimated at \$2.5 M) should align with the CRC debt service timeline.

**Other Business**

Councilmember Simpson requested citizens speaking be projected on the screens.

Council President Pro Tem Herman explained cannabis licensing is extremely litigious screening and the City's process is designed to reduce those issues.

**Adjournment**

The meeting adjourned at 8:00 p.m.

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Amy Phillips, CMC  
City Clerk





**Grand Junction City Council**

**Regular Session**

**Item #2.a.i.**

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**Meeting Date:** January 18, 2023  
**Presented By:** Brandon Stam, DDA Executive Director  
**Department:** Downtown Development Authority  
**Submitted By:** Brandon Stam, Executive Director Downtown Development Authority and Business Improvement District

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**Information**

**SUBJECT:**

Introduction of Ordinances Accepting Inclusion of 905 Struthers Avenue to the Downtown Development Authority and Downtown Business Improvement District and Setting a Public Hearing for February 1, 2023

**RECOMMENDATION:**

Introduction of an Ordinance for inclusion of 905 Struthers into DDA and BID Boundaries and set a public hearing for February 1, 2023.

**EXECUTIVE SUMMARY:**

Introduction of an ordinance to expand the boundary of and including property located at and as known as 905 Struthers Avenue into the Downtown Grand Junction Downtown Development Authority boundaries and the Downtown Grand Junction Business Improvement District Boundaries.

**BACKGROUND OR DETAILED INFORMATION:**

The owner of 905 Struthers Avenue has proposed inclusion into the DDA and BID and the Board has considered the matter and requests the Council's approval to expand the boundary to include the Property at 905 Struthers and to expand the Authority to receive a portion or increment of *ad valorem* and sales taxes collected within the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations. The DDA and BID Board of Directors reviewed the request to expand the boundary and determined the boundaries for both districts should be expanded to include 905 Struthers.

**FISCAL IMPACT:**

There is no direct fiscal impact from this action. If City Council authorizes inclusion in the DDA and tax increment district the property value and sales tax revenue will add to the overall increment of the district.

**SUGGESTED MOTION:**

I move to introduce an ordinance for inclusion of 905 Struthers into the DDA and the BID Boundaries and set a public hearing for February 1, 2023.

**Attachments**

- 1. 905 Struthers\_Inclusion Documents
- 2. ORD-DDA and BID Inclusion 905 Struthers 1\_5\_23

# 905 STRUTHERS LLC

905 STRUTHERS AVE,  
GRAND JUNCTION, CO 81501  
Phone 970.201.6781 Fax 970.243.0712

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October 11, 2022

Brandon Stam  
Downtown Development Authority  
101 South 3<sup>rd</sup> St., Suite 100  
Grand Junction, CO 81501

RE: Request for Entry into DDA

Dear Mr. Stam:

905 Struthers LLC enthusiastically requests entry of our parcel into the Grand Junction Downtown Authority (DDA). Having owned the property at 905 Struthers Ave since 1997 we have seen the improvements and developments that have taken place in the South Downtown Area and wish to become more involved in it's continued evolution.

Please enroll Parcel #: 2945-234-002 into the DDA so we can contribute to the ongoing efforts happening in the Las Colonias area.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,



James P. Jeffryes  
President



**VERIFIED PETITION FOR INCLUSION OF PROPERTY  
INTO THE  
DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

TO: City Council, City of Grand Junction, Colorado

The undersigned Petitioner, 905 Struthers LLC, own, as tenants in common, the following described property located within the boundaries of the City of Grand Junction, in the County of Mesa, Colorado:

LOT 2 JEFFRYES SIMPLE SUBDIVISION SEC 23 1S 1W

(the "Property"). The address of the Property is **905 Struthers Ave.**

The Petitioners hereby respectfully petition the City Council of the City of Grand Junction, Colorado pursuant to Section 31-25-1220, C.R.S. for the inclusion of the Property into the Downtown Grand Junction Business Improvement District ("the District").

The Petitioners hereby request that the Property be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that a certified copy of said Ordinance be recorded with the Mesa County Clerk and Recorder on or about the effective date of said Ordinance, and that from and after the recording of the certified copy of the Ordinance, the Property shall be subject to the levy of taxes for payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion and liable for assessments for any obligations of the District.

The Petitioners hereby represent to the City Council and verify that they are the owners of the Property described above and that no other persons, entity or entities own an interest therein except as holders of encumbrances.

Acceptance of this Petition shall be deemed to have occurred at the time when the City Council sets the date (by publication of notice thereof) for the public hearing for consideration of the Petition.

In accordance with Section 31-25-1220(1), C.R.S., this Petition is accompanied by a deposit of monies sufficient to pay all costs of the inclusion proceedings.

**PETITIONERS:**

**905 Struthers LLC**

*[Handwritten signature]*

Address: 905 Struthers Ave, GRAND JUNCTION, CO 81501

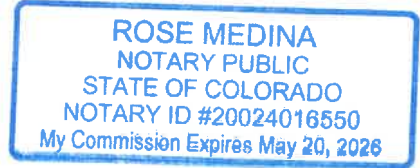
STATE OF COLORADO) ) ss.  
COUNTY OF MESA)

The foregoing instrument was acknowledged and sworn to before me this 12 day of October, 2022 by 905 Struthers LLC.

Witness my hand and official seal.

My commission expires: May 20, 2026 *[Handwritten signature: Rose Medina]*  
Notary Public

905 Struthers LLC



Address: 905 Struthers LLC, GRAND JUNCTION, CO 81506

STATE OF COLORADO) ) ss.  
COUNTY OF MESA)

The foregoing instrument was acknowledged and sworn to before me this \_\_\_ day of \_\_\_\_\_, 2022, by 905 Struthers LLC

Witness my hand and official seal.

My commission expires: \_\_\_\_\_ Notary Public

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

**AN ORDINANCE EXPANDING THE BOUNDARY OF THE GRAND JUNCTION,  
COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE THE  
PROPERTY LOCATED AT AND KNOWN AS 905 STRUTHERS AVENUE**

The Grand Junction, Colorado, Downtown Development Authority (“the Authority” or “DDA”) has adopted a Plan of Development (“Plan”) for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (“the Council”) on in 1981 and subsequently updated and amended in 2019 and 2020 (“Plan.”)

Pursuant to Section 31-25-822, C.R.S. and the Authority’s Plan, the Owner of the property has petitioned for inclusion into the Authority’s boundary.

The Board of the Authority reviewed the proposed inclusion and has determined that the boundary of the DDA should be expanded. With the expansion the Tax Increment Financing (“TIF”) district will be coterminous with the Authority boundary.

The owner of 905 Struthers Avenue (“the Property” or “Property”)has proposed inclusion into the DDA and the Authority Board has considered the matter and requests the Council’s approval to expand the Authority’s boundary to include the Property, a description of which is included by reference in this ordinance and to expand the Authority to receive a portion or increment of *ad valorem* and sales taxes collected within the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of C.R.S. 31-25-802(1.5).
2. The Council hereby finds and determines that the approval of the expansion of the boundary for the Authority and the Plan, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted area; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundary of the Authority and the TIF district.
3. The expansion of the Authority’s boundary, as shown on the attached Exhibit A describing the Property is hereby approved by the Council and incorporated into the Plan for TIF, both sales tax and *ad valorem* tax, purposes. The Authority is hereby authorized to undertake development projects as described in the Plan and to act

consistently with the Plan including, but not necessarily limited to, receiving, and expending for development and redevelopment efforts a portion or increment of *ad valorem* and sales taxes generated in the area in accordance with C.R.S. 31-25-801 *et. seq.* and other applicable law.

4. The City Council hereby request that the County Assessor certify the valuation for the assessment of the Property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification. The City Finance Director is hereby directed to certify the sales tax receipts for the Property included in and described by the attached Exhibit A for the twelve (12) months prior to the inclusion.

5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow or authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.

6. If any provision of the Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

INTRODUCED on first reading the 18<sup>th</sup> day of January 2023 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_\_ day of \_\_\_\_\_ 2023 and ordered published in pamphlet form.

\_\_\_\_\_  
Anna M. Stout  
President of the City Council

ATTEST:

\_\_\_\_\_  
Amy Phillips  
City Clerk

Exhibit A

LOT 2 JEFFRYES SIMPLE SUBDIVISION CITY OF GRAND JUNCTION SEC 23 1S  
1W UM

905 Struthers Avenue, Grand Junction Colorado

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

**AN ORDINANCE EXPANDING THE BOUNDARY OF AND INCLUDING PROPERTY LOCATED AT AND KNOWN AS 905 STRUTHERS AVENUE INTO THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

Recitals:

The Downtown Grand Junction Business Improvement District (District) was formed by the Grand Junction City Council by Ordinance No. 3815 in 2005 in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). In 2014 the District's term was extended to twenty years by Ordinance No. 4651.

The District consists of taxable real property that is not classified for property tax purposes as either residential or agricultural (together with the improvements thereon). It was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its inception the District has operated in compliance with the Act.

The owner of the property at 905 Struthers Avenue (Property) seeks to have it included into the boundary of the District. The owner (Petitioner) has submitted a Verified Petition for Inclusion of Property into the Downtown Grand Junction Business Improvement District (Petition).

The District's Board of Directors supports inclusion of the Property and finds that the rights, contracts, obligations, liens and charges of the District will not be impaired by the expansion of its boundary to include the Property, and believes that the District will benefit from the inclusion.

Notice was posted in accordance with C.R.S. 31-25-1220 informing all persons having objection to appear at the time and place stated in the notice and show cause why the petition should not be granted.

The City Council finds that:

- The Petitioner owns the Property requested to be included;
- The Petition is sufficient;
- The Property is not classified for property tax purposes as either agricultural or residential;
- The District will not be adversely affected by the inclusion of the Property;
- The failure of persons to appear and show cause against inclusion of the Property into the boundary of the District is deemed to be assent to the inclusion;
- No cause has been shown that the Property should not be included;

- Expansion of the boundary of the District to include the Property furthers the goals and policies of the City and DDA plans and serves the interests of the District and the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

The following real property together with improvements thereon shall be included in the Downtown Grand Junction Business Improvement District:

LOT 2 JEFFRYES SIMPLE SUBDIVISION CITY OF GRAND JUNCTION SEC 23 1S 1W UM

905 Struthers Avenue, Grand Junction Colorado

The City Clerk is directed to file a certified copy of this Ordinance with the Mesa County Clerk and Recorder.

The Property shall thereafter be subject to the levy of taxes and assessments for the payment of its proportionate share of any indebtedness and expenses of the District outstanding at the time of inclusion and thereafter.

Introduced on first reading this 18th day of January 2023 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_ day of \_\_\_\_\_ 2023 and ordered published in pamphlet form.

\_\_\_\_\_  
Anna M. Stout  
President of the City Council

ATTEST:

\_\_\_\_\_  
Amy Phillips  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #2.a.ii.**

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**Meeting Date:** January 18, 2023  
**Presented By:** Scott Peterson, Senior Planner  
**Department:** Community Development  
**Submitted By:** Scott Peterson, Senior Planner

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**Information**

**SUBJECT:**

Introduction of an Ordinance Amending Ordinance No. 4482 for the Casas de Luz Planned Development to Adjust the Maximum Building Height for only Unit 4 from 24 Feet to 34 Feet, Located at 365 W Ridges Boulevard in the Redlands and Setting a Public Hearing for February 15, 2023

**RECOMMENDATION:**

The Planning Commission heard this item at their January 10, 2023 meeting and voted (6-0) to recommend approval of the request.

**EXECUTIVE SUMMARY:**

The Applicant, Casas Land Partners LLC, are requesting to Amend Ordinance No. 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24 feet to 34 feet in anticipation of the next phase of residential development within the Casas de Luz Planned Development.

**BACKGROUND OR DETAILED INFORMATION:**

**BACKGROUND**

The Casas de Luz Planned Development was originally approved in 2011 by City Council that allows for the development of a total of 20 residential lots and condominium units to be completed over four phases all on a total of 1.88-acres located along W Ridges Boulevard in the Redlands. Since 2011, the applicant has received two phasing schedule extensions from the Planning Commission and City Council to amend the original phasing schedule as outlined within Planned Development Ordinance No. 4482 for Casas de Luz in order to keep the project active. One extension was granted in 2015 with a 2017 deadline to record a subdivision plat and start subdivision infrastructure construction and the other extension was granted in 2019 with a December 2022 and 2024 deadline to start infrastructure construction and record a

Phase 2 subdivision plat respectfully. The December 2022 deadline to start subdivision infrastructure construction has been met. The entire project subdivision and building development (Phase 4) is scheduled to be completed by December, 2027.

Presently the first two single-family attached residential units (Units 1 & 2) are under construction and are anticipated to be completed and receive their Certificate of Occupancy within the first quarter of 2023. The applicant wishes to start construction of the next three single-family attached dwelling units (Units 3, 4 & 5) also within the first quarter of 2023. However, the maximum building height as identified within the original Planned Development Ordinance No. 4482 caps the maximum building height for Unit 4 at 24', not 34' as Units 3 & 5 were approved for. The applicant is requesting the height revision due to the fact that in the process of updating the original 2011 architectural drawings and revising the building plans to reflect current market conditions and trends, a new development team and architectural firm determined that adding a third level to Unit 4 would provide better overall project aesthetics and improve the livability of Unit 4. Units 3 & 5 are planned to include a third level as previously approved within Ordinance No. 4482. The proposed increase in height for Unit 4 would not increase the overall height of the three other units since all three units are attached and Unit 4 is the middle unit.

The default zone district for the Casas de Luz Planned Development residential development is R-8 (Residential – 8 du/ac) zone district. As an example, if the project was to be developed within the R-8 zone district, the maximum building height would be 40'. The original ordinance for the Ridges Planned Development had the maximum building height for single-family structures at 25', excluding chimneys. Ordinance No. 4482 for the Casas de Luz Planned Development approved deviations for building heights as identified within the original Ridges Planned Development and the default zone district of R-8 to allow building heights ranging in height from 40' to 30' for Units 1 through 3 and Units 5 through 20. Proposed Unit 4 was the only dwelling unit/building within Casas de Luz that was approved to be less than 30' in height at 24'.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Planned Development Amendment to adjust the building height for Unit 4 was held on November 2, 2022 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Developer's representatives and City staff were in attendance along with over ten neighbors. The area residents were in general opposition to the building heights as currently stated within Ordinance No. 4482 and the residential development in general and therefore do not support the request to adjust the building height for Unit 4.

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 November 10, 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 December 30, 2022. The notice of the Planning



Commission public hearing was published on January 3, 2023 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The criteria for review is set forth in Section 21.02.150 (b) (2), (e) (1) and (2) (iii) of the Zoning and Development Code. The purpose of this section is to amend the Planned Development Rezoning Ordinance.

a) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The request to amend the Casas de Luz Planned Development Outline Development Plan to adjust the building height for Unit 4 is consistent with the following Goals and Policies of the Comprehensive Plan.

- Plan Principle 3: Responsible and Managed Growth
  - o Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.
  - o Goal: Encourage infill and redevelopment to leverage existing infrastructure.
  - o The proposed Planned Development Amendment will provide for a current level of maximum building height as allowed under the existing Planned Development as the rest of the properties within the Casas de Luz residential development.
  
- Plan Principle 5: Strong Neighborhoods and Housing Choices
  - o Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
  - o The Planned Development Amendment to allow Unit 4 to have a maximum building height of 34' allows for additional floor plan and design flexibility in the type of housing unit that can be built in accordance with the Planned Development for Casas de Luz.
  
- Plan Principle 8: Resource Stewardship
  - o Goal: Promote the use of sustainable development.
  - o Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the city. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure, which is already available on the site of the Casas de Luz residential Planned Development. Therefore, this criterion has been met.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

The ordinance establishing the Planned Development zoning and Outline Development Plan for Casas de Luz was approved and adopted by City Council in 2011. The plan contemplated the development of 20 residential lots and condominium units to be

completed over a total of four phases all on a total of 1.88-acres. The applicant is now proposing to amend the PD Ordinance to adjust the maximum building height for only Unit 4 from 24' to 34'.

The area around the Casas de Luz residential development has continued to develop since 2011 (Redlands Mesa, The Peaks at Redlands Mesa) in accordance with their respective Planned Development zoning. The requested amendment to modify the maximum building height of Unit 4 will allow for additional design flexibility for the respective unit but is not due to subsequent events that have invalidated the original premise and findings. Therefore, no subsequent events have invalidated the original premises and findings and staff finds that this criterion is not met.

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

The Casas de Luz residential development is currently under construction in accordance with their Planned Development zoning and phasing schedule. The applicant is only requesting to amend the maximum building height of Unit 4 which will allow for additional design flexibility for the respective unit. The character and/or condition of the area has not changed from what was previously approved by the original Planned Development zoning in 2011. Therefore, staff finds that this criterion has not been met.

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

All major utilities are available to the Casas de Luz property and are adequate to serve the residential Planned Development as previously approved. Therefore, staff finds that this criterion is met.

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

The Casas de Luz residential development is currently under construction in accordance with their Planned Development zoning. The applicant is only requesting to amend the maximum building height of Unit 4 which will allow for additional design flexibility for that respective unit. Therefore there is not an inadequate supply of designated land available in the community to accommodate the proposed land use since the land area has not changed from what was previously approved by the original Planned Development zoning in 2011. Therefore, staff finds that this criterion has not been met or is applicable to the applicant's request.

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

The Casas de Luz Planned Development provides a mix of single-family attached and

residential condominium units that meets the intent of the Comprehensive Plan and provides a variety of housing types with more efficient and effective use of the land. However, the proposed amendment is to only adjust the maximum building height for Unit 4 within a three-unit single-family attached building from 24' to 34'. Presently, Units 3 & 5 have a maximum building height of 34' and with the proposed amendment for Unit 4 to also have a 34' maximum building height, would provide better aesthetics according to the applicant since Unit 4 is the middle dwelling unit and would have minimal effect to the neighborhood since the building will sit perpendicular to the existing dwelling units located on Rattlesnake Court. Therefore, Staff finds this criterion has not been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

No changes to setbacks established with Ordinance No. 4482 are proposed.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

No changes are proposed to open space requirements with this request to adjust the maximum building height for Unit 4.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040 (i).

No changes are proposed to standards established with Ordinance No. 4482. Fencing and screening will be as per Code.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

No changes are proposed to standards established with Ordinance No. 4482. Landscaping will be as per Code.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

No changes are proposed to standards established with Ordinance No. 4482. Parking requirements will be as per Code.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

No changes are proposed to standards established with Ordinance No. 4482. All proposed driveways and curb-cuts from W. Ridges Blvd will be in accordance with the approved Site Plan.

d) The applicable corridor guidelines and other overlay districts.

There are no applicable corridor guidelines or other overlay districts for this property.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

All major utilities are available to the property and are adequate to serve the residential development as proposed. Staff finds that this criteria has been met.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access is provided to all phases of development. Staff finds that this criterion has been met.

g) Appropriate screening and buffering of adjacent property and uses shall be provided;

Not applicable since all adjacent land uses are residential in character. All HOA tracts of land within Casas de Luz will be fully landscaped in accordance with the Zoning & Development Code. Staff finds that this criterion has been met.

h) An appropriate range of density for the entire property or for each development pod/area to be developed;

No change is proposed for the density within the Casas de Luz development which allows for a total of 20 residential units. Staff finds that this criterion has been met.

i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The only change proposed to the standards is to increase the maximum building height for Unit 4 to 34' to allow for additional usable square footage within the unit. Section 21.05.040 (g) of the Zoning & Development Code outlines that the applicant may deviate from the default district standards subject to the provision of any of the community amenities identified within that section. City staff finds that the Casas de Luz residential development provides a needed housing type with innovative design that utilizes the topography of the site. The design incorporates elements of clustering units to allow for more private open space and view corridors from some of the adjacent properties located along Rattlesnake Court by situating some of the buildings to be

perpendicular to the street rather than developing into a solid row of dwelling units that would reduce and overall further obstruct views.

For clarity, the proposed Ordinance for this request will also amend the previously approved Ordinance No. 4482 by eliminating the reference to Maximum Building Height included as a part of the information under the Default Zone which reads "Maximum Building Height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance No. 2596 for the Ridges PD.)" An approval of Unit 4 having a maximum height of 34' will mean all units have deviated from the default zone and the maximum heights for each building are as set forth in the Deviations section of the Ordinance(s). Ordinance No. 4482 includes the maximum heights for Units 1 through 3 and Units 5 through 20. The new proposed Ordinance will replace the height listed for Unit 4 as a maximum height of 34'.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

No changes are proposed to standards with Ordinance No. 4482 or subsequent Ordinance No's. 4654 and 4895 which established new phasing schedules for the complete development and build-out of Casas de Luz.

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

After reviewing the Casas Land Partners LLC request to Amend Ordinance No. 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', located at 365 W. Ridges Blvd, the following findings of fact have been made:

1. The request conforms with Section 21.02.150 (b) (2), (e) (1) and (2) (iii) of the Zoning and Development Code.
2. The requested Planned Development Amendment does not conflict with the goals and policies of the 2020 Comprehensive Plan.

Therefore, Planning Commission recommended approval of the requested Planned Development Amendment.

#### **FISCAL IMPACT:**

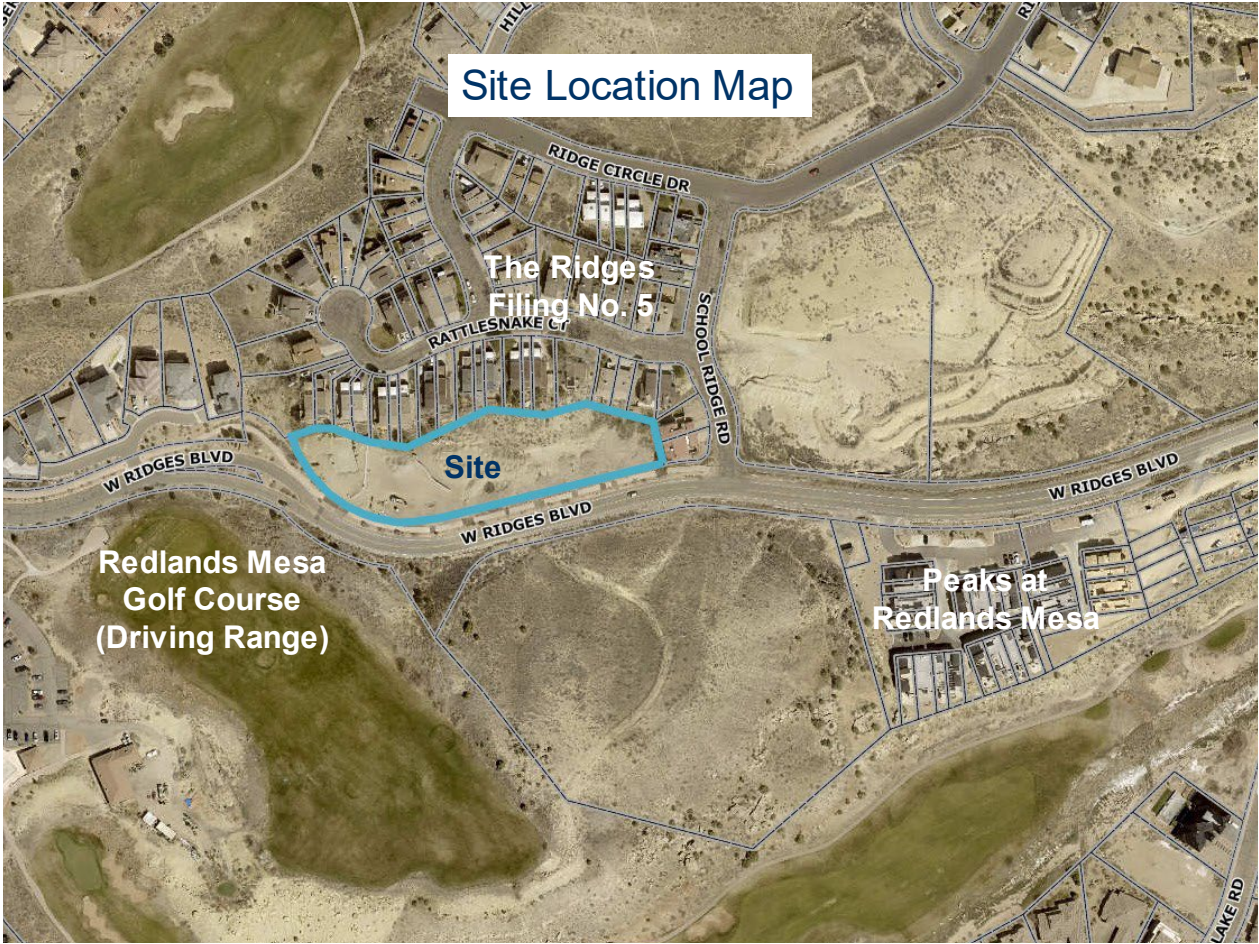
This land use request does not have any direct fiscal impact.

#### **SUGGESTED MOTION:**

I move to introduce an ordinance to amend Ordinance No. 4482 for the Casas de Luz planned development to adjust the maximum building height for only Unit 4 from 24 feet to 34 feet located at 365 W Ridges Blvd in the Redlands and set a public hearing for February 15, 2023.

### **Attachments**

1. Site Location, Aerial Photo, Zoning Maps
2. Site Plan - APPROVED - Construction Plan Set Drawing
3. Architectural Site Plan - Units 1 - 5
4. Building Elevations - Unit 4 - 24'
5. Building Elevations - Unit 4 - 34'
6. Public Correspondence Received - Lyn
7. Development Application Dated 11-4-22
8. Ordinance No. 4482 - 2011
9. ORD-Cas de Luz Amended PD 011123
10. Planning Commission Minutes - 2023 - January 10 - Draft

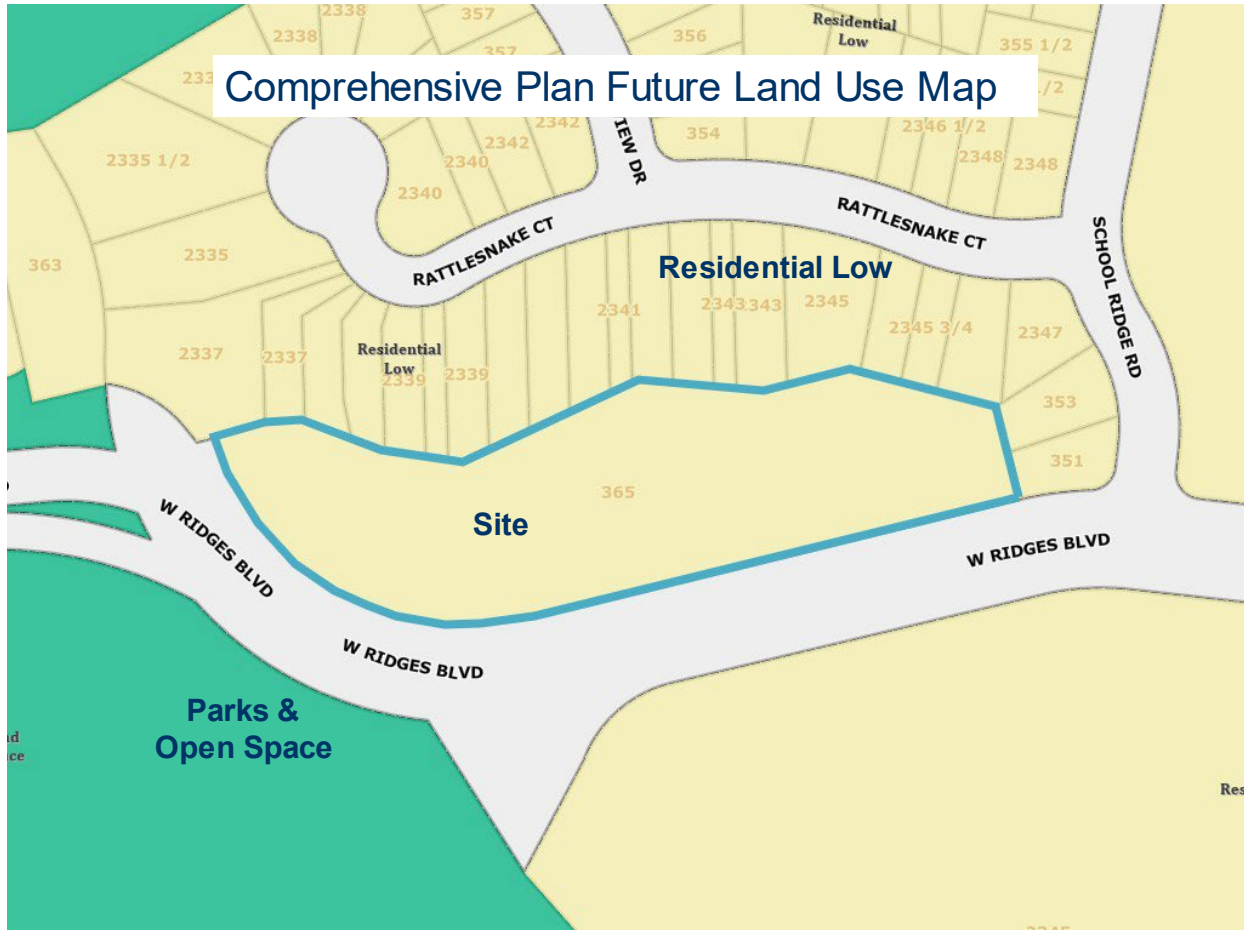








# Comprehensive Plan Future Land Use Map





**Google Maps Street view of property from W Ridges Blvd, looking northwest – May, 2021**

**UTILITY VENDORS**

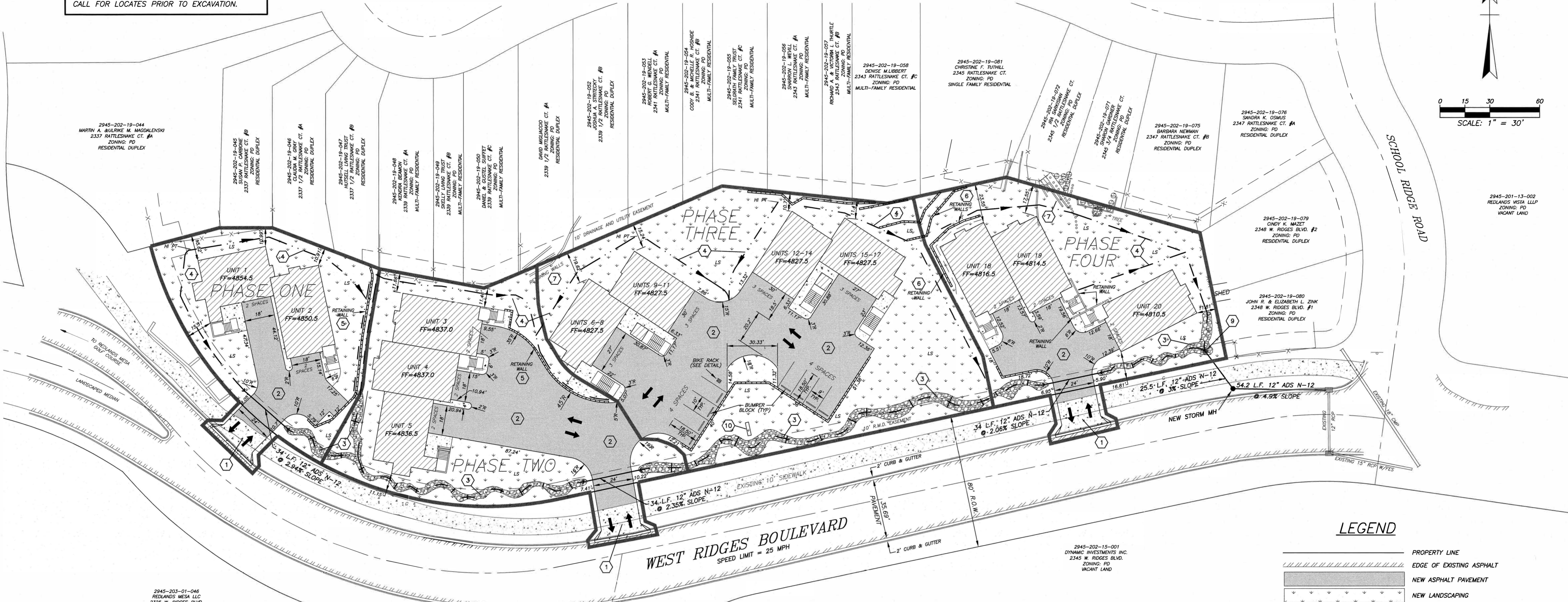
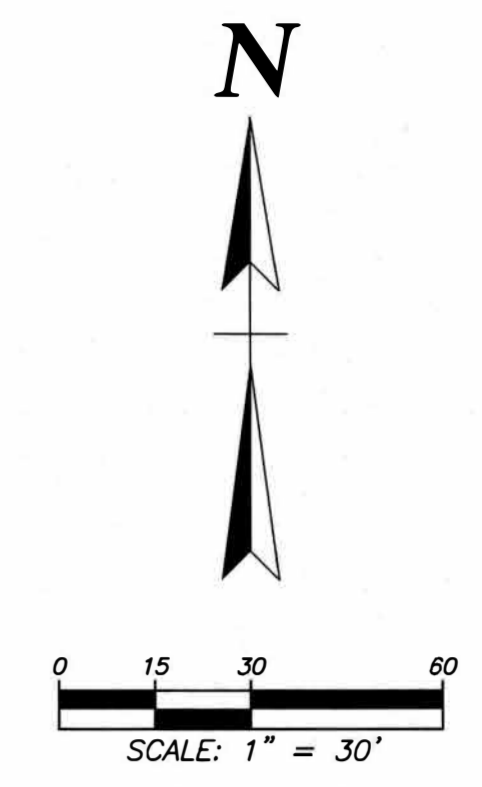
GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	CENTURY LINK
IRRIGATION	RIDDGES METROPOLITAN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	OPTIMUM COMMUNICATIONS

NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

**CONSTRUCTION PERMIT NOTE**  
CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



DATE:	NO.:	REVISION:
4/19/11	1	PER REVIEW COMMENTS
7/31/13	2	ELIMINATE PROPOSED FLINGS
5/10/21	3	ADD CONSTRUCTION PHASES

**SITE LAYOUT PLAN**

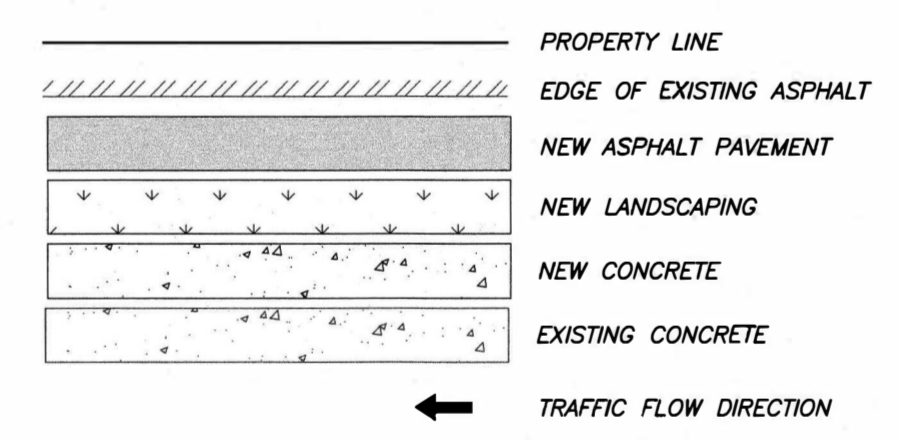
**DYNAMIC INVESTMENTS, INC.**  
**CASAS DE LUZ**  
**GRAND JUNCTION, COLORADO**

**SHARPER**  
**Engineering Services, Inc.**  
1154 N. 4th STREET GRAND JUNCTION, CO 81501  
TELEPHONE (970) 255-0909 FAX (970) 242-5663

PROFESSIONAL ENGINEER  
5-10-21

SHEET 2 OF 9

**LEGEND**



**LAND USE BREAKDOWN**

BUILDINGS	17208 S.F.	20.98%
CONCRETE AND ASPHALT	22908 S.F.	27.93%
LANDSCAPING (OPEN SPACE)	41907 S.F.	51.09%
<b>TOTAL (1.88 ACRES)</b>	<b>82023 S.F.</b>	<b>100%</b>

**LIST OF ABBREVIATIONS**

ROW = RIGHT-OF-WAY  
DU = DWELLING UNITS  
FF = FINISHED FLOOR  
CP = CONTROL POINT  
SF = SQUARE FEET  
LF = LINEAR FEET  
LS = LANDSCAPE  
MH = MANHOLE  
TYP = TYPICAL  
R = RADIUS

**BENCH MARK:**  
CP AND SPIKE  
N 31874.41  
E 75959.97  
ELEVATION=4825.84  
NAVD 1988

**GENERAL NOTES:**

- MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
- GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS. ON SITE TRASH DUMPSTERS ARE NOT PROVIDED.
- ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 225 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
- AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

**REQUIRED PARKING SPACES PER CODE**

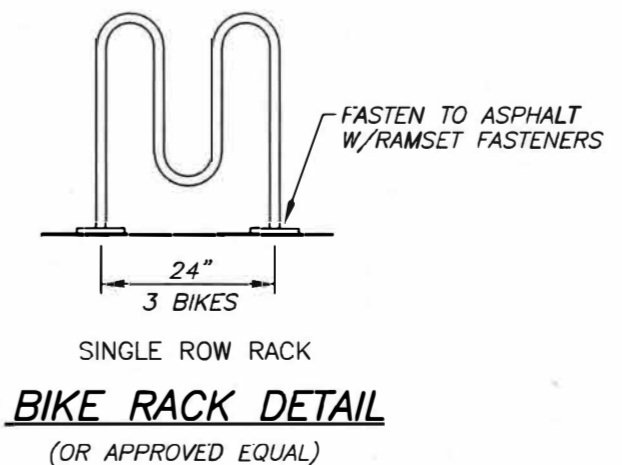
**UNITS 1-5, 18-20 SINGLE FAMILY**  
8 SINGLE FAMILY UNITS  
2 PARKING SPACES REQUIRED PER UNIT  
8 UNITS x 2 SPACES/UNIT = 16 SPACES

**UNITS 6-17 CORE CONDOMINIUMS**  
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT  
1.5 PARKING SPACES REQUIRED PER UNIT  
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

**TOTAL # PARKING SPACES REQUIRED = 34**

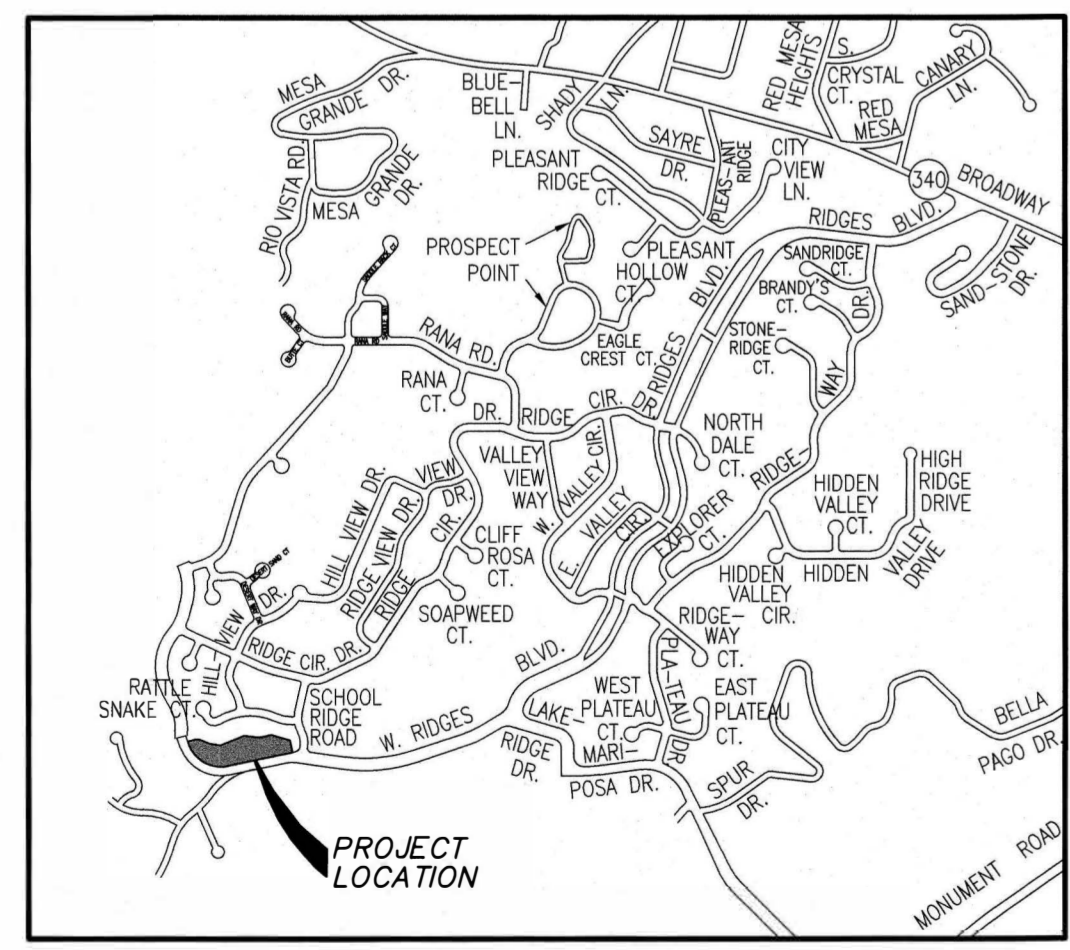
**PARKING PROVIDED**  
**64 TOTAL SPACES\***

\*TOTAL INCLUDES GARAGE SPACES.



**PLAN TAG NOTES:**

- CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-07 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISED FEBRUARY 2009. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AT NEAREST JOINT. REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24" DRIVEWAY SECTIONS SHOWN SHALL BE 6" THICK, INCLUDING COLORED SIDEWALK.
- SHADE HATCHING REPRESENTS ALL AREAS TO RECEIVE ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
- PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO GRADING PLAN (SHEET 5) FOR DETAIL.
- PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
- EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
- NOT USED ON THIS SHEET.
- SMALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-11.
- MONUMENT STYLE BUSINESS SIGN, APPROX. DIMENSIONS 4' TALL X 8' WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.



**CALL 811 BEFORE YOU DIG**

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

REVISION:		
#	DATE	COMMENTS

**CONSTRUCTION DOCUMENTS**

PROJECT NO:  
2202

SHEET NAME:  
SITE PLAN

DATE:

SHEET NO:

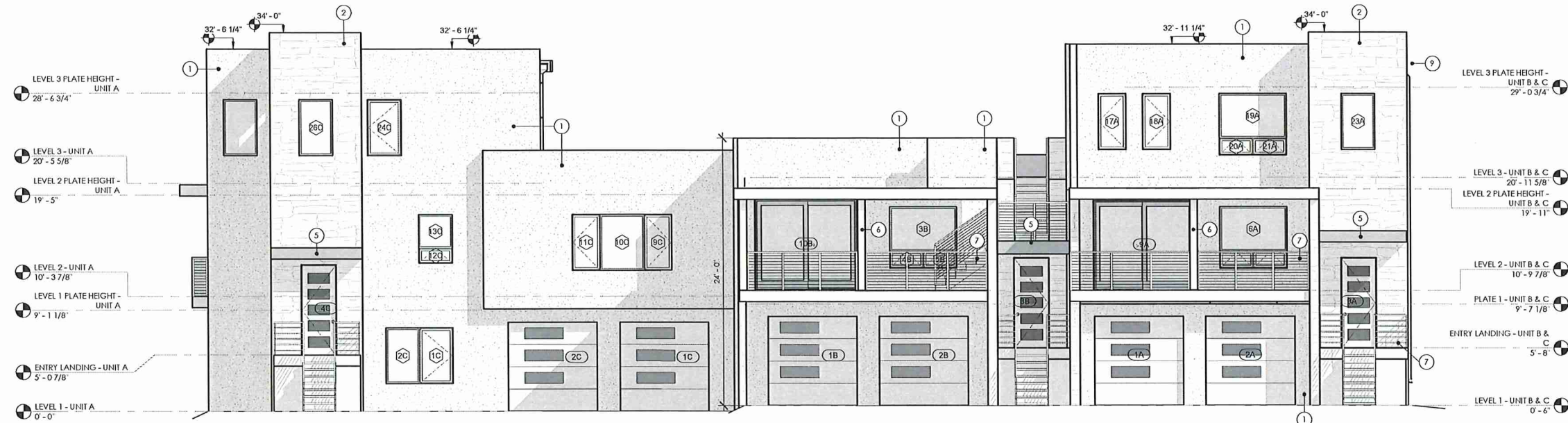
**C1.1**

SCALE: 1" = 20'-0"

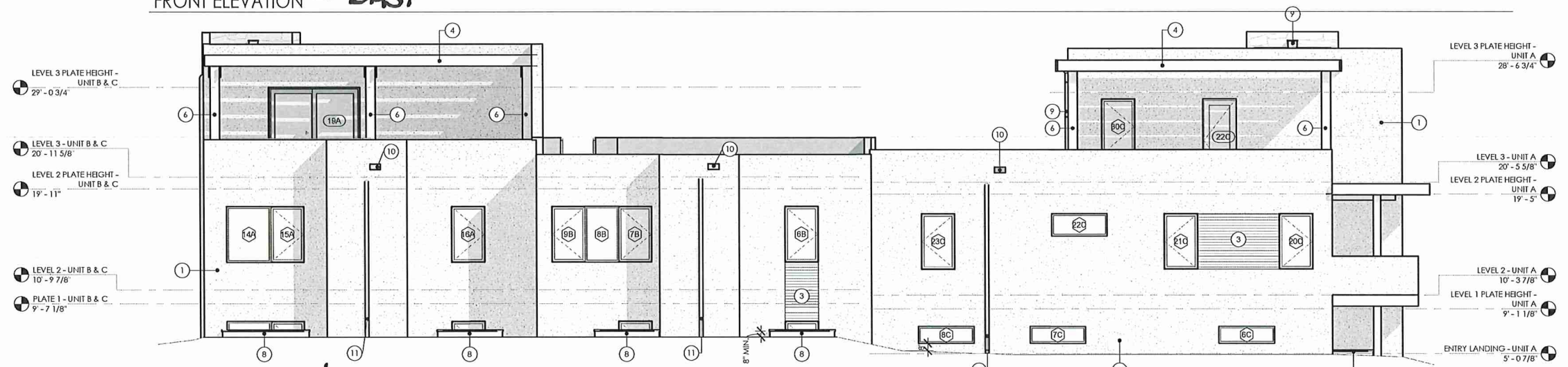


1 SITE PLAN  
 C1.1 1" = 20'-0"

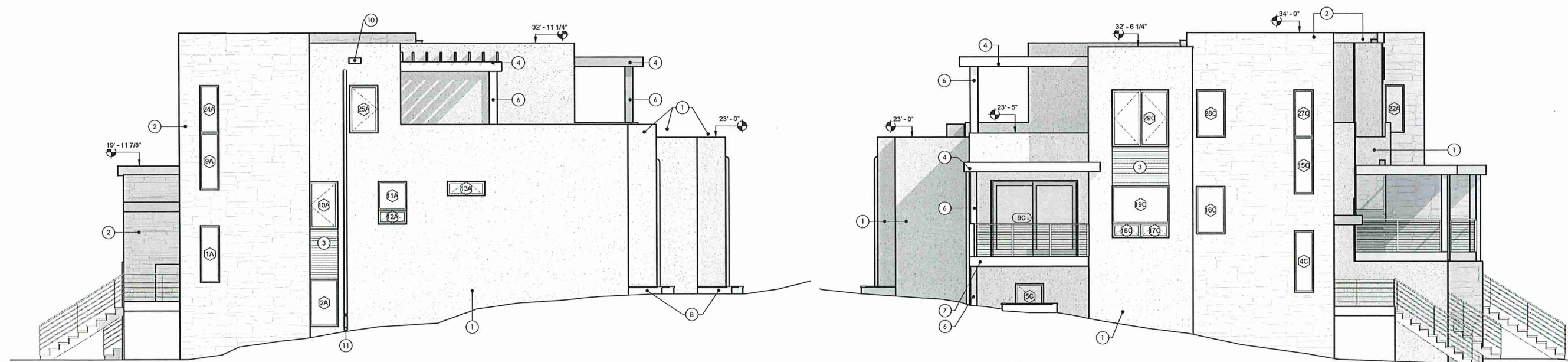
- KEYNOTES:**
1. STUCCO
  2. STONE
  3. METAL SIDING
  4. PRE-FINISHED MTL. PERGOLA
  5. PRE-FINISHED MTL. AWNING
  6. PRE-FINISHED MTL. COLUMN
  7. METAL RAILING
  8. WINDOW WELL
  9. SCUPPER AND DOWNSPOUT
  10. OVERFLOW SCUPPER
  11. ROOF DRAIN



FRONT ELEVATION - EAST



BACK ELEVATION - WEST



SIDE 1 ELEVATION - NORTH

SIDE 2 ELEVATION - SOUTH



573 W. CRETE CIR. BLDG 201  
GRAND JUNCTION, CO 81505  
T: 970.712.5045

Casas De Luz Unit 3 - 5  
**UNIT 4 - 24' TALL**  
365 West Ridges Blvd. Grand Junction, CO

REVISION:		
#	DATE	COMMENTS

**CONSTRUCTION DOCUMENTS**

PROJECT NO: 2202

SHEET NAME: EXHIBIT 1

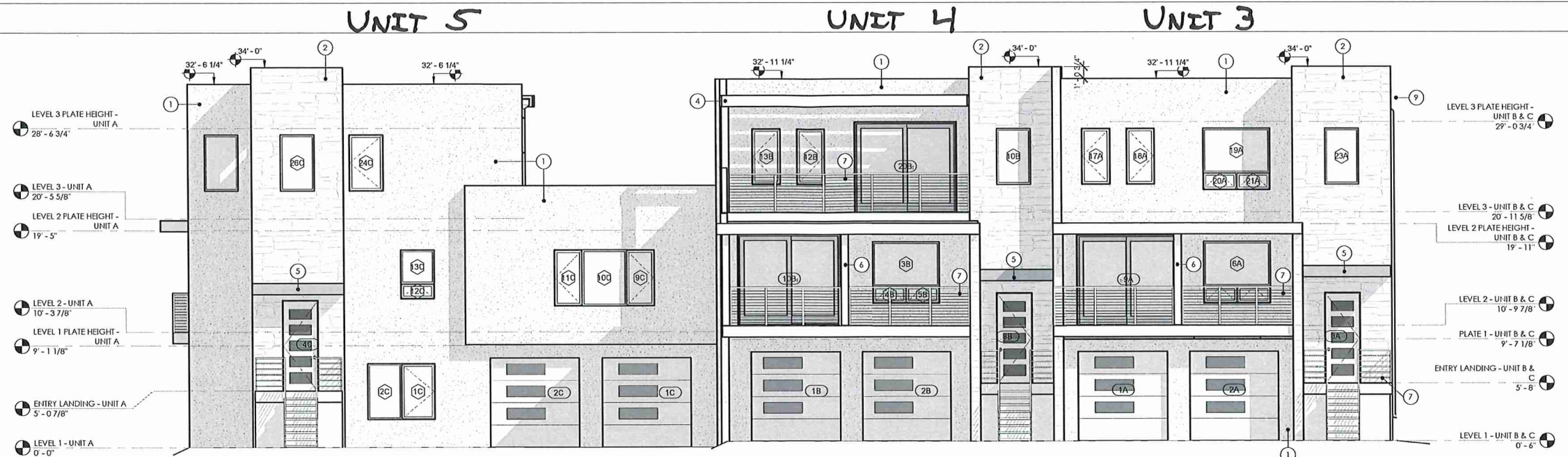
DATE: 06/20/2022

SHEET NO:

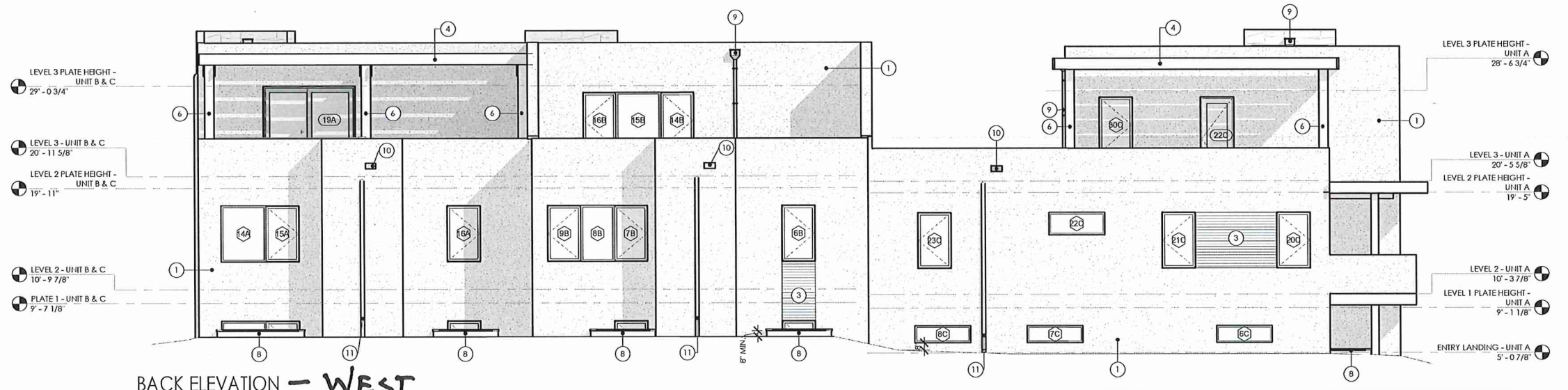
**EX1**

SCALE: As indicated

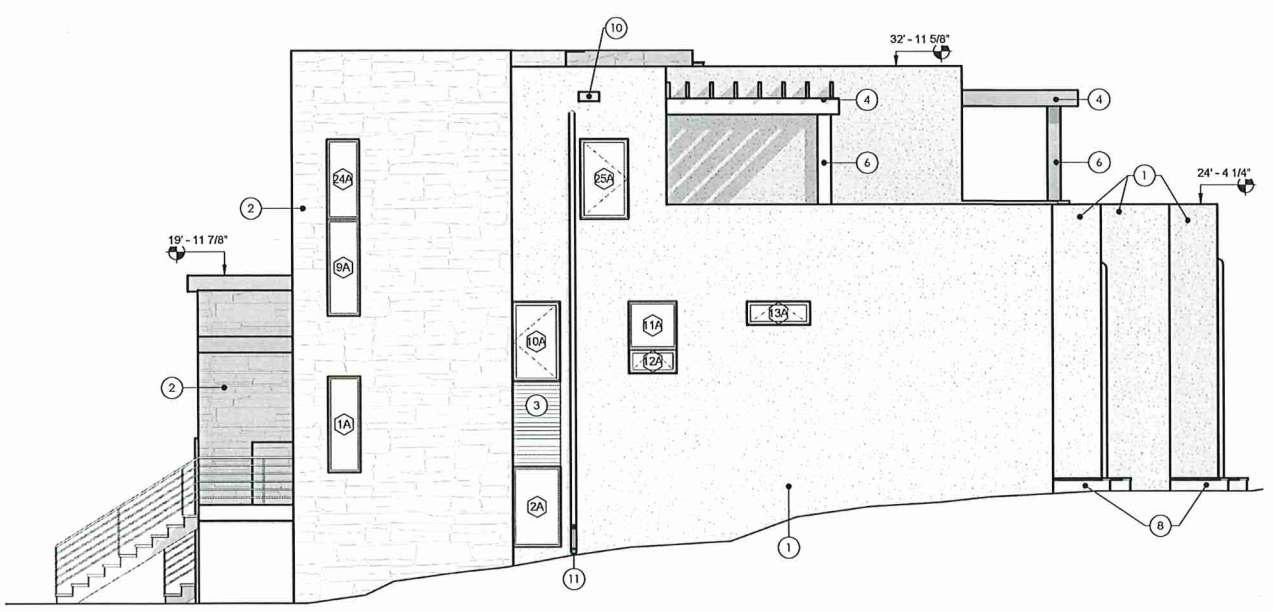
- KEYNOTES:**
1. STUCCO
  2. STONE
  3. METAL SIDING
  4. PRE-FINISHED MTL. PERGOLA
  5. PRE-FINISHED MTL. AWNING
  6. PRE-FINISHED MTL. COLUMN
  7. METAL RAILING
  8. WINDOW WELL
  9. SCUPPER AND DOWNSPOUT
  10. OVERFLOW SCUPPER
  11. ROOF DRAIN



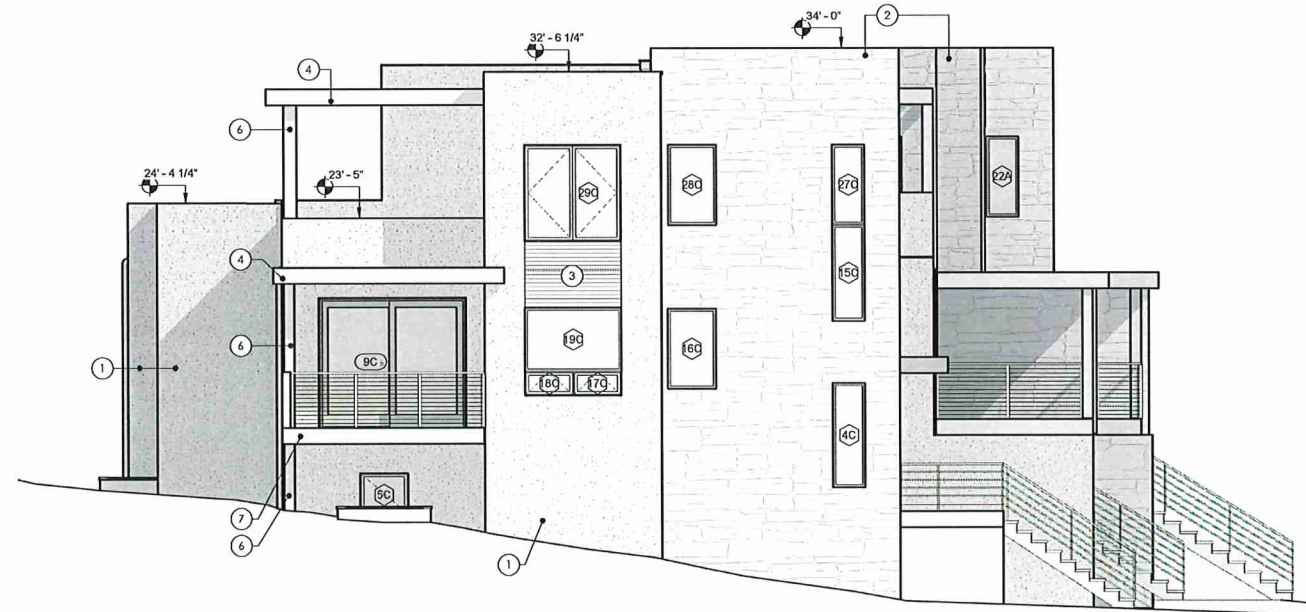
FRONT ELEVATION - EAST



BACK ELEVATION - WEST



SIDE 1 ELEVATION - NORTH



SIDE 2 ELEVATION - SOUTH

**kda**  
**KRAAIDesign**  
**ARCHITECTURE**  
 573 W. CRETE CIR. BLDG 201  
 GRAND JUNCTION, CO 81505  
 T: 970.712.5045

Casas De Luz Unit 3 - 5  
**UNIT 4 - 34' TALL**  
 367 West Ridges Blvd. Grand Junction, CO

REVISION:

#	DATE	COMMENTS

EXHIBIT 2

PROJECT NO:  
2202

SHEET NAME:  
EXTERIOR ELEVATIONS

DATE: 10/17/2022

SHEET NO:  
**EX2**

SCALE: As indicated

Grand Junction Speaks  
Published Comments for January 10, 2023 Planning  
Commission Meeting  
Casas de Luz Unit 4 Building Height Amendment

Kathy Lyn

• Jan 9, 2023 • 4:48pm

Please consider the established housing units located on Rattlesnake Ct were built and designed to utilize passive solar heat in the 1980's. These units are sustaining climate usage for human care. The Casas de Luz units directly impede the collection of solar energy by blocking sunlight from these units. How will the Rattlesnake Ct owners be compensated for the loss of this natural resource with the increased height variance of the new units? It seems that once again, \$\$\$\$ trumps common sense in the City of GJ. Kathy Lyn OWNER 2343 Rattlesnake Ct. #B

Address:

2343 Rattlesnake Ct. #B

Grand Junction, 81507



## 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: Minor Change - Planned Development Amendment

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: 365 W. Ridges Blvd Site Acreage: 1.88

Site Tax No(s): 294520269001 Site Zoning: PD

Project Description: Amend PD Ordinance #4482 regarding the height limit specified for Casas de Luz Unit #4 to allow third level due to architectural redesign and updating from original plans. Adjacent units 3 and 5 will have similar third level with the height limit specified in the PD ordinance. No other amendments to the ordinance are requested at this time

Property Owner Information

Name: Casas Land Partners, LLC

Street Address: 205 Little Park Rd.

City/State/Zip: Grand Jct., CO 81507

Business Phone #: 970-257-0532

E-Mail: rmstubbs@icloud.com

Fax #: \_\_\_\_\_

Contact Person: Mike Stubbs

Contact Phone #: 970-257-0533

Applicant Information

Name: Same as property owner

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Fax #: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Phone #: \_\_\_\_\_

Representative Information

Name: Mike Stubbs

Street Address: 205 Little Park Rd.

City/State/Zip: Grand Jct., CO 81507

Business Phone #: 970-257-0532

E-Mail: rmstubbs@icloud.com

Fax #: \_\_\_\_\_

Contact Person: Mike Stubbs

Contact Phone #: 970-257-0532

**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: 11/04/22

Signature of Legal Property Owner:  Date: 11/04/22

# General Report For Casas de Luz -Unit 4 Building Height

Casas Land Partners, LLC requests an amendment to Planned Development Ordinance #4482 to increase the maximum height specified for Unit 4. The original building plans developed in 2010 were utilized to determine the specific height limits for units and buildings in the project based on height above sea level.

In the process of updating and revising building plans to reflect current market demands and trends, a new development team and architectural firm determined that adding a partial third level to Unit 4 would provide better overall project aesthetics and improve the privacy and livability of the unit. Units 3-5 are attached, and a third level is planned for Units 3 and 5. The increase in the height limit for Unit 4 would not increase the overall height of these attached units and would result in a very minimal impact to the neighborhood.

A ten foot increase in the height limit for Unit 4 is hereby requested from 4861 feet above sea level to 4871 feet above sea level. It is important to note that the max height for Unit 3 is 4871 feet above sea level and the max height for Unit 5 is 4870 feet above sea level. An amendment to the height limit for Unit 4 would result in a max height of 34 feet, the same as currently specified in the ordinance for Units 3 and 5. If the project was being developed in a straight zone rather than under a PD ordinance, a 40-foot maximum height would apply.

Neighborhood meeting for  
Casas de Luz

Sign in sheet

Name	Address	Phone	Email
Russ Darrow	2341C Rattlesnake	970-3617462	russdarrow@gmail.com
Scott Peterson	CITY PLANNING	970-244-1447	
Ulrike Magdalenski	2337A	970-260-0050	scott@GJCCITY.ORG
CARY A. JORDAN	2337 B	970 201-9651	
Kendra Samart	2339A	970 9855262	kendra.samart@yahoo.com
Christine Tutthill	2345	970 260 0469	
Jeff & Carmen Flores	2341 Rattlesnake Apt. A	970 274 6534	
AMIE BENTON	2339 1/2 #A	970 985 9111	
Martina Magdalenski			mmagdalenski@gmail.com
Carmen Flores	2341A Rattlesnake court	970-623-6422	carmensophiaflores@gmail.com
Taylor Boshong	2339 1/2 #B Rattlesnake ct		taylor.boshong@gmail.com
Mike Stubby	205 Little Park	257-0532	mstubbyj@char.net
Jan Kimbrangh Miller	347 Troger Rd Palisade	970-250 6781	
John Bennett	2334 West Ridge Blvd	970-234-0808	johnbennett@hoh.net

## Neighborhood Meeting Notes Casas de Luz Amendment of height limit for Unit #4

A neighborhood meeting was held on November 2, 2022 at 5:00 PM at the Casas de Luz site. The meeting was attended by developer representatives, a representative of City Planning and neighbors who live adjacent to the project on Rattlesnake Court. There were no other neighbors or invitees from the mailing list who attended.

The developer outlined the request to amend the Planned Development Ordinance for the project to adjust the height limit on one unit, Unit 4, in the 20-unit project. Each unit and building were ascribed a height limit in the Planned Development Ordinance based on original building designs completed in 2010. An amendment is required to proceed with updated and revised building plans. The developer stated the opinion that the request to increase the height from 24 feet to 34 feet was reasonable for several reasons: based on project density, if the project were in a straight zone rather than PD, the height limit would be 40' under City Code; the updated and revised plans provide better aesthetics for the three attached-unit building as well as better livability for the subject unit; since the adjacent Units 3 & 5 have a height limit of 34', amending height for Unit 4 to 34' would not increase overall height of the unit buildings and would have no to minimal effect on the neighborhood; since the three attached-unit building sits perpendicular to the neighbors on Rattlesnake Court, the height of Unit 3 would screen the addition of a partial third level from their view.

Many of the neighbors expressed their general opposition to the project and the fact that the project is under construction. Most comments and questions revolved around the overall project and the current construction of Units 1 & 2. There was little specific concern regarding Unit 4, rather, there was a concern that future height limits for other units would be pursued in the future. The developer assured the neighbors that, based the current designs for the balance of the buildings and units, no further height amendments would be required. The height limits in the Planned Development Ordinance provide seven of the eight townhomes in the project with height limits that allow a third level, therefore, no height limit adjustment would be required for the balance of the townhome units to be constructed. The developer also stated that architecture and engineering is substantially complete for the first set of condominium buildings and the height is below the height limit established in the Planned Development Ordinance.

There was general opposition to the height limits currently established and, based on opposition to the project and current height limits established in the Planned Development Ordinance , they would not support the request for a height amendment for Unit 4.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Casas Land Partners, LLC ("Entity") is the owner of the following property:

(b) Lot 100 of Casas de Luz, County of Mesa, State of Colorado: Reception # 2993380

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

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

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

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

The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) PD ordinance height amendment

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], Manager

Printed name of person signing: Robert M. Stubbs, Manager

State of Colorado )

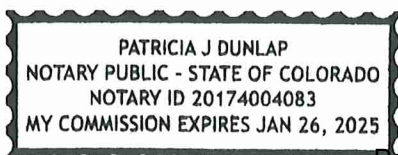
County of Mesa ) ss.

Subscribed and sworn to before me on this 4 day of November, 20 22

by Robert M. Stubbs

Witness my hand and seal.

My Notary Commission expires on Jan. 26, 2025



[Handwritten Signature]  
Notary Public Signature

RECEPTION#: 2993380, at 8/3/2021 4:23:51 PM, 1 of 1  
Recording: \$13.00, Doc Fee \$163.20 Tina Peters, Mesa County, CO. CLERK AND RECORDER

**QUITCLAIM DEED**

The "Grantor," **Casas de Luz, LLC**, a Colorado limited liability company, whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, County of Mesa and State of Colorado, for the consideration of One Million Six Hundred Thirty-two Thousand and no/100 Dollars (\$1,632,000.00), hereby sells and quitclaims to **Casas Land Partners, LLC**, a Colorado limited liability company, the "Grantee," whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, of the County of Mesa and State of Colorado, the following real property, in the County of Mesa and State of Colorado, to wit:

**LOT 100 OF CASAS DE LUZ,  
County of Mesa, State of Colorado**

also known by street address as: **tbd West Ridges Boulevard, Grand Junction, Colorado 81503**  
and assessor's schedule or parcel number: **2945-202-69-001**  
with all its appurtenances.

Signed this 10th day of June, 2021.

**Casas de Luz, LLC**, a Colorado limited liability company

By: [Signature]  
Robert M. Stubbs, Manager

STATE OF COLORADO            )  
  ) ss.  
County of Mesa                    )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2021, by Robert M. Stubbs, Manager of Casas de Luz, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires: 11-16-2022



[Signature]  
Notary Public



**WEST RIDGES BLVD.**

WEST RIDGES BOULEVARD

PHASE TWO

PHASE THREE

1 SITE PLAN  
 C1.1 1" = 20'-0"

Casas De Luz Unit 3 - 5  
 365 West Ridges Blvd. Unit 3-5, Grand Junction, CO

REVISION:

#	DATE	COMMENTS

**CONSTRUCTION DOCUMENTS**

PROJECT NO:  
 2202

SHEET NAME:  
 SITE PLAN

DATE:

SHEET NO:

**C1.1**

SCALE: 1" = 20'-0"

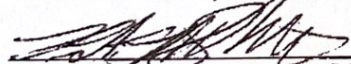
After Recording Return To:

**STATEMENT OF AUTHORITY**

1. This Statement of Authority relates to an entity named: Casas Land Partners, LLC, a Colorado Limited Liability Company
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:  
205 Little Park Road  
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: Robert M. Stubbs, Manager/Member.
6. The authority of the foregoing person(s) to bind the entity **is not limited**.
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this:

Casas Land Partners, LLC, a Colorado Limited Liability Company

  
By: Robert M. Stubbs, Manager/Member

STATE OF: Colorado

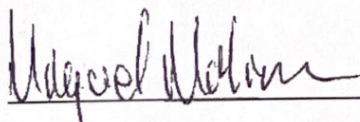
COUNTY OF: Mesa

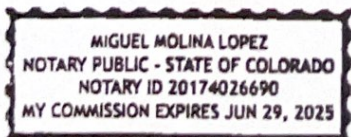
The foregoing instrument was acknowledged before me this 30 day of March, 2022, by Robert M. Stubbs as Manager/Member of Casas Land Partners, LLC, a Colorado Limited Liability Company

Witness my hand and seal.

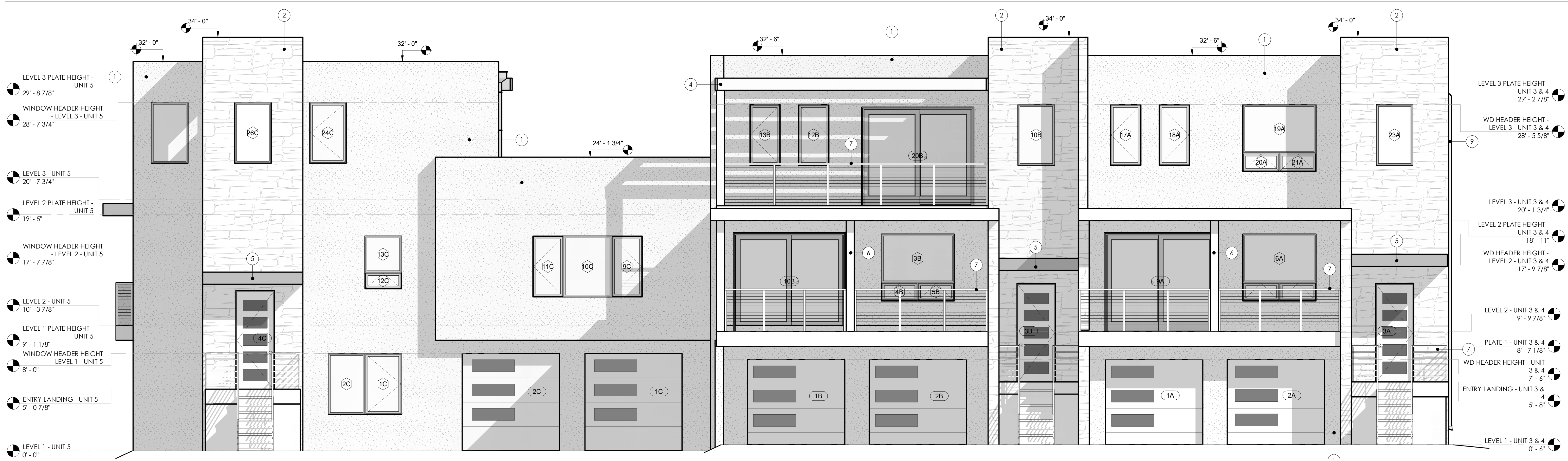
My commission expires:

Jun 29, 2025

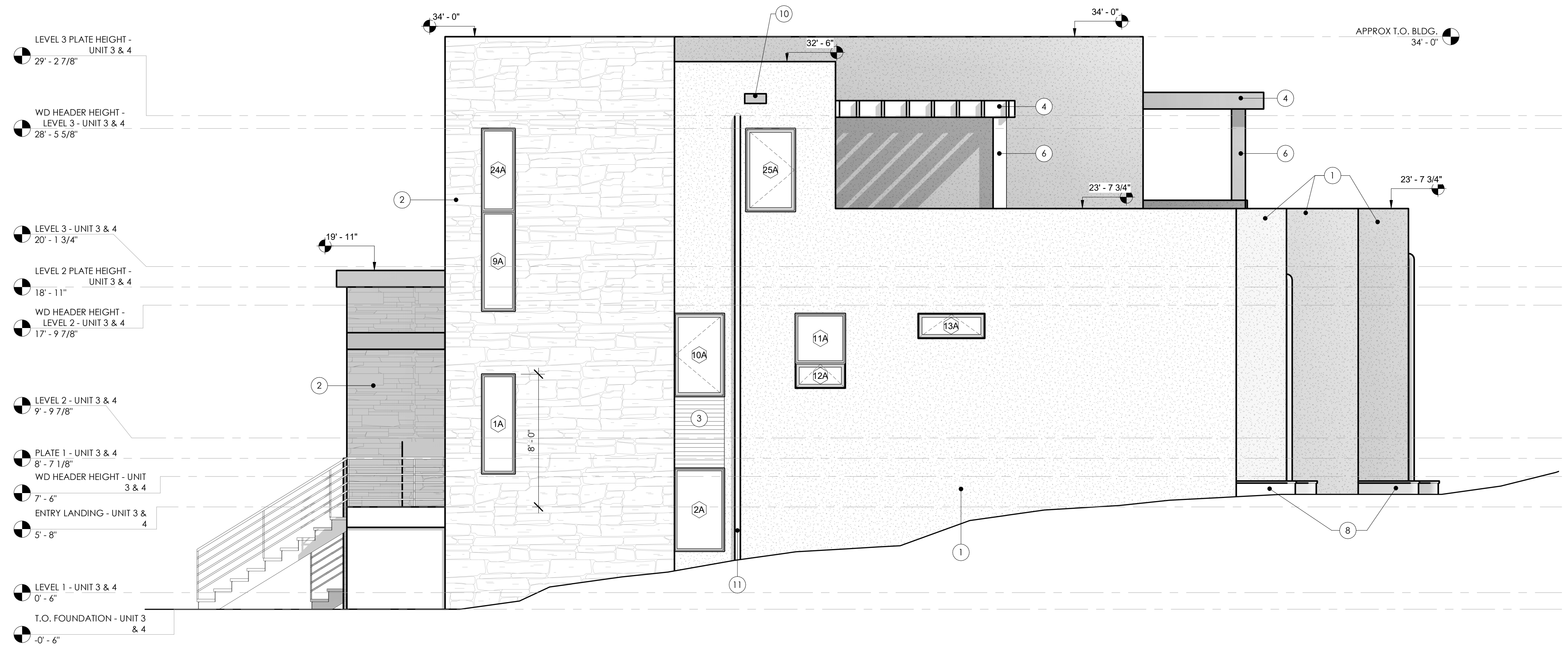
  
\_\_\_\_\_  
Notary Public







**1 FRONT ELEVATION**  
 A2.1 1/4" = 1'-0"



**2 SIDE 1 ELEVATION**  
 A2.1 1/4" = 1'-0"

- KEYNOTES:**
1. STUCCO
  2. STONE
  3. METAL SIDING
  4. PRE-FINISHED MTL. PERGOLA
  5. PRE-FINISHED MTL. AWNING
  6. PRE-FINISHED MTL. COLUMN
  7. METAL RAILING
  8. WINDOW WELL
  9. SCUPPER AND DOWNSPOUT
  10. OVERFLOW SCUPPER
  11. ROOF DRAIN

REVISION:

#	DATE	COMMENTS

**CONSTRUCTION DOCUMENTS**

PROJECT NO:  
**2202**

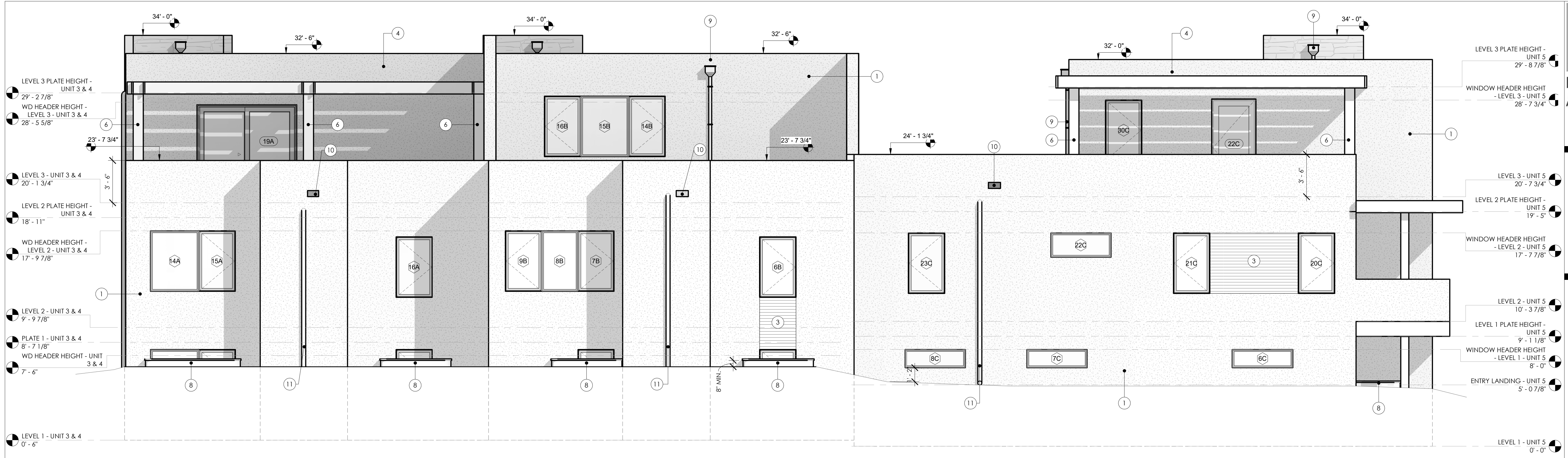
SHEET NAME:  
 EXTERIOR ELEVATIONS

DATE:

SHEET NO:

**A2.1**

SCALE: As indicated



**1** BACK ELEVATION  
 A2.2 1/4" = 1'-0"



**2** SIDE 2 ELEVATION  
 A2.2 1/4" = 1'-0"

- KEYNOTES:**
1. STUCCO
  2. STONE
  3. METAL SIDING
  4. PRE-FINISHED MTL. PERGOLA
  5. PRE-FINISHED MTL. AWNING
  6. PRE-FINISHED MTL. COLUMN
  7. METAL RAILING
  8. WINDOW WELL
  9. SCUPPER AND DOWNSPOUT
  10. OVERFLOW SCUPPER
  11. ROOF DRAIN

Casas De Luz Unit 3 - 5

365 West Ridges Blvd. Unit 3-5, Grand Junction, CO

REVISION:

#	DATE	COMMENTS

**CONSTRUCTION DOCUMENTS**

PROJECT NO: 2202  
 SHEET NAME: EXTERIOR ELEVATIONS  
 DATE:  
 SHEET NO:

**A2.2**

SCALE: As indicated

# City of Grand Junction Review Comments

**Date:** December 13, 2022      **Comment Round No.** 1      **Page No.** 1 of 3  
**Project Name:** Casas de Luz – Planned Dev Amendment      **File No:** PLD-2022-824  
**Project Location:** 365 W Ridges Blvd

Check appropriate  if comments were mailed, emailed, and/or picked up.  
**Property Owner(s):** Casas Land Partners LLC – Attn: Mike Stubbs  
 **Mailing Address:** 205 Little Park Road, Grand Junction, CO 81507  
 **Email:** [rmstubbs@icloud.com](mailto:rmstubbs@icloud.com)      **Telephone:** 970-257-0532  
 **Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Representative(s):**  
 **Mailing Address:**  
 **Email:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
 **Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Developer(s):**  
 **Mailing Address:**  
 **Email:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
 **Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**CITY CONTACTS**

**Project Manager:** Scott D. Peterson, Senior Planner  
**Email:** [scottp@gjcity.org](mailto:scottp@gjcity.org)      **Telephone:** 970-244-1447  
**Dev. Engineer:** Rick Dorris  
**Email:** [rickdo@gjcity.org](mailto:rickdo@gjcity.org)      **Telephone:** 970-256-4034

## City of Grand Junction REQUIREMENTS (with appropriate Code citations)

**CITY PLANNING**

1. Request is for an Amendment to Planned Development Ordinance #4482 for the Casas de Luz residential development to adjust the maximum building height for only Unit 4 from 24' to 34'. Application will proceed to public hearing schedule as outlined within these comments. No additional response required.

Code Reference: Section 21.02.150 (e) of the Zoning and Development Code.

**Applicant's Response:**

**Document Reference:**

2. Planning Commission and City Council Public Hearings:  
Planning Commission and City Council review and approval required for proposed Planned Development Amendment request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: January 10, 2023.
- b. First Reading of Planned Development Amendment Ordinance by City Council (Consent Agenda): January 18, 2023.
- c. Second Reading of Planned Development Amendment Ordinance by City Council: February 1, 2023.

Please plan on attending the January 10<sup>th</sup> Planning Commission meeting and the February 1<sup>st</sup> City Council Meeting. Both meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.150 (e) of the Zoning and Development Code.

**Applicant's Response:**

**Document Reference:**

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**CITY FIRE DEPARTMENT – Matt Sewalson – [mattse@gjcity.org](mailto:mattse@gjcity.org) (970) 549-5855**

The Grand Junction Fire Department has no comments or objections to the proposed amendment to planned development ordinance #4482. If you have any questions, call the Grand Junction Fire Department at 970-549-5800.

**Applicant's Response:**

**Document Reference:**

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**CITY ADDRESSING – Pat Dunlap – [patd@gjcity.org](mailto:patd@gjcity.org) (970) 256-4030**

No comments.

**Applicant's Response:**

**Document Reference:**

## **OUTSIDE REVIEW AGENCY COMMENTS**

(Non-City Agencies)

**Review Agency: Mesa County Building Department**

**Contact Name: Darrell Bay**

**Email / Telephone Number: [darrell.bay@mesacounty.us](mailto:darrell.bay@mesacounty.us) (970) 244-1650**

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MCBD has no objections.

**Applicant's Response:**

**Review Agency: Xcel Energy**

**Contact Name: Mike Castro**

**Email / Telephone Number: [Michael.a.castro@xcelenergy.com](mailto:Michael.a.castro@xcelenergy.com) (970) 244-2715**

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Xcel has no issues with adjusting the height of the proposed building. This adjusted height won't impact the proposed meter locations or distribution facilities.

**Applicant's Response:**

**Review Agency: Ute Water Conservancy District**

**Contact Name: Jim Daugherty**

**Email / Telephone Number: [jdaugherty@utewater.org](mailto:jdaugherty@utewater.org) (970) 242-7491**

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No objection.

**Applicant's Response:**

## **REVIEW AGENCIES**

**(Responding with "No Comment" or have not responded as of the due date)**

**The following Review Agencies have responded with "No Comment."**

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1. City Development Engineer

**The following Review Agencies have not responded as of the comment due date.**

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1. City Staff Attorney

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **N/A.**

Date due: **N/A. Application will proceed to public hearing schedule.**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

**I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.**

---

**Applicant's Signature**

---

**Date**

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4482**

**AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. FIVE AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD "CASAS DE LUZ PROPERTY" WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD**

Recitals:

The land zoned Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted "A" lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as "Casas de Luz Property or Casas de Luz" has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the

topography of the site. The proposed design incorporates elements of clustering units to allow for more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

- B. This Ordinance is further conditioned:

- 1. Density

- The density shall remain the same at 10.6 dwelling units per acre.

- 2. Access

- Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

- 3. Plan Layout

- The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning



If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordinance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential-8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family minimum 3000 square feet of area  
minimum 40 feet width  
minimum 20 feet frontage

Two Family Attached minimum 6,000 square feet of area  
minimum 60 feet width  
minimum 20 feet frontage

Multifamily No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)

Side Yard Setback (Principal/Accessory): 5/3

Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

#### Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

- Unit 1: 4888'
- Unit 2: 4883'
- Unit 3: 4871'
- Unit 4: 4861'
- Unit 5: 4870'
- Units 6, 7 & Unit 8: 4868'
- Units 9, 10 & Unit 11: 4868'
- Units 12, 13, & Unit 14: 4868'
- Units 15, 16 and Unit 17: 4868'
- Unit 18: 4850'
- Unit 19: 4848'
- Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

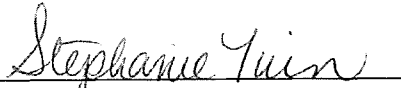
**INTRODUCED** on first reading on this 7<sup>th</sup> day of September, 2011 and ordered published in pamphlet form.

**PASSED AND ADOPTED** on second reading this 21<sup>st</sup> day of September, 2011 and ordered published in pamphlet form.

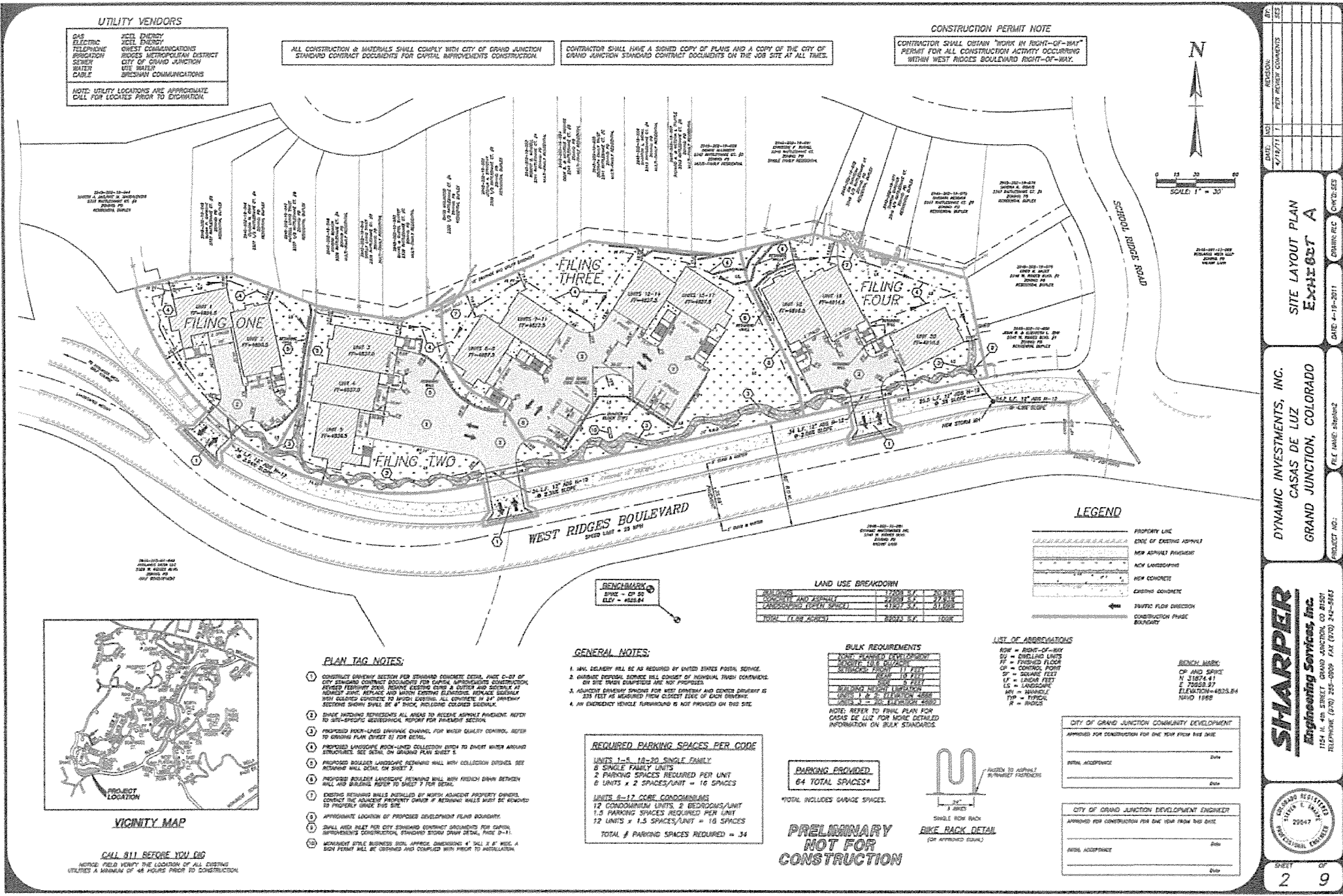
ATTEST:



\_\_\_\_\_  
President of the Council



\_\_\_\_\_  
Stephanie Tuin  
City Clerk



**UTILITY VENDORS**

GAS WEST ENERGY  
 ELECTRIC WEST ENERGY  
 TELEPHONE SPECTRUM COMMUNICATIONS  
 WASTEWATER SPECTRUM COMMUNICATIONS  
 SEWER CITY OF GRAND JUNCTION  
 WATER CITY OF GRAND JUNCTION  
 CABLE SPECTRUM COMMUNICATIONS

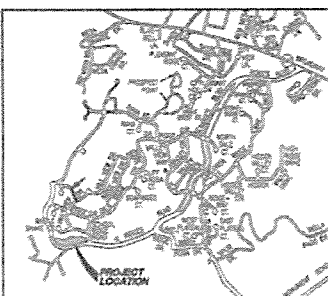
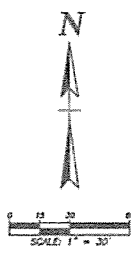
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

**CONSTRUCTION PERMIT NOTE**

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



**CALL 311 BEFORE YOU GO**

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

- PLAN TAG NOTES:**
- CONTRACTOR OBTAIN SECTION FOR STANDARD CONCRETE DETAIL, PART C-07 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION. REVISED FEBRUARY 2008. REMOVE EXISTING CURB & GUTTER AND REINSTALL AS NOTED. REPAIR AND MATCH EXISTING. SPALLS SHALL BE REPLACED WITH EQUAL STRENGTH CONCRETE. ALL CONCRETE IN 4" THICK CURB & GUTTER SECTIONS SHALL BE 4" THICK, INCLUDING COLORED SIDEWALK.
  - EXISTING WADING WEATHERS ALL AREAS TO ALLOW ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC REQUIREMENTS, REPORT FOR PRELIMINARY SECTION.
  - PROPOSED POOR-MAINTAINED CHANNEL FOR WATER QUALITY CONTROL. REFER TO GRADING PLAN SHEET 2 FOR DETAIL.
  - PROPOSED LANDSCAPE WITH-LINE COLLECTION WITH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 3.
  - PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DIVERTS. SEE RETAINING WALL DETAIL ON SHEET 7.
  - PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
  - EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
  - APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT PLANS BOUNDARY.
  - SMALL AREA INLET FOR CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD DRAWING DETAIL, PAGE D-1-1.
  - MINIMUM 6" BULKHEAD WITH APPROX. DIMENSIONS 4" DIA. & 6" WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLETED PRIOR TO INSTALLATION.

- GENERAL NOTES:**
- SMALL DELIVERY SHALL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
  - LANDSCAPE DISPOSAL SERVICE SHALL COMPLY WITH INDIVIDUAL TOWN ORDINANCES OR SITE TRASH DISPOSALS ARE NOT PROVIDED.
  - ADJACENT PROPERTY OWNERS FOR WEST ENERGY AND CENTER DRIVEWAY IS 200 FEET AS MEASURED FROM OLDEST EDGE OF EACH DRIVEWAY.
  - AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

**REQUIRED PARKING SPACES PER CODE**

UNITS 1-4, 1A-3D SINGLE FAMILY	1.5 SPACES/UNIT
8 SINGLE FAMILY UNITS	12 SPACES
2 PARKING SPACES REQUIRED PER UNIT	2 UNITS x 2 SPACES/UNIT = 4 SPACES
UNITS 5-17 CORE CONDOMINIUMS	1.5 SPACES/UNIT
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT	18 SPACES
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES	
<b>TOTAL # PARKING SPACES REQUIRED = 34</b>	

**LAND USE BREAKDOWN**

CONCRETE AND ASPHALT	LANDSCAPE (PERCENT)	LANDSCAPE (SQ. FT.)
CONCRETE AND ASPHALT	41.87	5,718.0
TOTAL (LANDSCAPE)	85.00	11,600.0

**BULK REQUIREMENTS**

MIN. HEIGHT REQUIREMENT	10 FT.
MIN. SETBACK	5 FT.
MIN. LOT COVERAGE	10%
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT FRONT SETBACK	10 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT FRONT SETBACK	10 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	100 FT.

NOTE: REFER TO FINAL PLAN FOR CASAS DE LUZ FOR MORE DETAILED INFORMATION ON BULK STANDARDS.

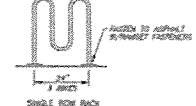
**PARKING PROVIDED:**  
64 TOTAL SPACES\*

\*TOTAL INCLUDES GARAGE SPACES.

**PRELIMINARY NOT FOR CONSTRUCTION**

**LIST OF ABBREVIATIONS**

ROW = RIGHT-OF-WAY  
 SW = SWELLING LINE  
 FF = FINISHED FLOOR  
 CP = CORNER POINT  
 SF = SQUARE FEET  
 LF = LINEAL FEET  
 LS = LANDSCAPE  
 HW = HATCH  
 TP = TYPICAL  
 R = RADIUS



**LEGEND**

PROPERTY LINE	---
EDGE OF EXISTING ASPHALT	-----
NEW ASPHALT PAVEMENT	=====
NEW LANDSCAPE	.....
NEW CONCRETE	=====
EXISTING CONCRETE	-----
TRAFFIC FLOW DIRECTION	→
CONSTRUCTION PHASE BOUNDARY	-----

**BENCHMARK**  
 CP AND SPICE  
 N 11874.41  
 E 73558.27  
 ELEVATION=8835.84  
 NAVD 1988

**CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT**

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: \_\_\_\_\_

**CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER**

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: \_\_\_\_\_

DATE: 4/12/11  
 REVISION: PER REVIEW COMMENTS  
 SHEET: 2 OF 9

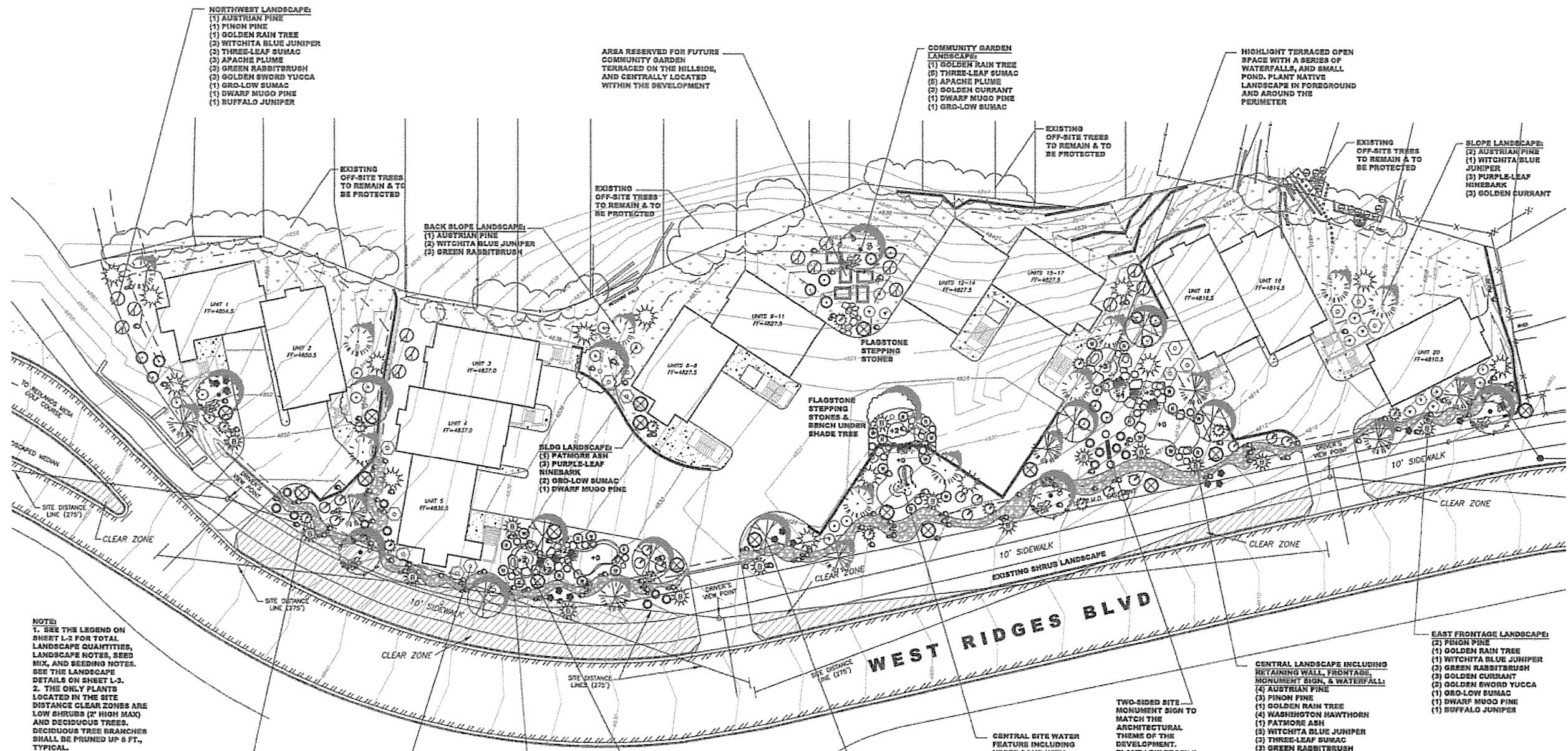
**SITE LAYOUT PLAN EXHIBIT A**

DYNAMIC INVESTMENTS, INC.  
 CASAS DE LUZ  
 GRAND JUNCTION, COLORADO

PROJECT NO.: 11-19-2011  
 DATE: 4-19-2011  
 DRAWN BY: CHW/ESB  
 CHECKED BY: CHW/ESB

**SHARPER Engineering Services, Inc.**  
 1254 N. 4th STREET GRAND JUNCTION, CO 81501  
 TELEPHONE (970) 243-0888 FAX (970) 243-9888

REGISTERED PROFESSIONAL ENGINEER  
 NO. 22047



- NORTHWEST LANDSCAPE:**
- (1) AUSTRIAN PINE
  - (1) PINON PINE
  - (1) GOLDEN RAIN TREE
  - (3) WICHITA BLUE JUNIPER
  - (3) THREE-LEAF SUMAC
  - (2) APACHE PLUME
  - (2) GREEN RABBITBRUSH
  - (3) GOLDEN SWORD YUCCA
  - (1) GRO-LOW SUMAC
  - (1) DWARF MUÑO PINE
  - (1) BUFFALO JUNIPER

AREA RESERVED FOR FUTURE COMMUNITY GARDEN TERRACED ON THE HILLSIDE, AND CENTRALLY LOCATED WITHIN THE DEVELOPMENT

- COMMUNITY GARDEN LANDSCAPE:**
- (1) GOLDEN RAIN TREE
  - (5) THREE-LEAF SUMAC
  - (5) APACHE PLUME
  - (3) GOLDEN CURRANT
  - (1) DWARF MUÑO PINE
  - (1) GRO-LOW SUMAC

HIGHLIGHT TERRACED OPEN SPACE WITH A SERIES OF WATERFALLS, AND SMALL POND. PLANT NATIVE LANDSCAPE IN FOREGROUND AND AROUND THE PERIMETER

- SLOPE LANDSCAPE:**
- (2) AUSTRIAN PINE
  - (1) WICHITA BLUE JUNIPER
  - (3) PURPLE-LEAF NINEBARK
  - (3) GOLDEN CURRANT

- BACK SLOPE LANDSCAPE:**
- (1) AUSTRIAN PINE
  - (2) WICHITA BLUE JUNIPER
  - (3) GREEN RABBITBRUSH

- FLAGSTONE STEPPING STONES & BENCH UNDER SHADE TREE:**
- (3) PATMORE ASH
  - (3) PURPLE-LEAF NINEBARK
  - (2) GRO-LOW SUMAC
  - (1) DWARF MUÑO PINE

- CENTRAL LANDSCAPE INCLUDING RETAINING WALL, FRONTAGE MONUMENT SIGN, & WATERFALL:**
- (4) AUSTRIAN PINE
  - (3) PINON PINE
  - (1) GOLDEN RAIN TREE
  - (4) WASHINGTON HAWTHORN
  - (1) PATMORE ASH
  - (5) WICHITA BLUE JUNIPER
  - (3) THREE-LEAF SUMAC
  - (1) GREEN RABBITBRUSH
  - (5) DWARF MUÑO PINE
  - (5) GRO-LOW SUMAC
  - (3) PURPLE-LEAF NINEBARK
  - (5) DWARF BLUE RABBITBRUSH
  - (5) APACHE PLUME
  - (5) BLUE MIST SPIREA
  - (5) BUFFALO JUNIPER
  - (5) GOLDEN SWORD YUCCA
  - (5) FEATHER REED GRASS
  - (5) RED GROUNDCOVER ROSE
  - (5) WHITE GROUNDCOVER ROSE

- EAST FRONTAGE LANDSCAPE:**
- (2) PINON PINE
  - (1) GOLDEN RAIN TREE
  - (1) WICHITA BLUE JUNIPER
  - (3) GREEN RABBITBRUSH
  - (3) GOLDEN CURRANT
  - (3) GOLDEN SWORD YUCCA
  - (1) GRO-LOW SUMAC
  - (1) DWARF MUÑO PINE
  - (1) BUFFALO JUNIPER

**NOTE:**  
1. SEE THE LEGEND ON SHEET L-2 FOR TOTAL LANDSCAPE QUANTITIES, LANDSCAPE NOTES, SEED MIX, AND SEEDING NOTES. SEE THE LANDSCAPE DETAILS ON SHEET L-3.  
2. THE ONLY PLANTS LOCATED IN THE SITE DISTANCE CLEAR ZONES ARE LOW SHRUBS (2' HIGH MAX) AND DECIDUOUS TREES. DECIDUOUS TREE BRANCHES SHALL BE PRUNED UP 8 FT., TYPICAL.

**PLAN LEGEND:**

	DROUGHT-TOLERANT PLANTS
	NATIVE NON-INDICATED GRASS
	NEW EVERGREEN TREES (PINE & JUNIPER)
	DECIDUOUS TREES (WASHINGTON HAWTHORN & BIRCH/ALDER)
	GROUND COVER (NATIVE SHRUBS & PERENNIALS)
	LANDSCAPE BOULDER
	FLAGSTONE
	DRY STREAM BED
	WATER FEATURE

- RETAINING WALL, FRONTAGE & WATERFALL LANDSCAPE:**
- (2) AUSTRIAN PINE
  - (2) PINON PINE
  - (1) PATMORE ASH
  - (1) GOLDEN RAIN TREE
  - (3) WASHINGTON HAWTHORN
  - (3) WICHITA BLUE JUNIPER
  - (3) THREE-LEAF SUMAC
  - (3) GREEN RABBITBRUSH
  - (4) DWARF MUÑO PINE
  - (5) GRO-LOW SUMAC
  - (5) PURPLE-LEAF NINEBARK
  - (5) DWARF BLUE RABBITBRUSH
  - (5) BLUE MIST SPIREA
  - (5) BUFFALO JUNIPER
  - (5) GOLDEN SWORD YUCCA
  - (5) FEATHER REED GRASS
  - (5) RED GROUNDCOVER ROSE
  - (5) WHITE GROUNDCOVER ROSE

**NOTE:**  
ALL PLANT LOCATED WITHIN THE SITE DISTANCE TRIANGLE ZONES ARE SHRUBS WITH A MAXIMUM HEIGHT OF 2 FT., OR TREES THAT SHALL HAVE BRANCHES PRUNED UP 7 FT. FROM THE GROUND, TYPICAL.



**CITY COMMUNITY DEVELOPMENT**

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THE DATE:

DATE: \_\_\_\_\_

ACCEPTED AS CONTRACTED: \_\_\_\_\_

**CASAS DE LUZ**  
Grand Junction, Colorado

**Planting Plan**

SCALE: 1" = 20'-0"

SHEET L-1

DATE: 08/14/15

SCALE: 20 FEET

Revised 5-25-11

Julie Wolverton,  
Landscape Architect

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**PLANT LEGEND: TREES = 33 TOTAL**

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
	KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	35' TALL, 25' SPREAD, ATTRACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	8 FT. S&B	8 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	8 FT. S&B	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

**PLANT LEGEND: SHRUBS = 212 TOTAL**

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOENSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLIENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	15 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
	FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	1' TALL, 6' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 6' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 6' SPREAD, PURPLE FOLIAGE
	PINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	8 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
	ROSA 'PIRE MEIDLAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, RED SUMMER FLOWERS
	ROSA 'WHITE MEIDLAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 5' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

**LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...**

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	SHREDDED CEDAR BARK MULCH	1,000 SF	PLACE 2" FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE, AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
	1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	25,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
	DRYLAND GRASS SEED MIX	18,000 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
	STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 90 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2X2X3' (85) 3X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED 6" - 12" COBBLE	2,500 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

**LANDSCAPE NOTES:**

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...
- MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.
- INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.
- AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM DEPTH OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.
- PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.
- SEED AREAS SHALL BE SEED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAND/DUST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR HEATHMOSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".
- SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLENE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.
- WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
- BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
- LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

**NATIVE GRASS SEED MIX:**

DESCRIPTION: Dryland Grasses for Western Colorado	QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne 6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides 7 lb
Sandberg bluegrass	Poa sandbergii 5 lb
Nodding Brome	Bromus anomalus 7 lb
Blue Grama	Bouteloua gracilis 3 lb
Sand Dropseed	Sporobolus cryptandrus 2 lb
<b>TOTAL 30 lbs PLS per acre (6 lbs PLS/1,000 SF)</b>	

\*\* Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

**SEEDING NOTES:**

- THE PERIMETER OF THE SITE SHALL BE DRILL SEED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEED ONLY IN LATE FALL OR EARLY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.
- SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.
- SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.
- SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA. ALL AREAS TO BE SEED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDING. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2" CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.
- SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEED AT CONTRACTOR'S EXPENSE.
- PROTECT ALL SEED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT  
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:  
82,022 SF (1.88 ACRES) IMPROVED AREA

82,022 / 2500 = 33 TREES  
82,022 / 300 = 273 SHRUBS  
MINUS 68 SHRUBS FROM 25X SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS

NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF  
NATIVE GRASS PROVIDED ON SITE = 18,000 SF

3 1/2" CALIPER TREES REQUIRED  
33 TREES PROVIDED

205 5-GALLON SHRUBS REQUIRED  
212 SHRUB PROVIDED

Revised 5-25-11

Julie Wolverton,  
Landscape Architect



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wolverton@montrose.net

**CASAS DE LUZ  
Grand Junction, Colorado**

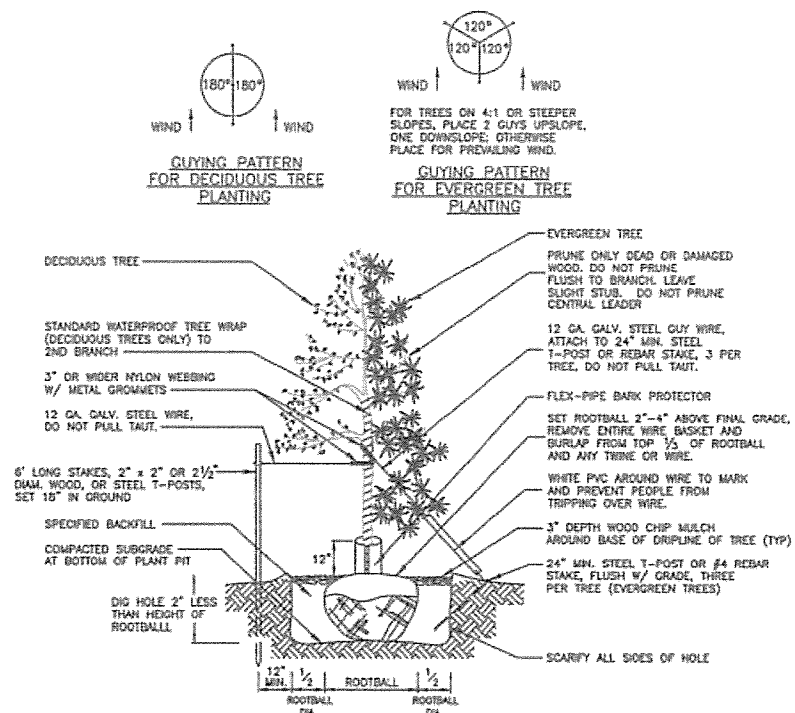
**Planting Legend & Notes**  
SCALE: 1" = 20'-0"  
Sheet L-2



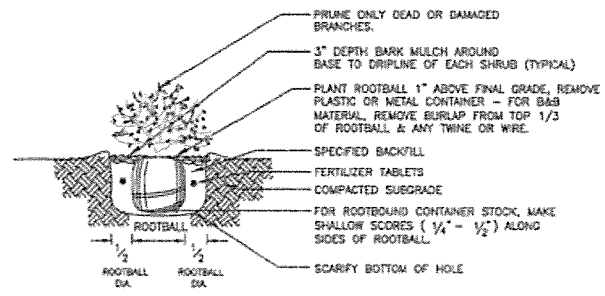
CITY COMMUNITY DEVELOPMENT  
ACCEPTED FOR CONSTRUCTION FOR THE NEW OPENING SITE

ACCEPTED AS CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

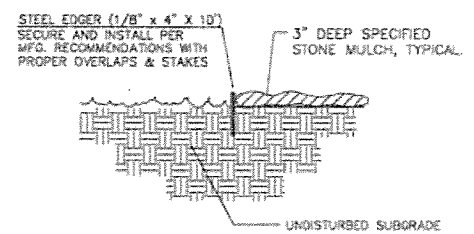
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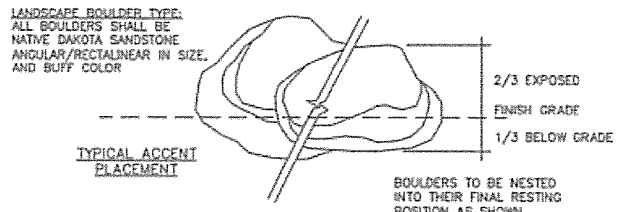
**A** TREE PLANTING SECTION  
L-3 NOT TO SCALE



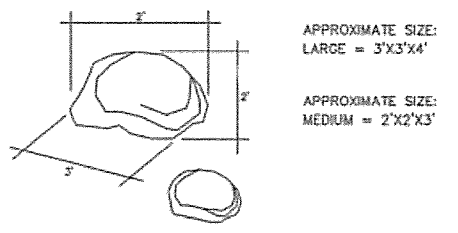
**C** SHRUB PLANTING SECTION  
L-3



**D** STEEL EDGER / STONE MULCH  
L-3 NOT TO SCALE

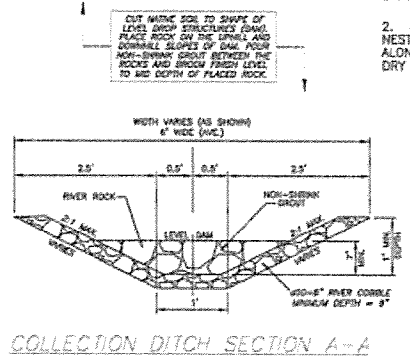


1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF ITS MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.
2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.

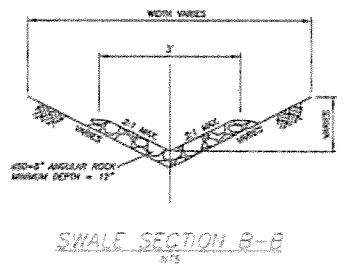


**B** LANDSCAPE BOULDER  
L-3 NOT TO SCALE

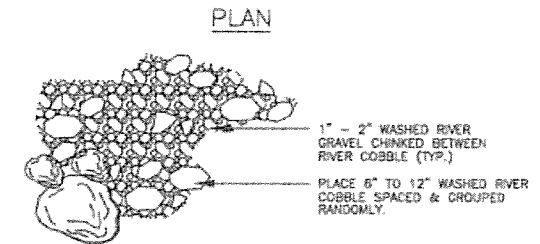
- NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)
  2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.
  3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE
  4. INSTALL DRY STREAM BED TO LOOK AS NATURAL AS POSSIBLE WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT.



COLLECTION DITCH SECTION A-A



SWALE SECTION B-B



**E** DRY STREAM BED  
L-3 NOT TO SCALE



CITY COMMUNITY DEVELOPMENT  
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

ACCEPTED AS CONSTRUCTED \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

**CASAS DE LUZ**  
Grand Junction, Colorado

NORTH Landscape Details DATE: 08/14/16  
SCALE: Not to Scale  
Sheet L-3

Revised 5-25-11

Julie Wolverton,  
Landscape Architect



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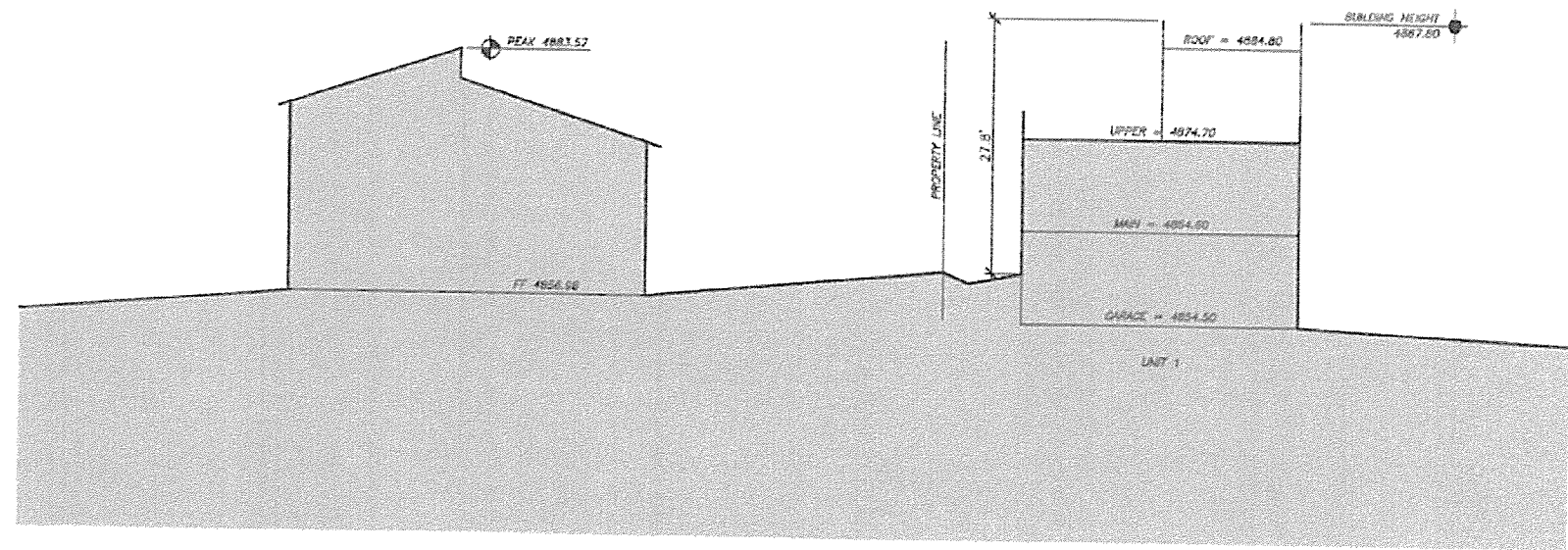


CASAS de LUZ

SITE PLAN

CHAMBERLIN ARCHITECTS

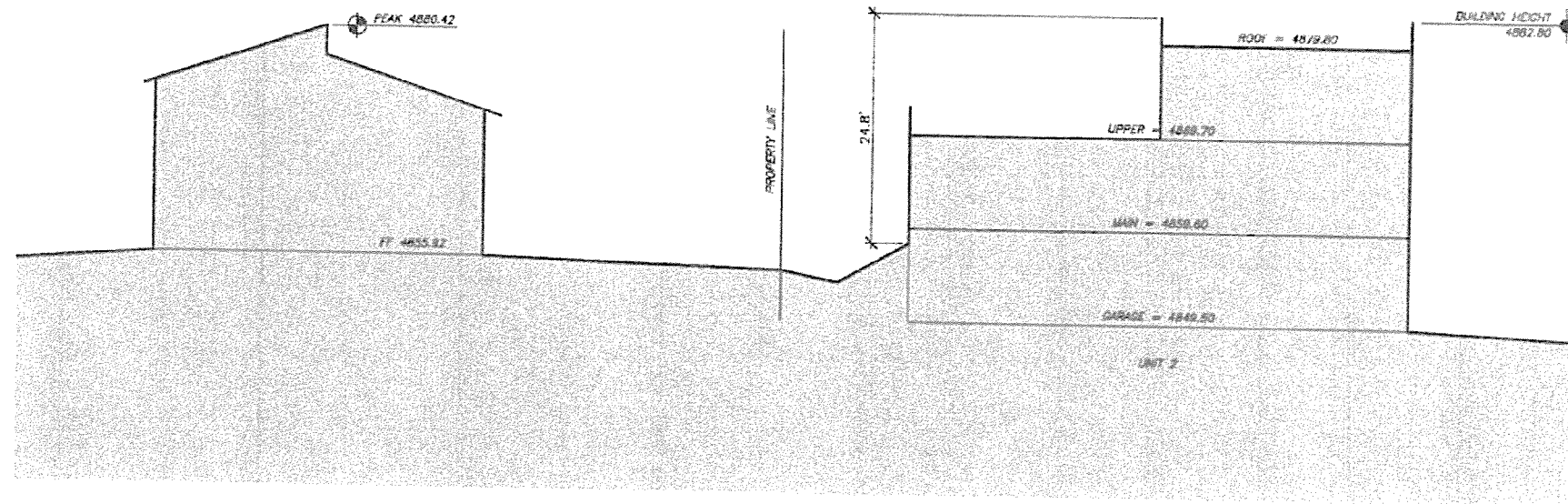




CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 1

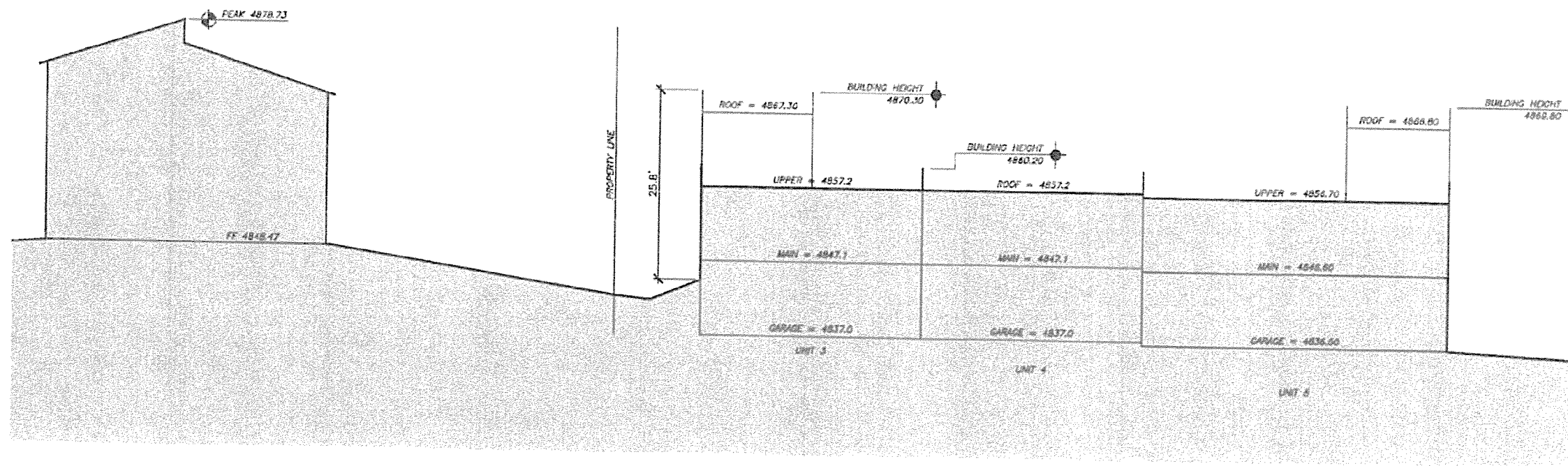
CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 2

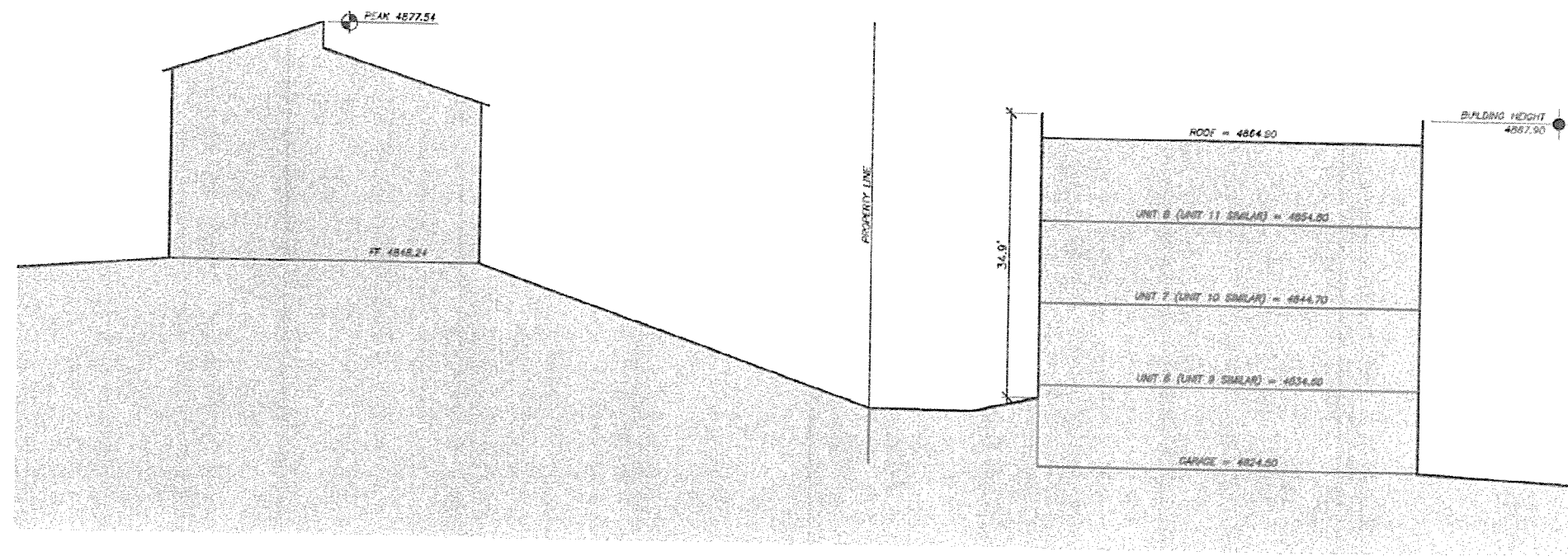
CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 3

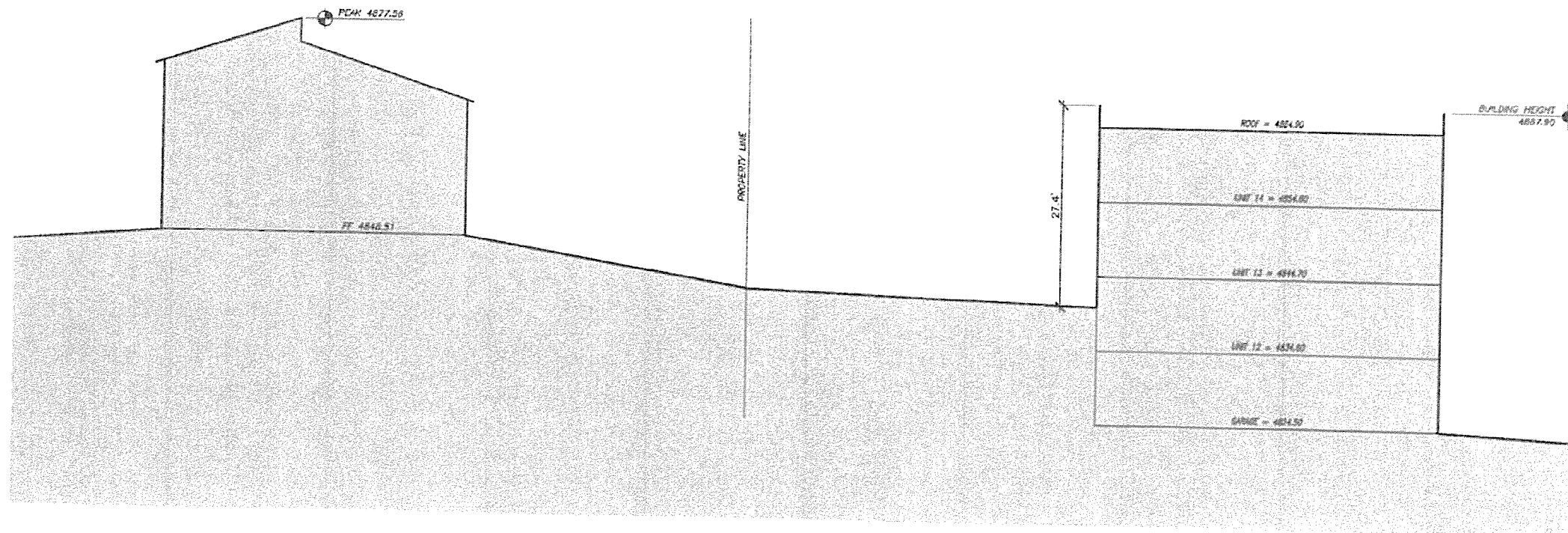
CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 4

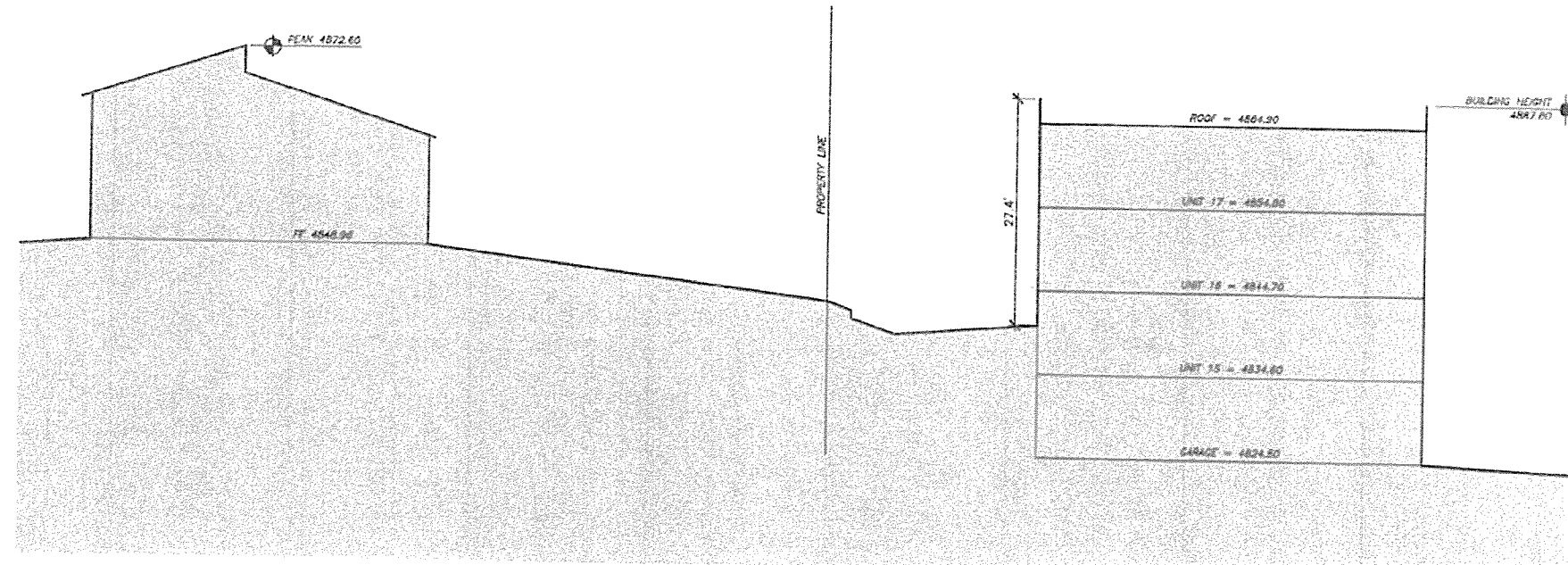
CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 5

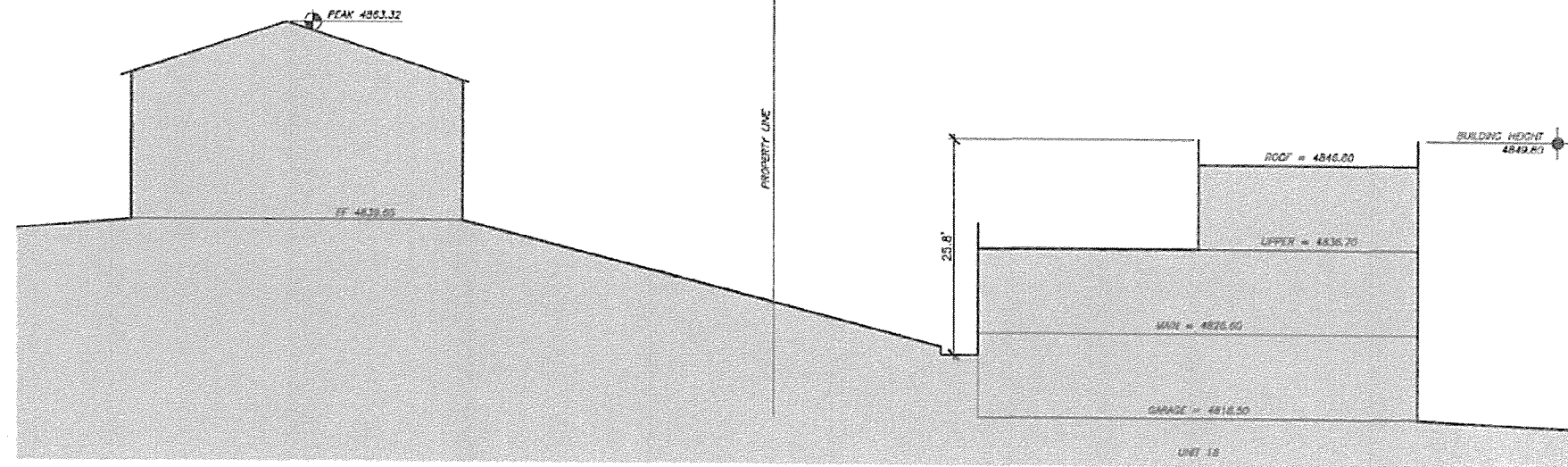
CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 6

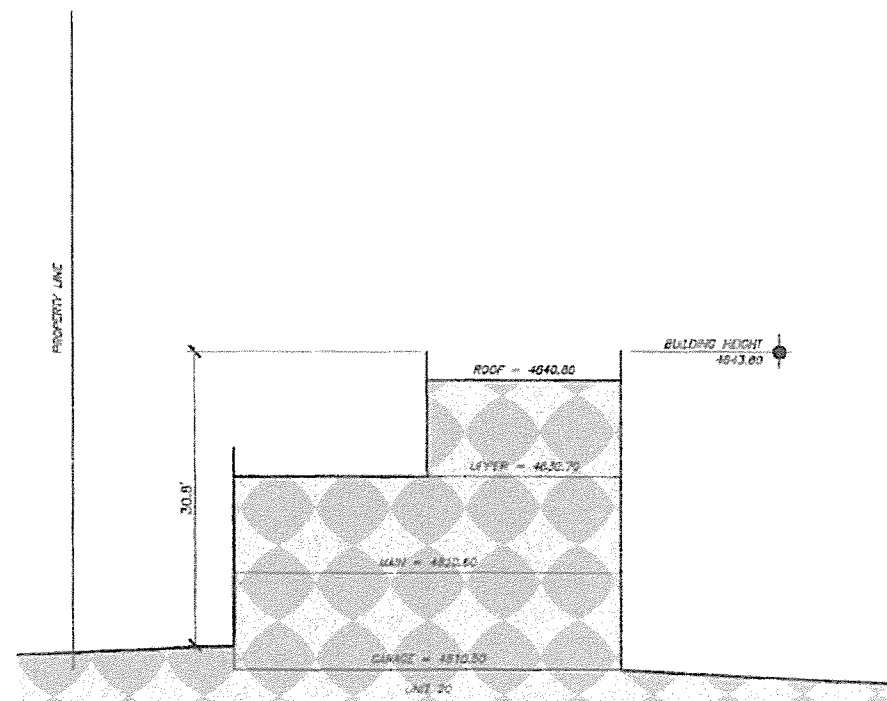
CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 7

CHAMBERLIN ARCHITECTS



CASAS de LUZ  
 SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS



**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE AMENDING ORDINANCE NO. 4482 FOR THE CASAS DE LUZ  
PLANNED DEVELOPMENT A PORTION OF THE RIDGES PLANNED  
DEVELOPMENT REVISING THE MAXIMUM BUILDING HEIGHT FOR UNIT 4**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND  
WEST OF SCHOOL RIDGE ROAD**

Recitals

The applicant, Casas Land Partners LLC, wishes to revise the maximum building height for proposed Unit 4 within the Casas de Luz Planned Development residential subdivision from 24' to 34'. The Casas de Luz residential development plan consists of the development of a total of 20 residential lots, common areas and stacked condominium units on property zoned PD (Planned Development) and was originally approved in September 2011.

This Ordinance revises the maximum building height for only Unit 4 within the Casas de Luz Planned Development as provided in Ordinance No. 4482 from 4861' height above sea level to 4871' height above sea level (24' to 34') and clarifying that there is no default maximum building height for the planned development, except for the specific maximum heights set forth under the deviations section of the Ordinance.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of the request to revise the maximum building height for proposed Unit 4 within the Casas de Luz Planned Development residential subdivision from 24' to 34'.

The City Council finds that the review criteria for the planned development that were established at the time of Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by revision to the maximum building height for proposed Unit 4 within the Casas de Luz Planned Development residential subdivision from 24' to 34'. Therefore, the City Council finds that the request is reasonable in light of the current market conditions and trends and is in the best interests of the community.

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

The Maximum Building Height, as established by Ordinance No. 4482, is amended as follows:

The following language is deleted under Default Zoning:

*Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)*

The following language is modified under Deviations for Unit 4:

Maximum Building Height:

*All measurements for maximum heights are at sea level.*

*Unit 4: 4871'*

All other aspects of Ordinance No. 4482, 4654 and 4895 not inconsistent herewith shall remain in effect.

**INTRODUCED** on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
Anna M. Stout  
President of the City Council

\_\_\_\_\_  
Amy Phillips  
City Clerk

**GRAND JUNCTION PLANNING COMMISSION**  
**January 10, 2023, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Teske.

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

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner), Scott Peterson (Senior Planner), Dani Acosta (Senior Planner), and Jacob Kaplan (Planning Technician).

There were 28 members of the public in attendance, and 2 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

Minutes of Previous Meeting(s) from December 13, 2022.

**2. Eagle Estates Extension Request**

**SUB-2017-605**

Consider a Request by Normal Brothers, LLC to Extend for One-Year until January 11, 2024 the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

**REGULAR AGENDA**

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**1. Grand Valley Estates Annexation**

**ANX-2022-478**

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Road and E ½ Road.

**Staff Presentation**

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. Additionally, she gave a brief history of the public notice activities for this item.

Applicant Ty Johnson was present and available for questions/comments.

Commissioner Secrest made the following motion “I’ll make a motion to approve that the proper notification was provided.”

*Commissioner Scissors seconded; motion passed 7-0.*

**Questions for staff**

Commissioner Weckerly asked staff to elaborate on the portion of the presentation pertaining to road improvements.

Commissioner Scissors asked the applicant what the advantages of zoning R-12 are.

Commissioner Teske asked the applicant why they were requesting R-12 instead of the previously requested R-8 zoning.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Carroll Aamold remarked on the downsides of the site for development. Specifically, he noted the potential flooding issues from Lewis Wash, the increased traffic/parking issues, and safety for pedestrians trying to cross on E ½ Road.

Stuart Foster commented that the R-12 zone designation would be incompatible with the existing surrounding land uses. He also spoke about the current safety and traffic issues on E ½ Road that may be exacerbated by development. He mentioned the neighborhoods near Colorado Mesa University and noted the differences in character between those neighborhoods and the one in question.

R. C. Buckley introduced a petition opposing the development and spoke about the lack of notification. He noted that the nearest development that matched the size of the one proposed was 3 miles away. He wondered why the acreage of the parcel was increasing over time and compared the proposed number of units for the site with that of the Eastbrook subdivision.

Rosemary Bonine requested that the property be annexed to R-5. She stated that E ½ Road is currently the 3<sup>rd</sup> largest route for east-west bound traffic and that it is not currently wide enough for turn lanes, sidewalks, and paths. She said the existing infrastructure and amenities are overwhelmed and wondered if police/fire would be able to keep up with the potential rise in crime. She pointed to "East States Garden Orchards" as reason to change the zoning to R-5.

Rod Hoover commented that 31 Road had been planned to be relocated on the East side of Lewis Wash. He said that he had not heard anything about a roundabout at 31 Road and E ½ Road and expressed that he would like to be better informed in the future. He brought up that the owner of the property across E1/2 Road was waiting to see what the plan was for the property in question, and worried that another large development might follow suit.

Lisa Cothrun requested that the planning commissioners visit Long's Park. She mentioned that there was wildlife inhabiting Lewis Wash and asked that the developer factor that into their plans.

Marc Baker commented that he wasn't particularly concerned about an R-8 zoning but was worried about the impact and R-12 zoning might have. He remarked on the size and location of the public notice sign.

Joe Jones brought up the importance of the quality of life in Grand Junction and the impact this subdivision would have. He also spoke about the existing traffic problems in the area.

Dave Dearborn questioned the noticing distance for properties adjacent to the proposed subdivision. He echoed concerns of car accidents at 31 and E ½ Road due to increased traffic.

Labecca Jones spoke with the Audobahn society on the endangered wildlife in the area. She also expressed concerns about the proximity of the new development to Lewis Wash and the dangers it could pose to children and pets.

Scott Rafferty listed a number of accidents he has seen along 31 Road and at the intersection with E ½ Road. He expressed that he would like to see development of single-family homes instead of apartments.

Miles Cothrun noted that 31 Road is the main thoroughfare for traffic moving from Patterson to E ½ Road. He commented on the noise and crime at Long's Park. He also commented on the views from his property.

*The public hearing was closed at 7:10 p.m. on January 10, 2023.*

## **Discussion**

Applicant Ty Johnson noted that there are pending improvements to 31 Road and E ½ Road. He also noted that there would be an in-depth site plan review prior to any development. He reiterated that the R-12 zone is more desirable than R-8 given the relaxed lot requirements and the site's proximity to amenities. He noted that there is a housing shortage in Grand Junction, and this development would provide many new units for residents.

Commissioner Weckerly inquired about the "sliver" of the parcel as shown on the staff presentation. She requested confirmation that the 31 Road improvements would occur through development of the adjacent properties. She wondered whether the City or County would be responsible for completion of 31 Road improvements. She reiterated that the R-12 zone does not allow for Single-Family detached homes. She listed the approval criteria and elaborated on the ways in which the development met or did not meet them.

Commissioner Duyvejonck asked about the proposed 31 Road extension. She said she the "efficient and connective transportation" would be worth more consideration if the improvements to 31 Road continued all the way to Patterson. She expressed agreement with the community that the new development would not be compatible with the surrounding area. She noted that the existing infrastructure didn't necessarily support development of this kind.

Commissioner Scissors asked what the West boundary of the property is. He spoke to the abundance of public input about the R-12 zoning and their arguments that it would not be compatible with the existing development. He asked what the specific difference in max building

height was between R-8 and R-12. He expressed agreement with the community that the new development would not be compatible with the surrounding area.

Commissioner Phillips asked if the plan was to build 31 Road on top of Lewis Wash. He mentioned that there are many new drivers on 31 Road and E ½ Road due to the proximity to Central High School. He talked about the high crime rate at Long's Park and the surrounding area. He was skeptical that this development would provide people a reason to take alternative forms of transportation. He wondered if the site did not meet the "efficient and connective transportation" standards as stated in the staff presentation. He brought up safety concerns for children crossing E ½ Road to attend the proposed charter school to the South.

Commissioner Herek inquired as to how the City/County ensured that the proposed 31 Road improvements continued beyond the Northern lot line of the property in question. She echoed Commissioner Weckerly's concerns about accountability between the City and County over 31 Road improvements. She said one of the main reasons she did not support the annex to R-12 was its inability to allow single-family homes.

Commissioner Secrest reiterated some of the concerns stated by the other Commissioners and expressed agreement with the community that the new development would not be compatible with the surrounding area.

Development Engineer Rick Dorris spoke about the current plan for improvements to 31 Road. He stated that improvements to 31 Road would likely occur via the Traffic Impact studies/fees as a result of development.

Commissioner Teske mentioned that many of the issues brought up by the public would be addressed during site plan review. He noted that the 2020 One Grand Junction Plan was drafted with community input and one of the main considerations was combatting the housing shortage.

Assistant City Attorney Jamie Beard responded to Commissioner questions.

Felix Landry explained some of the planning considerations around crime and traffic.

### **Motion and Vote**

Commissioner Scissors made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Road and E ½ Road, City file number ANX-2022-478, 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 failed 1-6.*

## **2. Roy's RV Annexation**

**ANX-2021-770**

Consider a request by Roy A. Laplante, III, to zone 1.45 acres from County RSF-R (Residential Single Family Rural - one dwelling per five acres) to City I-1 (Light Industrial) located at 2795 Riverside Parkway.

### **Staff Presentation**

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

Representative Eric Slivon was present and available for questions.

### **Questions for staff**

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 8:06 p.m. on January 10, 2023.*

### **Discussion**

Commissioner Teske inquired why the preceding annexation (Grand Valley Estates) met the criteria whereas the current item did not.

### **Motion and Vote**

Commissioner Scissors made the following motion “Mr. Chairman, on the Zone of Annexation for the Roy’s RV Annexation to I-1 (Light Industrial) zone district, file number ANX-2021-770, 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.*

### **3. Casas de Luz Unit 4 Building Height Amendment **PLD-2022-824****

Consider a request by Casas Land Partners LLC, to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24’ to 34’, located at 365 W. Ridges Boulevard.

### **Staff Presentation**

Due to a potential conflict of interest, Commissioner Teske recused himself from deliberating on the item.

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Mike Stubbs was present and available for questions.

### **Questions for staff**

Commissioner Weckerly asked where max building elevation is measured from. She also asked for confirmation that the building heights would not be further increased in the future.

Commissioner Scissors reaffirmed that the proposed building height amendment would not increase the overall building height. He inquired as to the topography of the site and the impact of this amendment on the solar efficiency of the sites to the North.

Representative Mike Stubbs elaborated on the request and responded to the commissioner's questions and comments.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Ulrike Magdalenski expressed the challenges that the current Casas de Luz development has brought about and her concern about future building height increases.

Christine Tuthill mentioned the previous covenants restrictions on building heights and viewsheds to maintain aesthetics. She also noted the status of projects under construction in the surrounding area.

Russ Carson requested better methods for indicating to residents what the proposed developments will look like prior to construction.

Kendra Samart spoke about the passive solar heating for the properties to the North of the proposed development and how the new buildings could block sunlight from reaching their homes.

Representative Mike Stubbs remarked that the public comments did not pertain to the amendment in question.

*The public hearing was closed at 8:44 p.m. on January 10, 2023.*

### **Discussion**

Commissioner Weckerly agreed that the buildings do look larger from the road given the drastic slope of the site. She also agreed that the buildings did have a negative impact on the aesthetic of the area, however the buildings were already approved and to deny the proposed amendment would seem like a punishment to the developer.

Commissioner Secret echoed the comments of Commissioner Weckerly.

### **Motion and Vote**

Commissioner Phillips made the following motion "Mr. Chairman, on the request to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."



*Commissioner Herek seconded; motion passed 6-0.*

**OTHER BUSINESS**

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Felix Landry noted that this would be Scott Peterson's last Planning Commission Hearing before his retirement.

**ADJOURNMENT**

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Commissioner Scissors moved to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 8:52 p.m.

DRAFT



## Grand Junction City Council

### Regular Session

Item #2.a.iii.

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**Meeting Date:** January 18, 2023  
**Presented By:** Daniella Acosta, Senior Planner  
**Department:** Community Development  
**Submitted By:** Dani Acosta, Senior Planner

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### Information

#### **SUBJECT:**

Introduction of an Ordinance for Zoning Approximately 1.45 Acres from County RSF-R (Residential Single Family Rural) to I-1 (Light Industrial) for the Roy's RV Annexation, Located at 2795 Riverside Parkway, and Setting a Public Hearing for February 15, 2023

#### **RECOMMENDATION:**

Staff recommends adoption of a resolution referring the petition for the Roy's RV Annexation, introducing the proposed Ordinance and setting a hearing for February 15, 2023. The Planning Commission heard the zoning request at its January 10, 2023 meeting and voted (7-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, Roy A. Laplante, III, is requesting a zone of annexation to I-1 (Light Industrial) for the Roy's RV Annexation. The 1.45-acre property consists of one parcel of land located at 2795 Riverside Parkway. The property is partially developed and will be seeking further redevelopment.

The property is Annexable Development per the Persigo Agreement. The zone district of I-1 is consistent with the Industrial Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request. The application was submitted in 2021 but the project was carried into 2022 due to existing boundary conflicts that needed to be resolved by the Applicant. The boundary conflicts were resolved in November of 2022.

## **BACKGROUND OR DETAILED INFORMATION:**

### **Annexation Request**

The Applicant, Roy A. Laplante, III, is requesting annexation of 1.45 acres consisting of one parcel of land located at 2795 Riverside Parkway. There is no road right-of-way included in the annexation. There currently exists a single-family residence on the property, as well as two open-face structures along the western property line behind the house. The Applicant intends to develop the property further, creating a recreational vehicle (RV) and boat storage facility, with individual storage units for rent. The existing single-family residence will be converted into a business residence containing the business office for the storage facility.

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 RV and boat storage facility development. The request for zoning will be considered separately by the City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – January 4, 2023.
- Planning Commission considers Zone of Annexation – January 10, 2023.
- Introduction of a Proposed Ordinance on Zoning by City Council – January 18, 2023.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – February 15, 2023.
- Effective date of Annexation and Zoning – March 19, 2023.

### **Zone of Annexation Request**

The Applicant is requesting a zone district of I-1 (Light Industrial). The property is currently zoned in the County as RSF-R (Residential Single Family Rural – one dwelling per five acres). The proposed district zone is consistent with the Industrial Land Use category of the 2020 Comprehensive Plan. The surrounding properties are a mixture of City zoned properties, mostly I-1 and I-2 (General Industrial), and County I-2 and RSF-R. The County RSF-R zone district is a zone district that provides zoning for interim agricultural uses prior to urbanization that is expected by the Comprehensive Plan. The County I-2 (General Industrial District) is primarily intended to accommodate areas of heavy and concentrated fabrication, manufacturing and industrial uses. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The property is currently adjacent to the existing city limits. The property owner has signed a petition for annexation.

The annexation area has sewer service and all other urban amenities to the property accommodating future storage development. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Additionally, the subject property is located within the Greater Downtown Plan's Rail District and the Industrial Corridor Overlay. As such, any new site development or redevelopment of the property is subject to Riverside Parkway industrial corridor standards, including architectural design elements, as outlined in Section 24.08.120 of the Grand Junction Municipal Code.

In addition to I-1 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Industrial:

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

### **NEIGHBORHOOD MEETING**

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in-person on October 4, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, the Applicant's representative and City staff were in attendance. No members of the public attended the meeting.

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 in October of 2021, and the sign was reposted on December 30, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 29, 2022. The notice of the Planning Commission public hearing was published January 4, 2023 in the Grand Junction Daily Sentinel.

### **ANALYSIS**

#### **Annexation Analysis**

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Roy's RV Annexation is eligible to be annexed because of compliance with the following:

- a. A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Fifty percent of the perimeter of the Roy's RV Annexation is contiguous with the City limits, exceeding the 1/6 contiguity requirements for the annexations.
- c. A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

demographic and economic unit and occupants of the area can be expected to, and regularly do, use city streets, parks and other urban facilities.

- d. The area is or will be urbanized in the near future. The property owner is currently planning for development to build a RV and boat storage facility, renting out storage units.
- e. The area is capable of being integrated with the City. The proposed annexation is adjacent to the city limits on two sides and has direct access to Riverside Parkway. Utilities and City services are also available and currently serving the property.
- f. No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.
- g. No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioner has granted consent to the City to annex the property.

Please note that the annexation petition was prepared by the City.

### **Zone 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 owner has petitioned for annexation into the City limits and requested zoning of I-1, which is compatible with the Comprehensive Plan Land Use Map designation of Industrial. Since the Applicant's properties are currently in the County, the annexation of the property may be viewed as a subsequent event that will invalidate one of these original premises, a county zoning designation. However, annexation into the City is not a subsequent event. Furthermore, Staff has found this to not be enough justification as the land use designation for this property between the 2010 Comprehensive Plan and the 2020 Grand Junction has not changed. The 2010 Comp Plan designated the property as Industrial and the 2020 Comp Plan designated the property land use as Industrial. Therefore, 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 surrounding area has seen little new development. In the past decade there have been only three major site plans submitted. The majority of projects submitted were either industrial or heavy commercial in nature. In 2022, a major site plan was

submitted for Barnes Electric, a 3,744 square-foot electrician contractor shop (SPN-2022-607). In 2018, the City approved a mini-storage facility (SPN-2018-58), and in 2014, a pet boarding facility (SPN-2014-215). Other development that occurred in the immediate area include sign clearances for existing businesses (SGN-2019-326, SGN-2017-810) and planning clearances for interior remodels (PCN-2018-1382, PCN-2018-1539), as well as a lot consolidation (SSU-2014-26) and a lot adjustment (SSU-2014-215). In the last past nine years, the immediate area has only seen one other annexation, for the aforementioned Barnes Electric (ANX-2019-326). However, due to the low volume of substantial development activity over the past decade and the already existing industrial nature of the immediate area, it is premature to conclude that the area has changed dramatically enough in character to warrant a rezone. As such, staff finds this criterion has not been met.

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

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 I-1 zone district for this property, and the potential RV and boat storage facility. Water and sewer services are available. This property is within the Ute Water District service area and is served a 12-inch water line. The area can be served by Xcel Energy for natural gas and for electricity.

The property is currently within the Persigo 201 Sewer Service Area and has a 24-inch sewer line in the Riverside Parkway right-of-way with available capacity to accommodate future development of this property. The 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 1 at 620 Pitkin Avenue and from that location response times are within National Fire Protection Association guidelines. Fire Station 1 has the capacity to handle calls for service resulting from this annexation. 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 industrial/heavy commercial operation of RV and boat storage rental units 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

City parcels within the intermediate area are primarily zoned I-1 or I-2, both which implement the Land Use Designation of Industrial. Therefore, staff has determined that there is not a deficit of zone districts that can implement this land use. This criterion has not been met.

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

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

### **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 2.1.a. – Economic Diversity: Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuations and evolution.

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 Tier 1: Urban Infill areas.

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 Roy's RV Annexation, ANX-2021-770 request for the property located at 2795 Riverside Parkway from County RSF-R (Residential Single Family Rural) to I-1 (Light Industrial), 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, Planning Commission recommends approval of the request.

## **FISCAL IMPACT:**

As the property is developed, property tax levies and municipal sales and use tax will be collected, as applicable. For every \$1,000,000 of actual value, City property tax revenue on commercial property at the current assessment rate would be approximately \$2,320 annually. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

### **Utilities**

Water and sewer services are available to this property. This property is within the Ute Water District service area. A 12-inch water line runs along Riverside Parkway. The property is currently within the Persigo 201 Sewer Service Area. However, the property currently has a sewer connection. Therefore, there would be no fiscal impacts to the Sewer Fund.

### **Fire Department**

Currently, this property is in the Grand Junction Rural Fire Protection District, which is served by the Grand Junction Fire Department through a contract with the district. The rural fire protection district collects a 7.6060 mill levy that generates \$110.44 per year. If annexed, the property will be excluded from the district and the City's 8 mills will generate \$116.16 per year. Once future development is decided, property tax revenue will change to reflect the planned development and will need to pay for not only fire and emergency medical services, but also other city services provided to the area. City services are supported by a combination of property taxes and sales/use taxes. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 1 at 620 Pitkin Avenue and from that location response times are within National Fire Protection Association guidelines. Fire Station 1 has the capacity to handle calls for service resulting from this annexation.

### **Police Department**

Based on the proposed annexation here, the expected impact on the need for additional officers is zero to maintain our current ratio of .0021 officers (authorized)/city resident (67,000 residents) per resident of Grand Junction. The annexation will have an impact on calls for service, but it is expected the impact will be minimal based upon a possibility of only roughly 2 people living on site and some potential crime related calls for service of burglaries, thefts and frauds. However, considering expected population increases from other residential projects this year that increased the need for additional officers, those increases should balance with any needs of the Department for this project.

## **SUGGESTED MOTION:**

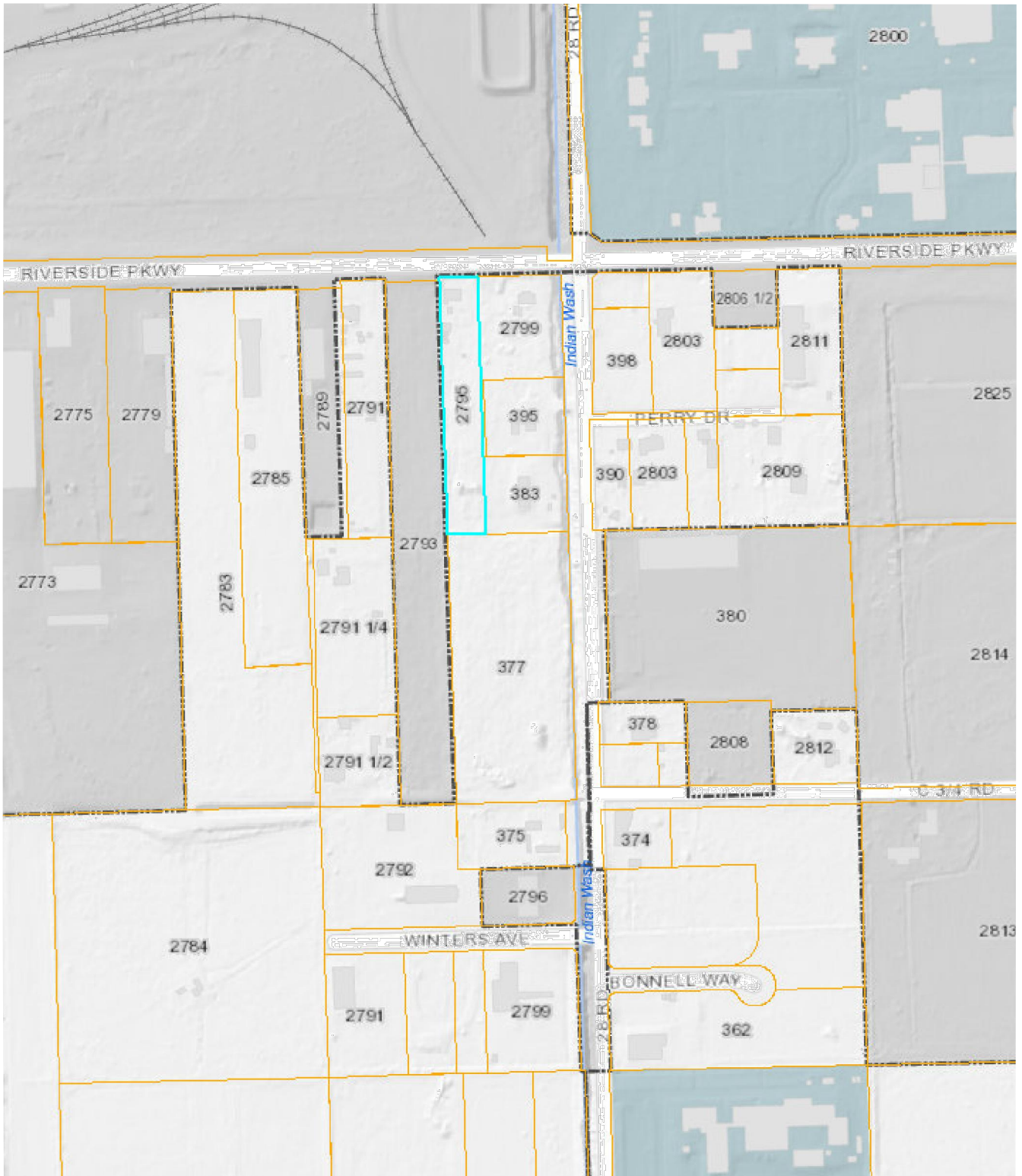
I move to introduce an ordinance zoning the Roy's RV Annexation to I-1 (Light Industrial) zone district, from Mesa County RSF-R (Residential Single Family Rural) and set a public hearing for February 15, 2023.



## Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Annexation Schedule and Summary Table
3. Exhibit 3. Annexation Plat Map
4. Exhibit 4. Site Maps and Picture
5. Exhibit 5. Neighborhood Meeting Documentation
6. Exhibit 6. Ordinance - Roy's RV Annexation 011223
7. Exhibit 7. Resolution - Referral of Petition (Land Use Control)
8. Planning Commission Minutes - 2023 - January 10 - Draft
9. Exhibit 8. Roy's RV Zone of Annexation Ordinance

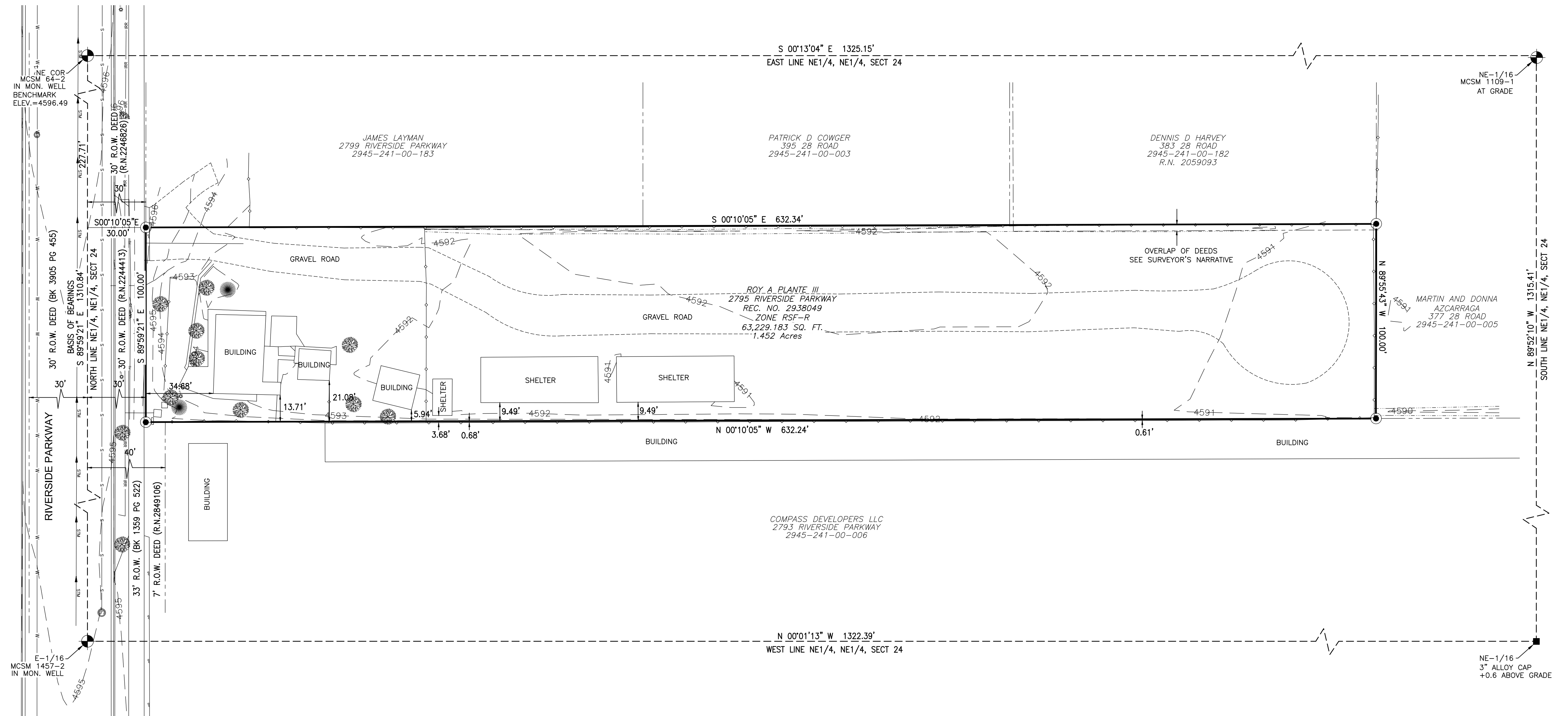
# ANNEXATION PRE-SUBMITTAL MAP



Parcel Address: 2795 Riverside Parkway  
Tax ID No.: 2945-241-00-002  
Owner Name: Roy A. LaPlante III  
Owner Address: 837 W. Century St. Unit B  
Santa Maria, CA 93455

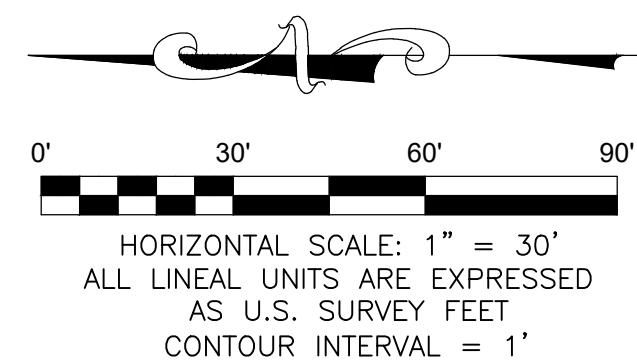
# IMPROVEMENT SURVEY PLAT

IN THE NE1/4, NE1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



## LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR, & CAP AS NOTED
- FOUND 3" ALLOY CAP AS NOTED
- 
- REC. NO. RECEPTION NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- RN RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- W — SIGN (TYPE AS NOTED)
- E — BURIED WATER LINE
- STM — BURIED ELECTRIC LINE
- S — BURIED STORM LINE
- X — FENCE LINE
- S — BURIED SANITARY SEWER LINE
- — EXISTING EDGE OF ASPHALT PAVEMENT
- OHP — OVERHEAD POWER
- P — POWER POLE
- S — SANITARY SEWER MANHOLE
- LP — LIGHTPOLE



NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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

## SUBJECT PROPERTY

Deed Description, R.N. 469633, August 27, 1947, Mesa County Clerk and Recorders Office, Mesa County, Colorado.

The West 100 feet of the following described tract;  
The North one-half of the East quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows

Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

thence South 660 feet;

thence West 100 feet;

thence North 660 feet;

thence East 100 feet to the Point of Beginning.

Excepting that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

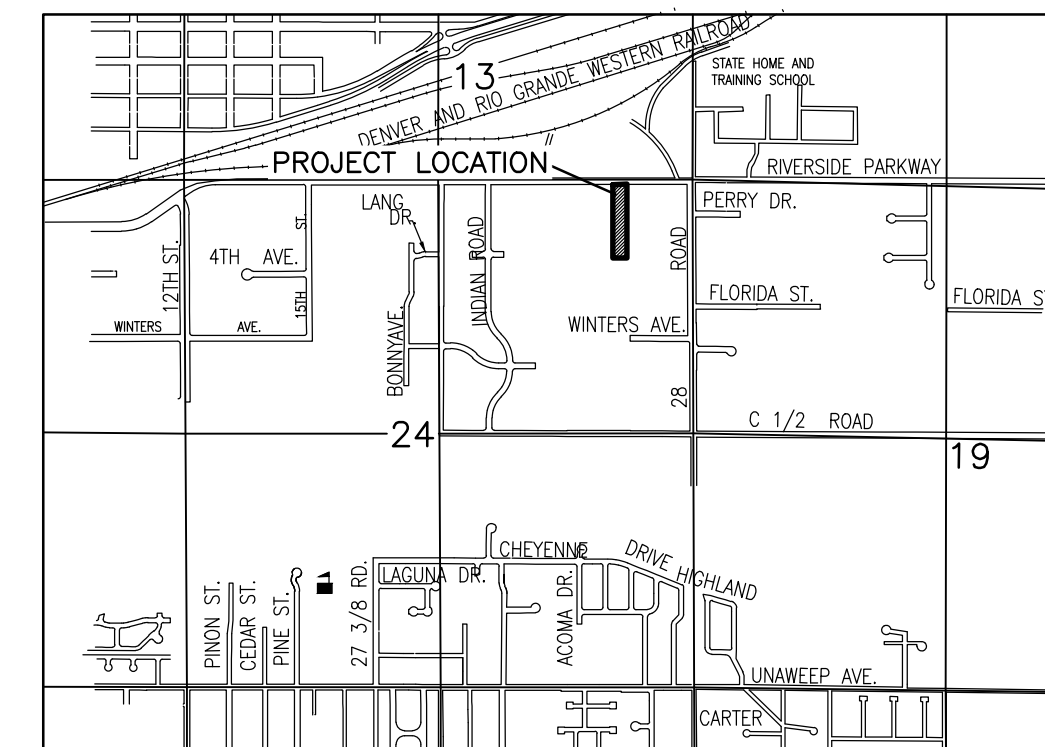
## GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S89°59'21"E for a distance of 1310.84 feet, located between a Mesa County Survey Marker for the East 1/16 Corner and a Mesa County Survey Marker for the Northeast 1/16 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, no title policy was provided by the client.
- Overlap of Deeds, Subject Property (2795 Riverside Parkway), Reception No. 2938049, dated August 27, 1947 and adjacent property, (383 28 Road) Reception No. 2059093, dated May 4, 1989.

## SURVEYOR'S NARRATIVE

Overlap of Deeds, Subject Property (2795 Riverside Parkway), Reception No. 2938049, dated August 27, 1947 and adjacent property, (383 28 Road) Reception No. 2059093, dated May 4, 1989.

It appears that the subject parcel being the West 100 feet of the NE 1/2, E1/4, NE1/4, NE1/4 is the senior parcel to the remainder of the E1/4, NE1/4, NE1/4, as evidenced by the 1947 Plat of Survey, Deposit No. 21892. The approximate 3 foot overlap was likely created by someone assuming the E1/4, NE1/4, NE1/4 being 330 feet instead of the actual approximate of 327 feet. A complete title search showing the full chain of title would be required to conclusively prove this theory.



VICINITY MAP  
NTS

## SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_



LAND SURVEY DEPOSIT NO. \_\_\_\_\_  
FILING DATE: \_\_\_\_\_

		<b>IMPROVEMENT SURVEY PLAT</b>	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceng.com		FOR: ROY A. LAPLANTE III IN THE NE1/4, NE1/4 OF SECTION 24 TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn	JAM	Designed	Checked
Checked	JLG	Prof#	C1436
Rev:		Date	7/19/21
Sheet	1	Of	1
File Name: C:\PROJECTS\C1436\C1436-ISP.DWG			

R.N. 469633

COMPARED  
*[Signature]*

OUR PROPERTY DEED Aug 27, 1947  
FURTEST BACK

359

339 Revised WARRANTY DEED TO JOINT TENANTS—The C. F. Hoebel Book & Litho. Co., Denver, Colo. 10252

**This Deed.** Made this 27th day of August in the year of our Lord one thousand nine hundred and forty-seven between George L. Jones and Edna Pearl Jones

of the County of Mesa and State of Colorado, of the first part, and G. V. Myers and June E. Myers

of the County of Mesa and State of Colorado, of the second part;  
WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and Other Valuable Consideration DOLLARS, to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot s or parcels of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

The West 100 feet of the following described tract; The North One-Half of the East Quarter of the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence South 660 feet, thence West 100 feet, thence North 660 feet, thence East 100 feet to the point of beginning, together with all water, ditch and lateral rights used therewith or appurtenant thereto including two shares of the capital stock of The Grand Valley Irrigation Company.

(\$4.40 I. R. S.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, subject to taxes for the year 1948, payable in 1949 and subsequent taxes,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

George L. Jones (SEAL)

Edna Pearl Jones (SEAL)

STATE OF COLORADO,

County of Mesa

The foregoing instrument was acknowledged before me this 27th day of August, A. D. 1947, by George L. Jones and Edna Pearl Jones

WITNESS my hand and official seal.

My commission expires March 4, 1951.

(Ruth H. Sutton) (Notary Public)  
(Mesa County, Colorado)

Ruth H. Sutton

Notary Public.

Filed for record the 27 day of AUG., A. D. 1947, at 11:25 o'clock A. M.

Annie M. Dunston Recorder.

No. 469633

By Deputy.

\*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

471 Warranty Deed just brought 471

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

*California*  
STATE OF ~~COLORADO~~ *J.C.*  
*Santa Barbara* SS  
COUNTY OF ~~MESA~~ *J.C.*

**AFFIDAVIT**

Roy Laplante, of lawful age, being first duly sworn, upon oath, deposes and says:

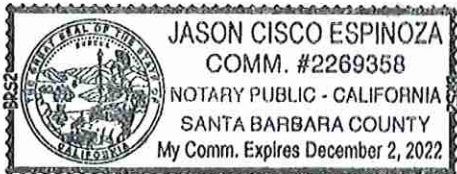
That he is the circulator of the forgoing petition:

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

Roy Laplante

Subscribed and sworn to before me this 8th day of October, 2021.

Witness my hand and official seal.



JCS  
Notary Public

2975 Riverside Parkway  
Address

My commission expires: 12/02/2022

**ROY'S RV 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: 2795 Riverside Parkway  
Tax ID # 2945-241-00-002

The West 100 feet of the following described tract;

The North one-half of the East quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows

Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

thence South 660 feet;

thence West 100 feet;

thence North 660 feet;

thence East 100 feet to the Point of Beginning,

Excepting that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

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, Roy's RV 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.

ROK LAPLANTE  
NAME

2975 Riverside Parkway  
ADDRESS

  
SIGNATURE

10/8/2021  
DATE

\_\_\_\_\_  
NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

( \_\_\_\_\_ Annexation Petition)

**SPECIAL WARRANTY DEED**

**THIS DEED** is to be effective the 14th day of August, 2020, and is made between Christian Bell, the "Grantor" (whether one, or more than one), of the County of Mesa, State of Colorado and Roy A. Laplante, III, the "Grantee" (whether one, or more than one), whose legal address is 837 W Century Street, Unit B, Santa Maria, California 93455, of the County of Santa Barbara, State of California.

**WITNESS**, that the Grantor, for and in consideration of the sum of **TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 Dollars (\$235,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa, State of Colorado, described as follows:

The West 100 feet of the following described tract;  
The North one-half of the East quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

thence South 660 feet;

thence West 100 feet;

thence North 660 feet;

thence East 100 feet to the Point of Beginning,

EXCEPT that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

County of Mesa, State of Colorado also known by street address as: 2795 Riverside Pkwy, Grand Junction, CO 81501.

For identification purposes only: Parcel no.: 2945-241-00-002

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


**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantors' heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantees' heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except general taxes for the current and all subsequent years; and subject to the statutory exceptions as set forth in § 38-30-113(5)(a), C.R.S.

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

  
Christian Bell

STATE OF: Colorado }  
COUNTY OF: Mesa } ss.

The foregoing instrument was acknowledged before me on this 14th day of August, 2020, by Christian Bell.

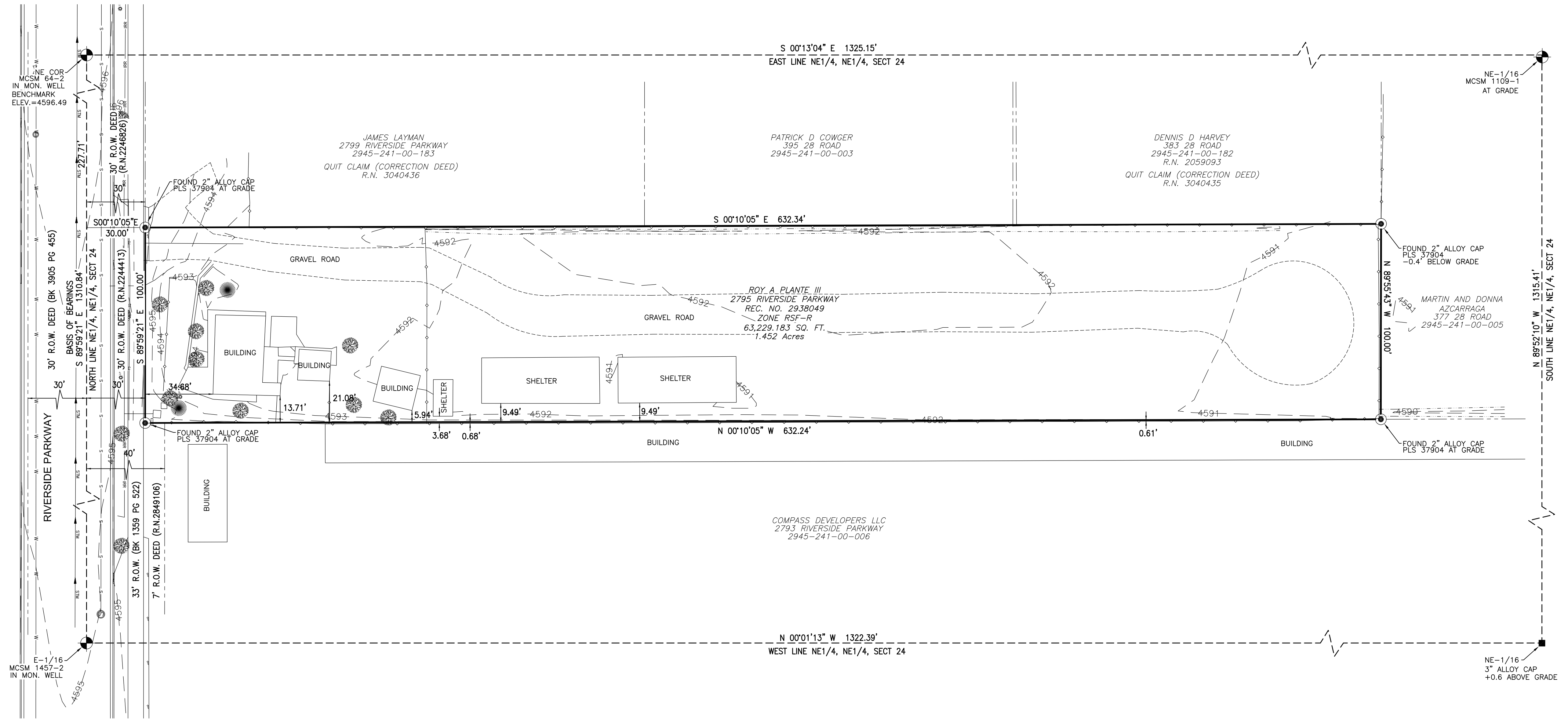
  
Notary Public  
My commission expires: 7/20/2024

**SHERI LYNN LILLY**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20004021289  
My Commission Expires July 20, 2024  
County of Mesa



# IMPROVEMENT SURVEY PLAT

IN THE NE1/4, NE1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



## LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR, & CAP AS NOTED
- FOUND 3" ALLOY CAP AS NOTED
- REC. NO. RECEPTION NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- RN RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- SIGN (TYPE AS NOTED)
- W BURIED WATER LINE
- E BURIED ELECTRIC LINE
- STM BURIED STORM LINE
- X-BARB WIRE FENCE
- CL CHAINLINK FENCE
- S BURIED SANITARY SEWER LINE
- AP EXISTING EDGE OF ASPHALT PAVEMENT
- OHP OVERHEAD POWER
- P POWER POLE
- SM SANITARY SEWER MANHOLE
- LP LIGHTPOLE

## SUBJECT PROPERTY

Deed Description, R.N. 469633, August 27, 1947, Mesa County Clerk and Recorders Office, Mesa County, Colorado.

The West 100 feet of the following described tract;  
The North one-half of the East quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows  
Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;  
thence South 660 feet;  
thence West 100 feet;  
thence North 660 feet;  
thence East 100 feet to the Point of Beginning.  
Excepting that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

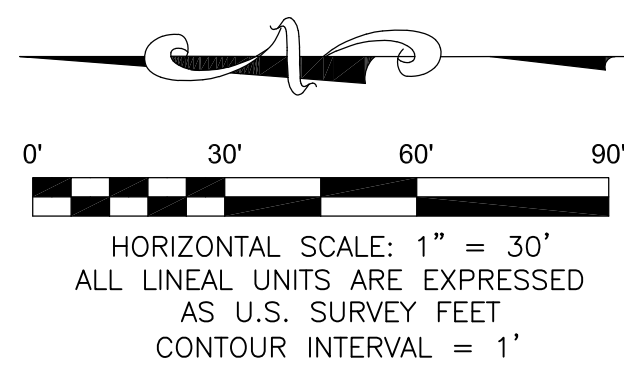
## GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S89°59'21"E for a distance of 1310.84 feet, located between a Mesa County Survey Marker for the East 1/16 Corner and a Mesa County Survey Marker for the Northeast Corner of Section 24, Township 1 South, Range 1 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, no title policy was provided by the client.
- Overlap of Deeds, Subject Property (2795 Riverside Parkway), Reception No. 2938049, dated August 27, 1947 and adjacent property, (383 28 Road) Reception No. 2059093, dated May 4, 1989.

## SURVEYOR'S STATEMENT

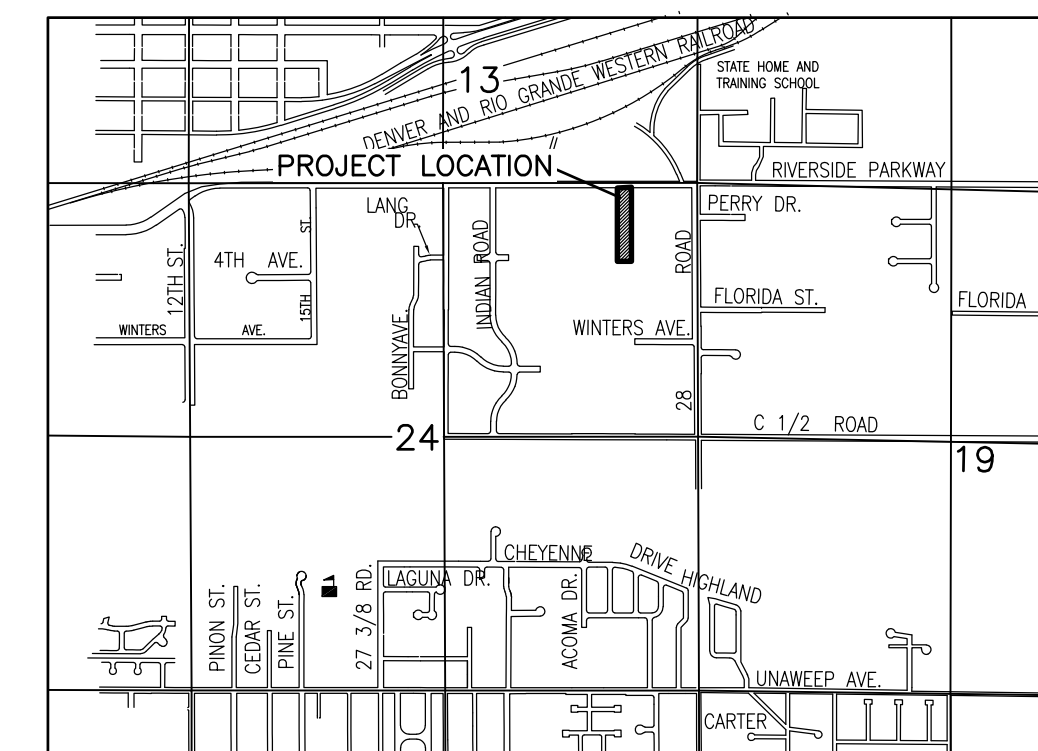
I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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



VICINITY MAP  
NTS

LAND SURVEY DEPOSIT NO. \_\_\_\_\_

FILING DATE: \_\_\_\_\_

		<b>IMPROVEMENT SURVEY PLAT</b>	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegl.com		FOR: ROY A. LAPLANTE III IN THE NE1/4, NE1/4 OF SECTION 24 TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn	JAM	Designed	Checked
File Name:	C:\PROJECTS\C1436\C1436-ISP.DWG	Date	10/6/22
Sheet	1	of	1

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) ROY A. LaPlante III, am the owner of the following real property:

(b) 2795 Riverside Parkway  
Grand Junction CO 81501

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

I am the sole owner of the property.

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

Kim M. LAPLANTE

I have reviewed the application for the (d) 2795 Riverside Parkway GJ. CO 81501 pertaining to the property.

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

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

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

Owner signature as it appears on deed: [Signature]

Printed name of owner: ROY A. LaPlante III

State of California

County of Santa Barbara

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to before me on this 29th day of December, 20 21

by Roy A. LaPlante III

Witness my hand and seal.

My Notary Commission expires on 12/02/2022



[Signature]  
Notary Public Signature

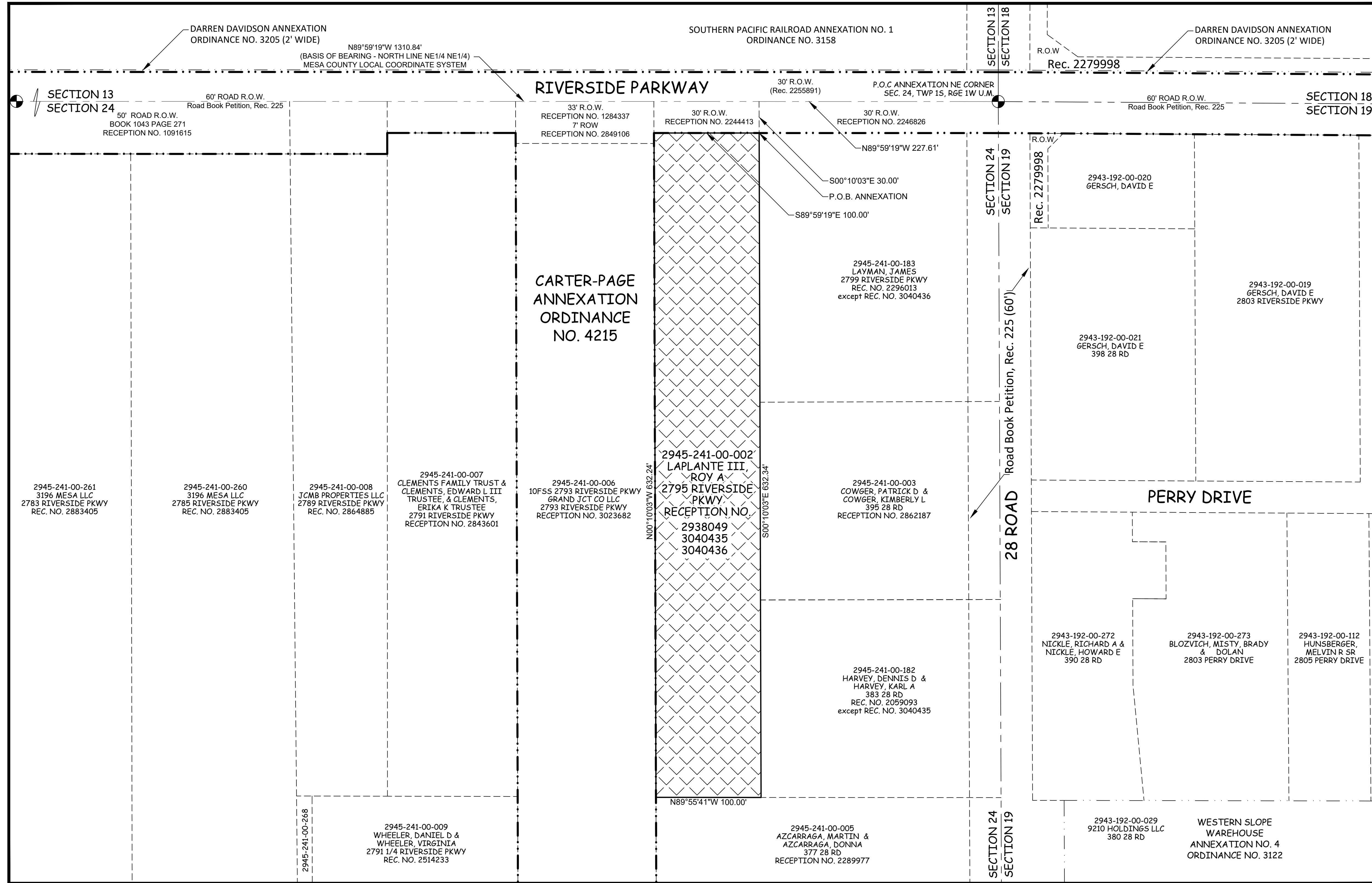
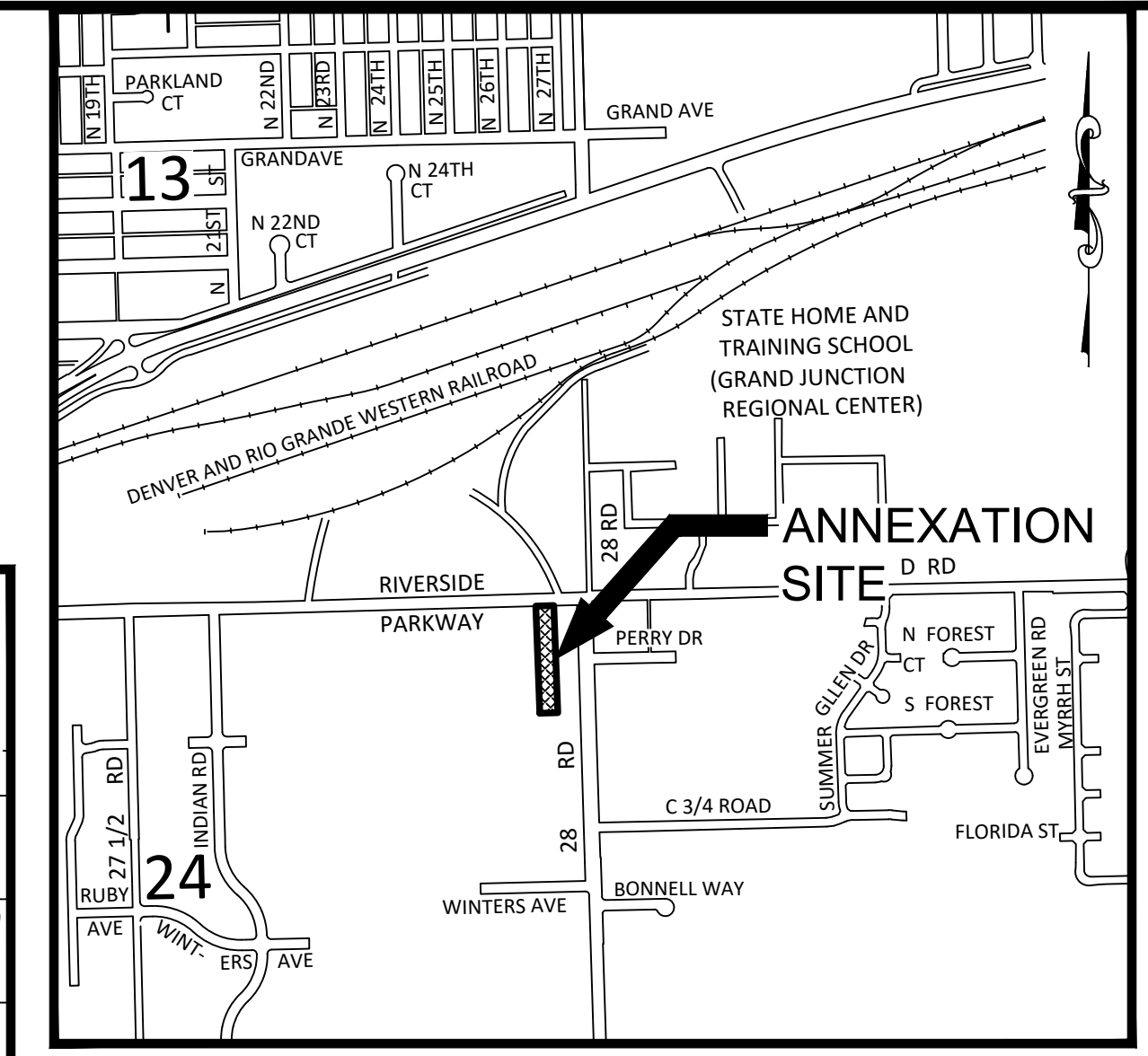
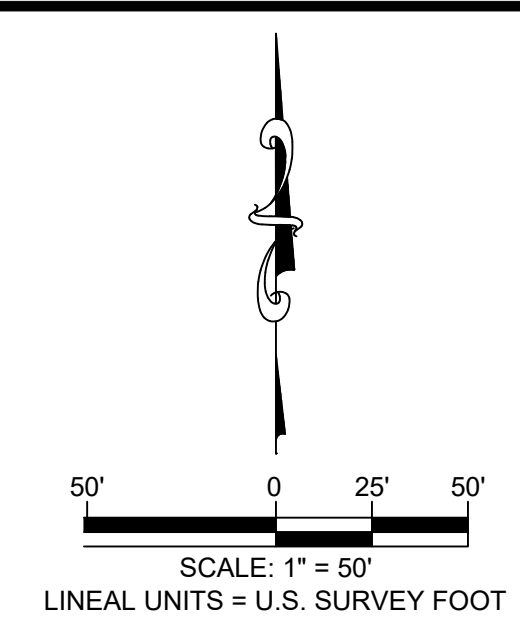




ROY'S ANNEXATION SCHEDULE			
<b>January 4<sup>th</sup>, 2023</b>	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
<b>January 10<sup>th</sup>, 2023</b>	Planning Commission Considers Zone of Annexation		
<b>January 18<sup>th</sup>, 2023</b>	City Council Intro Proposed Zoning Ordinance		
<b>February 15<sup>th</sup>, 2023</b>	City Council Accept Petition/Annex and Zoning Public Hearing		
<b>March 19<sup>th</sup>, 2023</b>	Effective date of Annexation and Zoning		
ANNEXATION SUMMARY			
File Number	ANX-2019-269		
Location	3095 D ½ Road		
Tax ID Number(s)	2943-164-00-056		
Number of Parcel(s)	1		
Existing Population	2		
No. of Parcels Owner Occupied	1		
Number of Dwelling Units	1		
Acres Land Annexed	14.83		
Developable Acres Remaining	14.83		
Right-of-way in Annexation	31 Road		
Previous County Zoning	RSF-R		
Proposed City Zoning	R-8 and C-1		
Surrounding Zoning:	North:	RSF-2 and R-5 (City)	
	South:	RSF-R	
	East:	RSF-R	
	West:	RSF-R	
Current Land Use	Single-family residential/agricultural		
Proposed Land Use	Single-family residential and Commercial		
Surrounding Land Use:	North:	Single-family residential	
	South:	Single-family residential	
	East:	Single-family residential	
	West:	Single-family residential	
Comprehensive Plan Designation:	Neighborhood Center		
Zoning within Comprehensive Plan Designation:	Yes:	<input checked="" type="checkbox"/>	No: <input type="checkbox"/>
Values:	Assessed	\$142,550	
	Actual		
Address Ranges			
Special Districts:	Water	Ute	
	Sewer	Persigo	
	Fire	Clifton	
	Irrigation/Drainage	GVID & GVDD/5-2-1	
	School	School District 51	
	Pest	Grand River Mosquito Control District	

# ROY'S RV ANNEXATION

Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**SITE LOCATION MAP** SCALE: 1" = 300'

**LEGAL DESCRIPTION**

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:  
  
Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) courses: 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) courses: 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.  
  
Said Parcel of land CONTAINING **63,229** Square Feet or **1.45** Acres, more or less.

**AREAS OF ANNEXATION**

ANNEXATION PERIMETER	1,464.58 FT.
CONTIGUOUS PERIMETER	732.24 FT.
AREA IN SQUARE FEET	63,229 FT <sup>2</sup>
AREA IN ACRES	1.45

**LEGEND**

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

**SURVEY ABBREVIATIONS**

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

**ORDINANCE NO. PRELIMINARY**

**EFFECTIVE DATE PRELIMINARY**

**NOTE:**  
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT 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.

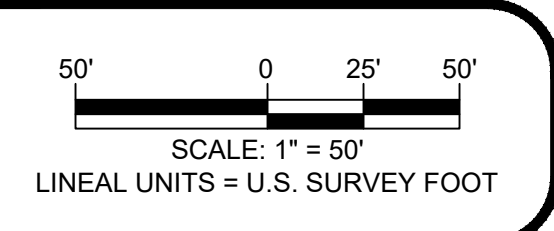
RENEE BETH PARENT DATE  
STATE OF COLORADO - PL.S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
333 WEST AVENUE - BLDG. C  
GRAND JUNCTION, CO. 81501

**THIS IS NOT A BOUNDARY SURVEY**

G:\Data\SURVEY\Annexations\2021\770 - Roys RV - Dan\Annexation files\Roys RV Annexation Plat.dwg - PLOTTED 2022-11-03

**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.

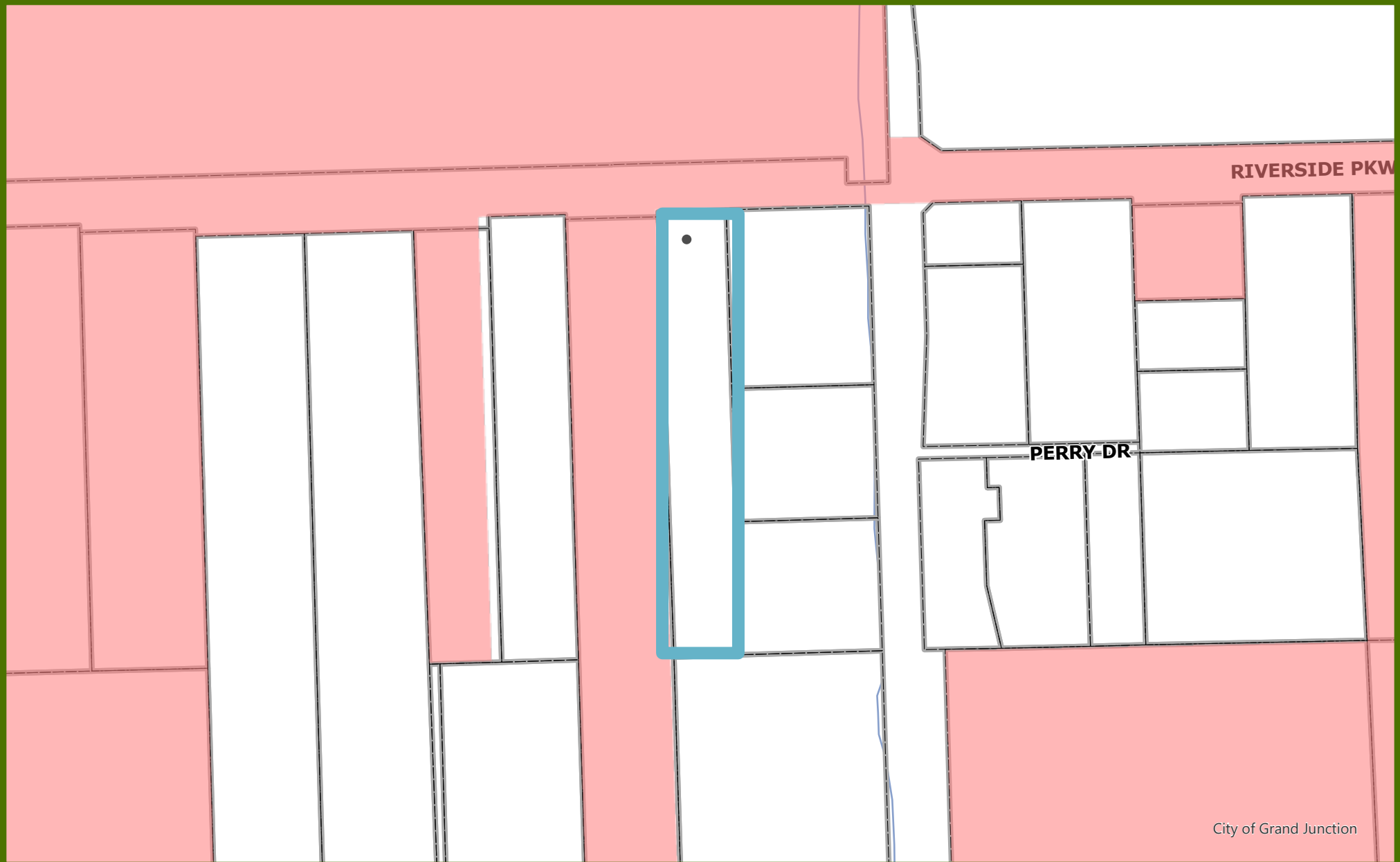
DRAWN BY: MJH DATE: 11/01/2022  
DESIGNED BY: RBP DATE: 10/28/2022  
CHECKED BY: RBP DATE: 11/03/2022



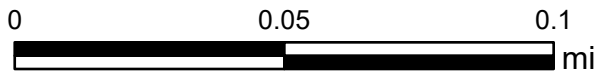
**PUBLIC WORKS ENGINEERING DIVISION**

**ROY'S RV ANNEXATION**  
Located in the NE1/4 NE1/4, SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

# Roy's RV Annexation

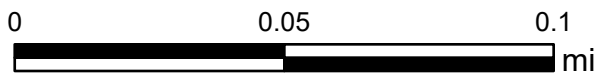
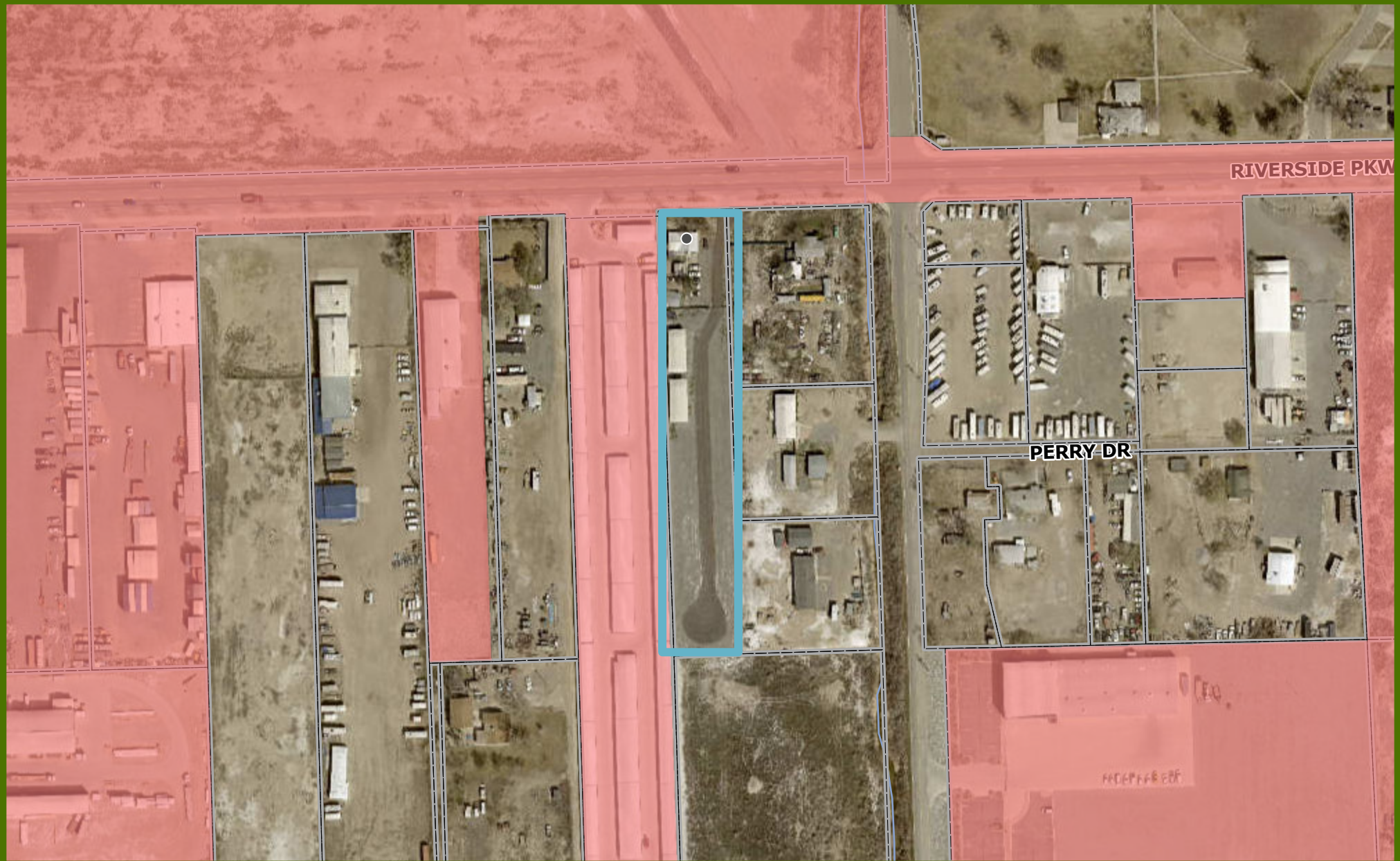


City of Grand Junction



Printed: 12/20/2022  
1 inch equals 188 feet  
Scale: 1:2,257  
Packet Page 111

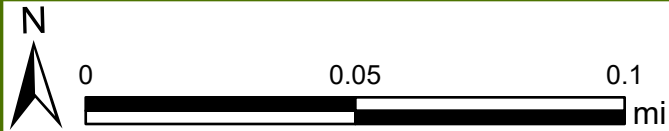
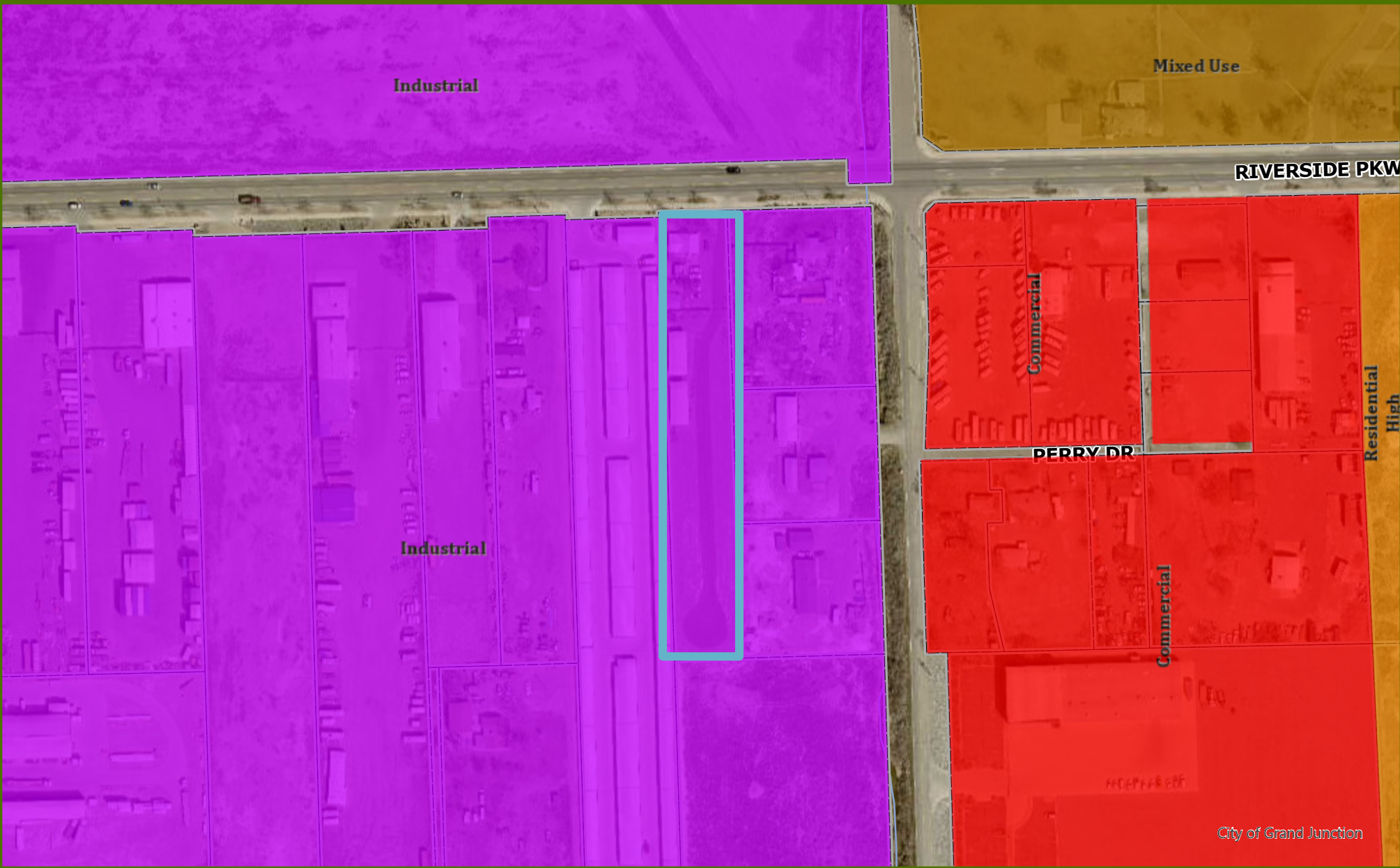
# Roy's RV Annexation - Aerial Map



Printed: 12/20/2022  
1 inch equals 188 feet  
Scale: 1:2,257  
Packet Page 112

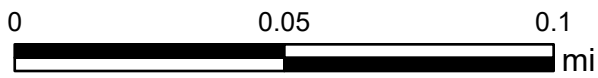
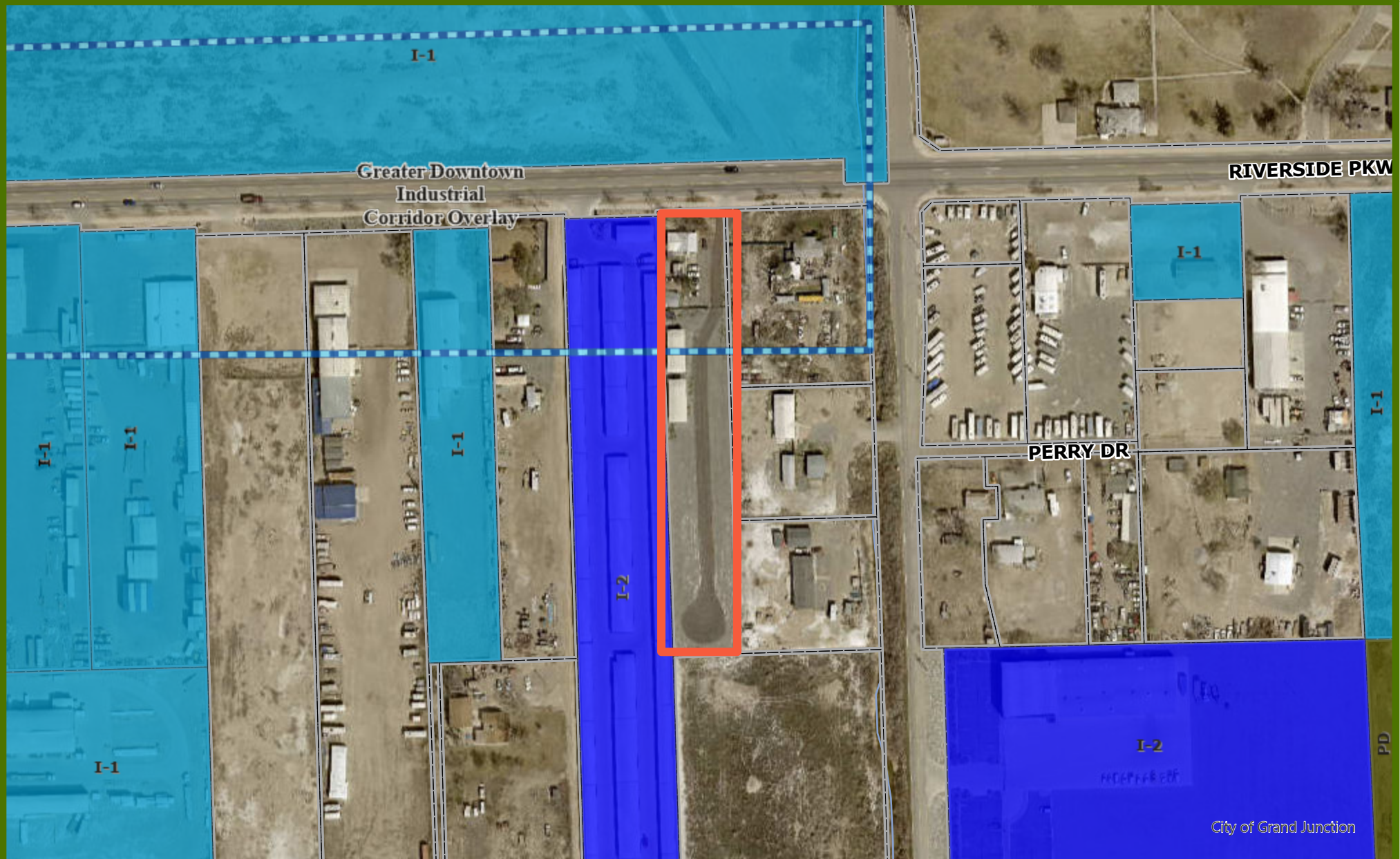


# Roy's RV Annexation - Land Use



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1 inch equals 188 feet  
Scale: 1:2,257  
Packet Page 113

# Roy's RV Annexation - Zoning



Printed: 12/20/2022  
1 inch equals 188 feet  
Scale: 1:2,257  
Packet Page 114



**Looking southwest from Riverside Parkway**

October 4, 2021

Dear Neighbor,

You are invited to attend a neighborhood meeting for the proposed **Annexation of 2795 Riverside Parkway**. You will have the opportunity to review the annexation application, ask questions and share your comments. The meeting will be held **Thursday October 14<sup>th</sup> 5:30 p.m. at 2795 Riverside Parkway**.



If you have questions regarding this notice please contact:

Eric Slivon, Rolland Consulting Engineers – (970) 243-8300

Dani Acosta, City of Grand Junction – (970) 256-4089

**2975 Riverside Parkway**  
**Roy's RV Annexation**

Date: October 14, 2021

NAME	ADDRESS	PHONE/EMAIL
ROY LAPLANTE	837 B-Century Ave Santa Maria CA 93455	805 478 9844 ROY.LAPLANTE3@gmail.com
ERIC SLIVON Rolland Consulting Engineers	405 Ridges Blvd. Suite A GS CO 91507	970 243-8300 eric@rcenj.com
Dahi Acosta City of Grand Junction Associate Planner	250 N 5th St G-110 81501 City Hall	970-256-4084 daniellca@city.org

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
ROY'S RV ANNEXATION**

**LOCATED ON PROPERTIES AT 2795 RIVERSIDE PARKWAY  
APPROXIMATELY 1.45 ACRES**

**WHEREAS**, on the 4<sup>th</sup> day of January, 2023, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the \_\_\_ day of \_\_\_\_\_, 2023; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

**ROY'S RV ANNEXATION**  
**EXHIBIT A**

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows (Parcel):

Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) course's 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) course's 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,229 Square Feet or 1.45 Acres, more or less as described herein is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 4<sup>th</sup> day of January 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_ 2023 and ordered published in pamphlet form.

\_\_\_\_\_  
Anna M. Stout  
President of the Council

Attest:

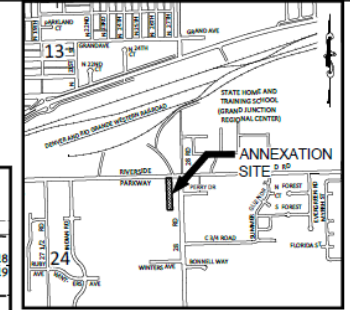
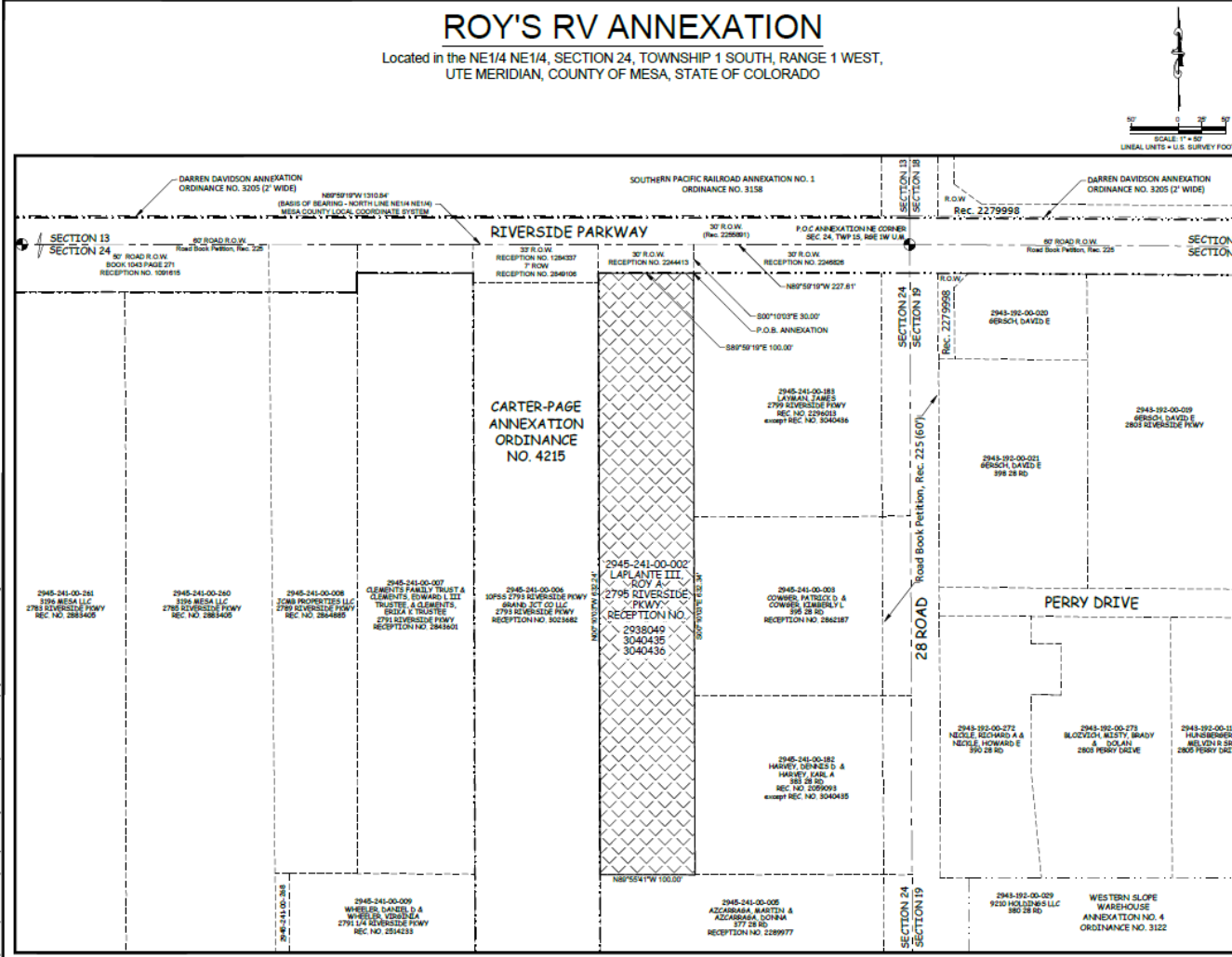
\_\_\_\_\_  
Amy Phillips  
City Clerk

DRAFT

# EXHIBIT A

## ROY'S RV ANNEXATION

Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**

A parcel of land being Reception Number 293849 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, thence the East Sixteenth Corner of said Section 10 and Section 13 have 88°59'19" W 1,313.84 feet with other bearings relative thereto, thence N89°59'19" W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24, thence S0°10'03" E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 293849 and being the Point of Beginning, thence the following: (1) S89°59'19" E a distance of 632.24 feet (2) N89°59'19" E a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, thence along said boundary line the following line: (2) course 1) N89°59'19" E a distance of 632.24 feet (2) S89°59'19" E distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,222 Square Feet or 1.44 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1,464.58 FT.	ANNEXATION BOUNDARY	(Symbol)
CONTIGUOUS PERIMETER	792.00 FT.	ANNEXATION AREA	(Symbol)
AREA IN SQUARE FEET	63,222 FT <sup>2</sup>	EXISTING CITY LIMITS	(Symbol)
AREA IN ACRES	1.44		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	SP	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RAD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHL.	CHORD LENGTH
TWP.	TOWNSHIP	CBR.	CHORD BEARING
RGE.	RANGE	BLN.	BLOCK
U/M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BC.	BOOK
REC.	RECEPTION NUMBER	BC.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

<b>ORDINANCE NO.</b> PRELIMINARY	<b>EFFECTIVE DATE</b> PRELIMINARY
-------------------------------------	--------------------------------------

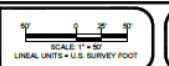
**NOTE:**  
THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAN OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF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

RENEE BETH PARENT DATE  
STATE OF COLORADO - P.L.S. NO. 30288  
FOR THE CITY OF GRAND JUNCTION  
325 WEST AVENUE - BLOCK C  
GRAND JUNCTION, CO. 81501

**THIS IS NOT A BOUNDARY SURVEY**

**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: M.H. DATE: 11/01/2022  
DESIGNED BY: B.S.P. DATE: 10/26/2022  
CHECKED BY: B.S.P. DATE: 11/03/2022



**PUBLIC WORKS  
ENGINEERING DIVISION**

**ROY'S RV ANNEXATION**  
Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 4<sup>th</sup> day of January 2023, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 01-23**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**ROY'S RV ANNEXATION**

**APPROXIMATELY 1.45 ACRES  
LOCATED AT 2795 RIVERSIDE PARKWAY**

WHEREAS, on the 4<sup>th</sup> day of January, 2023, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**ROY'S RV ANNEXATION**

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) course's 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) course's 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,229 Square Feet or 1.45 Acres, more or less.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 15<sup>th</sup> day of February, 2023, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 4<sup>th</sup> day of January, 2023.

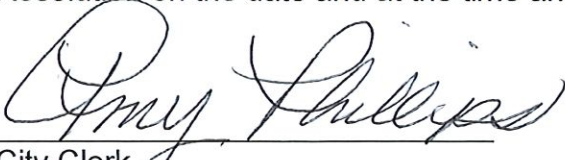
  
\_\_\_\_\_  
President of the Council

Attest:

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



**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

  
City Clerk

<i><b>DATES PUBLISHED</b></i>
<b>January 6<sup>th</sup>, 2023</b>
<b>January 13<sup>th</sup>, 2023</b>
<b>January 20<sup>th</sup>, 2023</b>
<b>January 27<sup>th</sup>, 2023</b>

**GRAND JUNCTION PLANNING COMMISSION**  
**January 10, 2023, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Teske.

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

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner), Scott Peterson (Senior Planner), Dani Acosta (Senior Planner), and Jacob Kaplan (Planning Technician).

There were 28 members of the public in attendance, and 2 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

Minutes of Previous Meeting(s) from December 13, 2022.

**2. Eagle Estates Extension Request**

**SUB-2017-605**

Consider a Request by Normal Brothers, LLC to Extend for One-Year until January 11, 2024 the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

**REGULAR AGENDA**

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**1. Grand Valley Estates Annexation**

**ANX-2022-478**

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Road and E ½ Road.

**Staff Presentation**

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. Additionally, she gave a brief history of the public notice activities for this item.

Applicant Ty Johnson was present and available for questions/comments.

Commissioner Secrest made the following motion “I’ll make a motion to approve that the proper notification was provided.”

*Commissioner Scissors seconded; motion passed 7-0.*

**Questions for staff**

Commissioner Weckerly asked staff to elaborate on the portion of the presentation pertaining to road improvements.

Commissioner Scissors asked the applicant what the advantages of zoning R-12 are.

Commissioner Teske asked the applicant why they were requesting R-12 instead of the previously requested R-8 zoning.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Carroll Aamold remarked on the downsides of the site for development. Specifically, he noted the potential flooding issues from Lewis Wash, the increased traffic/parking issues, and safety for pedestrians trying to cross on E ½ Road.

Stuart Foster commented that the R-12 zone designation would be incompatible with the existing surrounding land uses. He also spoke about the current safety and traffic issues on E ½ Road that may be exacerbated by development. He mentioned the neighborhoods near Colorado Mesa University and noted the differences in character between those neighborhoods and the one in question.

R. C. Buckley introduced a petition opposing the development and spoke about the lack of notification. He noted that the nearest development that matched the size of the one proposed was 3 miles away. He wondered why the acreage of the parcel was increasing over time and compared the proposed number of units for the site with that of the Eastbrook subdivision.

Rosemary Bonine requested that the property be annexed to R-5. She stated that E ½ Road is currently the 3<sup>rd</sup> largest route for east-west bound traffic and that it is not currently wide enough for turn lanes, sidewalks, and paths. She said the existing infrastructure and amenities are overwhelmed and wondered if police/fire would be able to keep up with the potential rise in crime. She pointed to “East States Garden Orchards” as reason to change the zoning to R-5.

Rod Hoover commented that 31 Road had been planned to be relocated on the East side of Lewis Wash. He said that he had not heard anything about a roundabout at 31 Road and E ½ Road and expressed that he would like to be better informed in the future. He brought up that the owner of the property across E1/2 Road was waiting to see what the plan was for the property in question, and worried that another large development might follow suit.

Lisa Cothrun requested that the planning commissioners visit Long's Park. She mentioned that there was wildlife inhabiting Lewis Wash and asked that the developer factor that into their plans.

Marc Baker commented that he wasn't particularly concerned about an R-8 zoning but was worried about the impact and R-12 zoning might have. He remarked on the size and location of the public notice sign.

Joe Jones brought up the importance of the quality of life in Grand Junction and the impact this subdivision would have. He also spoke about the existing traffic problems in the area.

Dave Dearborn questioned the noticing distance for properties adjacent to the proposed subdivision. He echoed concerns of car accidents at 31 and E ½ Road due to increased traffic.

Labecca Jones spoke with the Audobahn society on the endangered wildlife in the area. She also expressed concerns about the proximity of the new development to Lewis Wash and the dangers it could pose to children and pets.

Scott Rafferty listed a number of accidents he has seen along 31 Road and at the intersection with E ½ Road. He expressed that he would like to see development of single-family homes instead of apartments.

Miles Cothrun noted that 31 Road is the main thoroughfare for traffic moving from Patterson to E ½ Road. He commented on the noise and crime at Long's Park. He also commented on the views from his property.

*The public hearing was closed at 7:10 p.m. on January 10, 2023.*

## **Discussion**

Applicant Ty Johnson noted that there are pending improvements to 31 Road and E ½ Road. He also noted that there would be an in-depth site plan review prior to any development. He reiterated that the R-12 zone is more desirable than R-8 given the relaxed lot requirements and the site's proximity to amenities. He noted that there is a housing shortage in Grand Junction, and this development would provide many new units for residents.

Commissioner Weckerly inquired about the "sliver" of the parcel as shown on the staff presentation. She requested confirmation that the 31 Road improvements would occur through development of the adjacent properties. She wondered whether the City or County would be responsible for completion of 31 Road improvements. She reiterated that the R-12 zone does not allow for Single-Family detached homes. She listed the approval criteria and elaborated on the ways in which the development met or did not meet them.

Commissioner Duyvejonck asked about the proposed 31 Road extension. She said she the "efficient and connective transportation" would be worth more consideration if the improvements to 31 Road continued all the way to Patterson. She expressed agreement with the community that the new development would not be compatible with the surrounding area. She noted that the existing infrastructure didn't necessarily support development of this kind.

Commissioner Scissors asked what the West boundary of the property is. He spoke to the abundance of public input about the R-12 zoning and their arguments that it would not be compatible with the existing development. He asked what the specific difference in max building

height was between R-8 and R-12. He expressed agreement with the community that the new development would not be compatible with the surrounding area.

Commissioner Phillips asked if the plan was to build 31 Road on top of Lewis Wash. He mentioned that there are many new drivers on 31 Road and E ½ Road due to the proximity to Central High School. He talked about the high crime rate at Long's Park and the surrounding area. He was skeptical that this development would provide people a reason to take alternative forms of transportation. He wondered if the site did not meet the "efficient and connective transportation" standards as stated in the staff presentation. He brought up safety concerns for children crossing E ½ Road to attend the proposed charter school to the South.

Commissioner Herek inquired as to how the City/County ensured that the proposed 31 Road improvements continued beyond the Northern lot line of the property in question. She echoed Commissioner Weckerly's concerns about accountability between the City and County over 31 Road improvements. She said one of the main reasons she did not support the annex to R-12 was its inability to allow single-family homes.

Commissioner Secrest reiterated some of the concerns stated by the other Commissioners and expressed agreement with the community that the new development would not be compatible with the surrounding area.

Development Engineer Rick Dorris spoke about the current plan for improvements to 31 Road. He stated that improvements to 31 Road would likely occur via the Traffic Impact studies/fees as a result of development.

Commissioner Teske mentioned that many of the issues brought up by the public would be addressed during site plan review. He noted that the 2020 One Grand Junction Plan was drafted with community input and one of the main considerations was combatting the housing shortage.

Assistant City Attorney Jamie Beard responded to Commissioner questions.

Felix Landry explained some of the planning considerations around crime and traffic.

### **Motion and Vote**

Commissioner Scissors made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Road and E ½ Road, City file number ANX-2022-478, 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 failed 1-6.*

## **2. Roy's RV Annexation**

**ANX-2021-770**

Consider a request by Roy A. Laplante, III, to zone 1.45 acres from County RSF-R (Residential Single Family Rural - one dwelling per five acres) to City I-1 (Light Industrial) located at 2795 Riverside Parkway.



### **Staff Presentation**

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

Representative Eric Slivon was present and available for questions.

### **Questions for staff**

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 8:06 p.m. on January 10, 2023.*

### **Discussion**

Commissioner Teske inquired why the preceding annexation (Grand Valley Estates) met the criteria whereas the current item did not.

### **Motion and Vote**

Commissioner Scissors made the following motion “Mr. Chairman, on the Zone of Annexation for the Roy’s RV Annexation to I-1 (Light Industrial) zone district, file number ANX-2021-770, 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.*

### **3. Casas de Luz Unit 4 Building Height Amendment **PLD-2022-824****

Consider a request by Casas Land Partners LLC, to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24’ to 34’, located at 365 W. Ridges Boulevard.

### **Staff Presentation**

Due to a potential conflict of interest, Commissioner Teske recused himself from deliberating on the item.

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Mike Stubbs was present and available for questions.

### **Questions for staff**

Commissioner Weckerly asked where max building elevation is measured from. She also asked for confirmation that the building heights would not be further increased in the future.

Commissioner Scissors reaffirmed that the proposed building height amendment would not increase the overall building height. He inquired as to the topography of the site and the impact of this amendment on the solar efficiency of the sites to the North.

Representative Mike Stubbs elaborated on the request and responded to the commissioner's questions and comments.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Ulrike Magdalenski expressed the challenges that the current Casas de Luz development has brought about and her concern about future building height increases.

Christine Tuthill mentioned the previous covenants restrictions on building heights and viewsheds to maintain aesthetics. She also noted the status of projects under construction in the surrounding area.

Russ Carson requested better methods for indicating to residents what the proposed developments will look like prior to construction.

Kendra Samart spoke about the passive solar heating for the properties to the North of the proposed development and how the new buildings could block sunlight from reaching their homes.

Representative Mike Stubbs remarked that the public comments did not pertain to the amendment in question.

*The public hearing was closed at 8:44 p.m. on January 10, 2023.*

### **Discussion**

Commissioner Weckerly agreed that the buildings do look larger from the road given the drastic slope of the site. She also agreed that the buildings did have a negative impact on the aesthetic of the area, however the buildings were already approved and to deny the proposed amendment would seem like a punishment to the developer.

Commissioner Secret echoed the comments of Commissioner Weckerly.

### **Motion and Vote**

Commissioner Phillips made the following motion "Mr. Chairman, on the request to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

*Commissioner Herek seconded; motion passed 6-0.*

**OTHER BUSINESS**

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Felix Landry noted that this would be Scott Peterson's last Planning Commission Hearing before his retirement.

**ADJOURNMENT**

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Commissioner Scissors moved to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 8:52 p.m.

DRAFT

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING ROY'S RV ANNEXATION  
TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

**LOCATED ON PROPERTIES AT 2795 RIVERSIDE PARKWAY**

Recitals:

The property owner has petitioned to annex their 1.45 acres into the City limits. The annexation is referred to as the "Roy's RV Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Roy's RV Annexation consisting of 1.45 acres from County RSF-4 (Residential Single Family - 4) to I-1 (Light Industrial) finding that both the I-1 zone district conforms with the designation of Industrial 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 I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

**ZONING FOR THE ROY'S RV 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  
EXHIBIT A**

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point

on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) course's 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) course's 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,229 Square Feet or 1.45 Acres, more or less.

**INTRODUCED** on first reading this 18<sup>th</sup> day of January, 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023 and ordered published in pamphlet form.

\_\_\_\_\_  
Anna M. Stout  
President of the Council

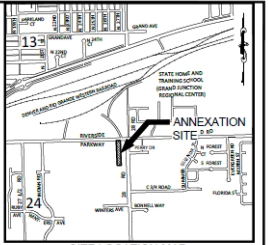
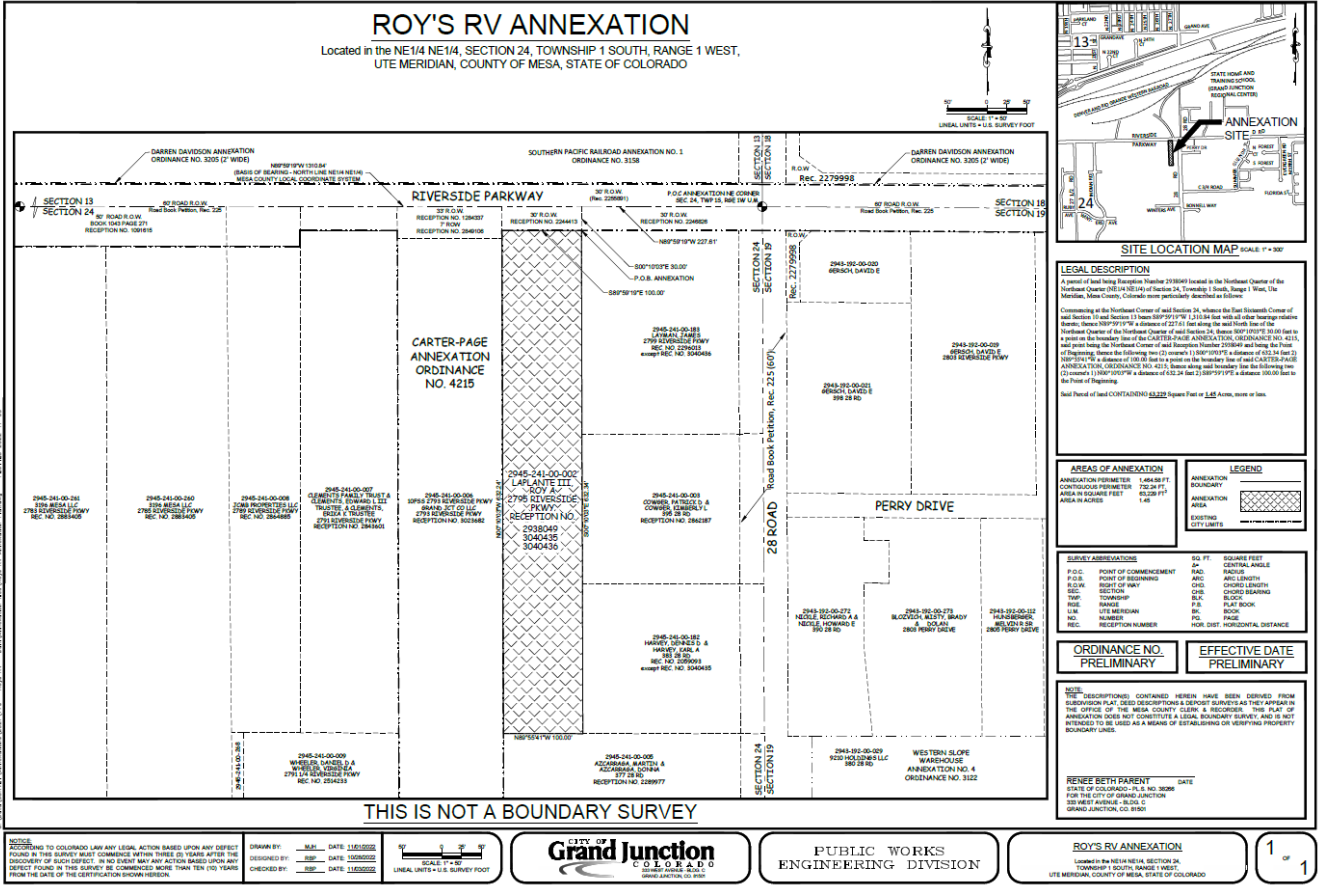
ATTEST:

\_\_\_\_\_  
Amy Phillips  
City Clerk

# EXHIBIT A

## ROY'S RV ANNEXATION

Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**

A parcel of land being Fraction Number 218940 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Containing all the Northeast Quarter of said Section 24, within the Northeast Quarter of said Section 19 and Section 13 (more specifically 4.313344 acre with all other unappreciated acres), more specifically a distance of 217.4 feet along the east line of the Northeast Quarter of the Northeast Quarter of said Section 24, more specifically 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, and a point being the Northeast Corner of said Fraction Number 218940 and being the Point of Beginning, more the following: (1) 200.00' STRIP of a distance of 642.24 feet (2) 180.00' W of a distance of 120.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, more along said boundary from the following line: (3) more 118.00' STRIP of a distance of 132.24 feet (2) 200.00' STRIP of a distance 100.00 feet to the Point of Beginning.

Total Area of land CONTAINED 0.3222 Square Feet or 1.42 Acres, more or less.

ANNEXATION PERMITS	ANNEXATION BOUNDARY
1-64848 FT	ANNEXATION AREA
1-64848 FT	EXISTING CITY LIMITS
1-64848 FT	
1-64848 FT	
1-64848 FT	

SURVEY ABBREVIATIONS	SO FT	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	ACR
P.O.B.	POINT OF BEGINNING	RAD
S.O.B.	SOUTH OF BOUNDARY	ARC
S.O.L.	SOUTH OF LINE	CHL
S.O.C.	SOUTH OF CORNER	CHL
S.O.R.	SOUTH OF ROAD	CHL
S.O.P.	SOUTH OF POINT	CHL
S.O.S.	SOUTH OF SURFACE	CHL
S.O.T.	SOUTH OF TOWNSHIP	CHL
S.O.U.	SOUTH OF UTE MERIDIAN	CHL
S.O.V.	SOUTH OF VERTICAL DISTANCE	CHL
S.O.W.	SOUTH OF WESTERN	CHL
S.O.X.	SOUTH OF X	CHL
S.O.Y.	SOUTH OF Y	CHL
S.O.Z.	SOUTH OF Z	CHL

ORDINANCE NO.	EFFECTIVE DATE
PRELIMINARY	PRELIMINARY

**NOTE:** THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT DESCRIPTIONS AND DEEDS. THIS PLAN IS FOR THE CITY OF GRAND JUNCTION AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT DATE \_\_\_\_\_  
 STATE OF COLORADO DATE \_\_\_\_\_  
 FOR THE CITY OF GRAND JUNCTION  
 2025 WEST AVENUE, SUITE 201  
 GRAND JUNCTION, CO 81501

THIS IS NOT A BOUNDARY SURVEY

<p><b>NOTICE:</b> IN ACCORDANCE WITH 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 SHALL 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.</p>	<p>DRAWN BY: [Signature] DATE: 11/05/2025</p>	<p>SCALE: 1" = 20'</p>		<p>PUBLIC WORKS ENGINEERING DIVISION</p>	<p>ROY'S RV ANNEXATION                  Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO</p>	<p>1 1</p>
	<p>DESIGNED BY: [Signature] DATE: 10/29/2025</p> <p>CHECKED BY: [Signature] DATE: 10/29/2025</p>					



## Grand Junction City Council

### Regular Session

Item #2.b.i.

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**Meeting Date:** January 18, 2023

**Presented By:** Matt Smith, Interim Chief of Police, John Shaver, City Attorney

**Department:** City Attorney

**Submitted By:** John Shaver

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### Information

#### **SUBJECT:**

Introduction of an Ordinance Establishing a Moratorium to Prohibit the Establishment of any New or Relocation of Existing Gaming Establishments and Setting a Public Hearing for February 1, 2023

#### **RECOMMENDATION:**

Introduce and pass ordinance on first reading, order publication in pamphlet form and set a public hearing for February 1, 2023.

#### **EXECUTIVE SUMMARY:**

A temporary moratorium disallowing new or relocated *skilled gaming* businesses in the City will allow time for the City Attorney's Office and the Grand Junction Police Department, and/or other legal authority(ies) to conduct a review of existing *skilled gaming* establishments(s) and will help preclude other businesses from opening in the City. A temporary moratorium will allow the City an opportunity to evaluate potential regulations, licensure, and other avenues, including coordination with the State, to better limit the impact the businesses are having on the community.

This temporary moratorium is narrowly tailored and will further the health, safety, and welfare of the people of the City of Grand Junction.

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

A new type of "gray casino" business has been operating in the City and throughout Colorado. The businesses look, feel, and operate much like Las Vegas-style casinos. The businesses use technology to operate in a gray area of the law which purports to distinguish *games of skill* from *games of chance*. Because some businesses have had criminal activities occur at or near the businesses and because of the technological complications with the investigation and prosecution of businesses/business activities

as illegal gambling, the City has proposed this moratorium to preclude additional businesses from opening and/or to disallow existing businesses from relocating so that the City can better understand the reason for the criminal activity that has been occurring last some locations and as appropriate fashion regulatory mechanisms regarding *games of skill* as opposed to *games of chance*, with the former being legal and the latter illegal.

With the passage of HB22-1412 the State's Gaming Commission was empowered to investigate and prosecute crimes and enforce regulations pertaining to unlicensed gaming establishments throughout Colorado; however, the Colorado Division of Gaming Enforcement and Investigations Section has advised the City that the Division will not operate/provide enforcement outside of the cities authorized for limited gaming in Article XVIII, Section 9 of the Colorado Constitution (Blackhawk, Central City, and Cripple Creek).

The *games of skill* typically offered by these businesses are video machines, similar to video slot machines, which the player may win money, cryptocurrency, or other value. Because these businesses operate in a gray area of the law, sometimes known as *simulated gambling*, they are unregulated and uncontrolled under Colorado law. The businesses often bring problems of increased crime, no public health oversight, and no regulation of the flow of money. Because the businesses typically do not sell products, a City sales tax license is not required.

A temporary moratorium disallowing new or relocated *skilled gaming* businesses will allow time for the City Attorney's Office and the Grand Junction Police Department, and/or other legal authority(ies) to conduct a review of existing *skilled gaming* establishments(s) and will help preclude other businesses from opening in the City. A temporary moratorium will allow the City an opportunity to evaluate potential regulations, licensure, and other avenues, including coordination with the State, to better limit the impact the businesses are having on the community.

This temporary moratorium is narrowly tailored and will further the health, safety, and welfare of the people of the City of Grand Junction.

**FISCAL IMPACT:**

There is no direct fiscal impact from the adoption of the ordinance; however, there will be costs of surveying the existing establishments and developing possible future actions. Those costs will be borne by the existing Departmental budgets.

**SUGGESTED MOTION:**

I move to introduce an ordinance on first reading, order publication in pamphlet form and set a public hearing for February 1, 2023.

**Attachments**

1. ORD-Gaming Moratorium 011023





1 CITY OF GRAND JUNCTION, COLORADO

2 ORDINANCE NO. XXXX

3 AN ORDINANCE ENACTING A MORATORIUM TO PROHIBIT THE  
4 ESTABLISHMENT OF ANY NEW OR RELOCATION OF EXISTING GAMING  
5 ARCADES OR GAMING USES WITHIN THE CITY OF GRAND JUNCTION;  
6 PROVIDING THAT THE MORATORIUM SHALL BE IN EFFECT FOR A PERIOD  
7 WHICH SHALL TERMINATE AT THE EARLIEST OF THE CITY'S ADOPTION OF  
8 AMENDMENT(S) TO 21.04.030 USE- SPECIFIC STANDARDS; AND/OR TITLE 9,  
9 PUBLIC PEACE, MORALS AND WELFARE OF THE GRAND JUNCTION  
10 MUNICIPAL CODE OR THE EXPIRATION OF 365 DAYS FROM THE EFFECTIVE  
11 DATE OF THIS ORDINANCE; PROVIDING FOR FINDINGS, INTENT AND  
12 PURPOSE; PROVIDING FOR DEFINITIONS; AND PROVIDING REPEALING  
13 CLAUSES

14 RECITALS:

15 A new type of "gray casino" business has been operating in the City of Grand Junction  
16 (City) and throughout Colorado. The businesses look, feel, and operate much like Las  
17 Vegas style casinos. The businesses use technology to operate in a gray area of the  
18 law which purports to distinguish games of skill from games of chance.

19 Due to the technology, the investigation and prosecution of the businesses as illegal  
20 gambling, i.e., games of chance, is almost impossible and accordingly the businesses  
21 continue to operate in the City.

22 With the passage of HB22-1412 the State's Gaming Commission was empowered to  
23 investigate and prosecute crimes and enforce regulations pertaining to unlicensed  
24 gaming establishments throughout Colorado; however, the Colorado Division of Gaming  
25 Enforcement and Investigations Section has advised the City that the Division will not  
26 operate/provide enforcement outside of the cities authorized for limited gaming in Article  
27 XVIII, Section 9 of the Colorado Constitution (Blackhawk, Central City, and Cripple  
28 Creek).

29 The games of skill typically offered by these businesses are video machines, similar to  
30 video slot machines, which the player may win money, cryptocurrency, or other value.  
31 Because these businesses operate in a gray area of the law, sometimes known as  
32 simulated gambling, they are unregulated and uncontrolled under Colorado law. The  
33 businesses often bring problems of increased crime, no public health oversight, and no  
34 regulation of the flow of money. Because the businesses typically do not sell products, a  
35 City sales tax license is not required.

36 A temporary moratorium disallowing new skilled gaming businesses will allow time for  
37 the City Attorney's Office and the Grand Junction Police Department, and/or other legal  
38 authority(ies) to conduct a review of existing skilled gaming establishment(s) and will  
39 help preclude other businesses from opening in the City. A temporary moratorium will

40 allow the City an opportunity to evaluate potential regulation, licensure, and other  
41 avenues, including coordination with the State, to better limit the impact the businesses  
42 are having on the community.

43 This temporary moratorium is narrowly tailored and will further the health, safety, and  
44 welfare of the people of the City of Grand Junction.

45 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE GRAND  
46 JUNCTION THAT:

47 Chapter 21.04 Section 030 shall be revised in relevant part as follows (additions are  
48 underlined and deletions marked with strike through notations):

49 (b) Adult Entertainment.

50 (1) The City Council finds that the concentration of certain adult entertainment  
51 establishments in cities tends to result in the blighting and deterioration of the areas of  
52 such concentration. Accordingly, it is necessary that these establishments be regulated  
53 in a manner as to prevent the erosion of the character of affected neighborhoods.

54 (5) Definitions.

55 (i) (E) Gaming arcade (aka skilled gaming business) means any business location,  
56 including a private club, that is owned, leased, or otherwise possessed, in whole or in  
57 part, by a person or by that person's partners, affiliates, subsidiaries, agents, or  
58 contractors which features (i) slot machine(s), (ii) gambling device(s), (iii) simulated  
59 gambling device(s), or (iv) any mechanical, electrical, video, electronic, or other device,  
60 contrivance or machine which after insertion or conveyance of a coin, debit card, credit  
61 card, cash, token or similar object or upon payment of any required consideration  
62 whatsoever by a player, is available to be played or operated, and which, whether by  
63 reason of the skill of the player or application of the element of chance, or both, may  
64 deliver or entitle the player operating the machine to receive monetary compensation  
65 and/or redeemable game credits, or any other thing of value. This definition expressly  
66 includes 'fish game' 'fish game table' 'fish game gambling table' however denominated  
67 that consists of a tabletop electronic display with one or more stations featuring buttons,  
68 joysticks, or other control(s) that delivers to the player cash, cash premiums,  
69 redeemable game credits or any other thing of value for successful play, whether the  
70 redeemable payout is made from the machine, another machine, or from an employee  
71 of the business. This definition expressly excludes any business location which features  
72 bona fide amusement devices that pay nothing of value, cannot be adjusted to pay  
73 anything of value, provide only unredeemable free games, or provide only tickets  
74 redeemable for nonmonetary prizes consisting of toys or novelties of nominal value;  
75 crane games; BINGO operations, coin-operated music machines; or any bona fide  
76 amusement device authorized within restaurants by C.R.S 44-3-103(47).

77 (a) Slot machine: any mechanical, electrical, video, electronic, or other device,  
78 contrivance, or machine which, after insertion of a coin, token, or similar object, or upon

79 payment of any required consideration whatsoever by a player, is available to be played  
80 or operated, and which, whether by reason of the skill of the player or application of the  
81 element of chance, or both, may deliver or entitle the player operating the machine to  
82 receive cash premiums, merchandise, tokens, redeemable game credits, or any other  
83 thing of value other than unredeemable free games, whether the payoff is made  
84 automatically from the machines or in any other manner; except that the term does not  
85 include a crane game or vintage slot machine models introduced on the market in 1984,  
86 does not contain component parts manufactured in 1984 or thereafter and is not used  
87 for gambling purposes or limited gaming purposes.

88 (b) Gambling Device means any device, machine, paraphernalia, or equipment that  
89 is used or usable in the playing phases of any professional gambling activity, whether  
90 that activity consists of gambling between persons or gambling by a person involving  
91 the playing of a machine; except that the term does not include a crane game.

92 (c) Simulated Gambling Device: a mechanically or electronically operated machine,  
93 network, system, program, or device that is used by an entrant and that displays  
94 simulated gambling displays on a screen or other mechanism at a business location,  
95 including a private club, that is owned, leased, or otherwise possessed, in whole or in  
96 part, by a person conducting the game or by that person's partners, affiliates,  
97 subsidiaries, agents, or contractors; except that the term does not include bona fide  
98 amusement devices, as authorized in C.R.S. 44-3-103 (47), that pay nothing of value  
99 and cannot be adjusted to pay anything of value. "Simulated gambling device" includes:

100 (I) A video poker game or any other kind of video card game; (II) A video bingo game;  
101 (III) A video craps game; (IV) A video keno game; (V) A video lotto game; (VI) A video  
102 roulette game; (VII) A pot-of-gold; (VIII) An eight-liner; (IX) A video game based on or  
103 involving the random or chance matching of different pictures, words, numbers, or  
104 symbols; (X) An electronic gaming machine, including a personal computer of any size  
105 or configuration that performs any of the functions of an electronic gaming machine; (XI)  
106 A slot machine, where results are determined by reason of the skill of the player or the  
107 application of the element of chance, or both, as provided by Article XVIII, § 9(4)(c) of  
108 the Colorado constitution; and (XII) A device that functions as, or simulates the play of,  
109 a slot machine, where results are determined by reason of the skill of the player or the  
110 application of the element of chance, or both, as provided by Article XVIII, § 9(4)(c) of  
111 the Colorado constitution. (b) "Simulated gambling device" does not include any  
112 parimutuel totalizator equipment that is used for pari-mutuel wagering on live or  
113 simulcast racing events and that has been approved by the director of the division of  
114 racing events for entities authorized and licensed under article 32 of title 44 of the  
115 Colorado Revised Statutes.

116 (d) Crane Game means an amusement machine that, upon insertion of a coin, bill,  
117 token, or similar object, allows the player to use one or more buttons, joysticks, or other  
118 controls to maneuver a crane or claw over a nonmonetary prize, toy, or novelty, none of

119 which shall have a cost to the arcade of more than twenty-five dollars per item, and  
120 then, using the crane or claw, to attempt to retrieve the prize, toy, or novelty for the  
121 player.

122 (8) Gaming Arcades: The City Council finds that it is necessary to preserve the  
123 public health, safety, morals, and general welfare of the residents and businesses of the  
124 City by affording time for City staff to evaluate the impact of Gaming Arcades, whether  
125 such uses are legal and, if so, can be appropriately sited within the City with appropriate  
126 regulation, or whether such uses are or should be prohibited.

127 (i) Imposition of Moratorium. A moratorium period is hereby declared on all new  
128 establishments not in existence or the relocation of existing establishments as of [DATE  
129 (THE EFFECTIVE DATE OF THIS ORDINANCE)], constituting Gaming Arcades (aka  
130 skilled gaming businesses), Slot Machine(s), Gambling Device(s) and Simulated  
131 Gambling Device(s) from the effective date of this Ordinance, [DATE], for the period of  
132 three hundred sixty five (365) days to [DATE] (inclusive), or until further action of the  
133 City Council ending, modifying or extending this moratorium, whichever occurs first.  
134 Such further action shall be taken accordingly by ordinance of the City Council. No  
135 applications pertaining to sales and use tax, amendments to the official zoning map, site  
136 development, liquor license, sign permit, building permit, any development permit, or  
137 renewal or transfer of any of the aforementioned shall be accepted for review by the  
138 City for the moratorium period as defined herein.

139 (ii) Repeal. Section 21.04.030(8) and subsections contained therein is repealed  
140 effective [DATE].

141

142

143 ALL OTHER PROVISIONS OF CHAPTER 21.04 SECTION 030 SHALL REMAIN IN  
144 FULL FORCE AND EFFECT.

145

146 Introduced on first reading this 18<sup>th</sup> day of January 2023 and ordered published in  
147 pamphlet form.

148

149 Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and ordered published in  
150 pamphlet form.

151

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153

154

155 ATTEST:

156

157

158 \_\_\_\_\_

159 Anna M. Stout

160 President of City Council

161

162 \_\_\_\_\_

163 Amy Phillips

164 City Clerk

165

DRAFT



**Grand Junction City Council**

**Regular Session**

**Item #3.a.**

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**Meeting Date:** January 18, 2023  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim

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**Information**

**SUBJECT:**

2023 Spending Authorization for Utility Billing Printing and Mailing Services Contract

**RECOMMENDATION:**

Staff recommends approval of the authorization for the City Purchasing Division to enter into a renewal for 2023 spending of \$214,133.00 for utility billing printing and mailing services under the Contract for printing and mailing for Utility Billing with The Master's Touch, LLC.

**EXECUTIVE SUMMARY:**

The purpose of the Contract for Utility Billing Printing and Mailing Services is to print and mail City of Grand Junction utility bills with a planned expense of \$214,133.00 for 2023.

**BACKGROUND OR DETAILED INFORMATION:**

The Utilities Department has an existing contract with The Master's Touch, LLC for utility bill printing and mailing services. The Master's Touch, LLC was selected through a competitive procurement process. The City entered into an annual contract with The Master's Touch, LLC on February 19, 2021. The original contract amount was not to exceed \$190,000. The contract may be renewed for up to three additional one-year periods, this renewal is the second of three. This second renewal will exceed \$200,000 for the first time, which requires Council approval.

Due to the high volume of bills, over 360,000 in 2022, the City utilizes an outside source to print and mail bills. In addition to printing and mailing services, The Master's Touch, LLC also provides electronic notice for forwarded or undeliverable mail. The Master's Touch, LLC owns specialized equipment for high-quality, high-volume printing and mailing. The Master's Touch, LLC is also a premier customer of the U.S. Postal

Service.

**FISCAL IMPACT:**

The funding for utility bill printing and mailing services is included in the 2023 Adopted Budget.

**SUGGESTED MOTION:**

I move to (authorize/not authorize) the City Purchasing Division to enter into a renewal for 2023 spending of \$214,133.00 for utility billing printing and mailing services under the Contract for printing and mailing for Utility Billing with The Master's Touch, LLC.

**Attachments**

None





**Grand Junction City Council**

**Regular Session**

**Item #3.b.**

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**Meeting Date:** January 18, 2023  
**Presented By:** Kenneth Haley, Engineering Manager  
**Department:** Public Works - Engineering  
**Submitted By:** Lisa Froshaug, Project Engineer

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**Information**

**SUBJECT:**

Contract for 24 Road Multi-Modal Path Construction

**RECOMMENDATION:**

Authorize the City Purchasing Division to Execute a Construction Contract with Sorter Construction Inc. for the Construction of the 24 Road Multi-modal Path Project in the amount of \$729,910.00.

**EXECUTIVE SUMMARY:**

This request is to award a Construction Contract for the 24 Road Multi-modal Path Project. The project will address the 3/8 mile multimodal gap between Mesa Mall and Canyon View Park along 24 Rd. It will include a 10-foot wide detached bicycle and pedestrian path to provide a safe, low stress pathway for pedestrians and cyclists of all ages. The project improves the connection for Grand Valley Transit users, planned high-density housing, Community Hospital and regional park/athletic fields. This project is one of the projects funded by voter authorized Transportation Capacity Expansion Funds. A Multi-Modal Options Fund (MMOF) grant pays for 50% of the project.

**BACKGROUND OR DETAILED INFORMATION:**

The 24 Road Multi-modal Path Project will address the multimodal gap between Mesa Mall and Canyon View Park along 24 Rd through the installation of a 10-foot wide detached bicycle and pedestrian path for the 3/8 mile segment between Woodbridge Suites Hotel and the new G Road undercrossing constructed last year as part of the G Road bridge replacement.

The project was identified in the Grand Valley Regional Transportation Planning Office's 2045 Regional Transportation Plan, the City's 24 Road subarea plan, the City's active transportation plan, and is a high priority for the City's Urban Trails Committee. One of

the key goals in the 2045 Regional Transportation Plan is to "foster active transportation by providing a regionally connected network of low-stress facilities that are safe for people walking and people biking". The City's 24 Road Sub-Area Plan calls for the "civic" character of Canyon View Park to continue through the development of the 24 Road "Parkway" and linear parks systems including regional trails connecting the park and the Colorado River. Other sections call for the development of an open space corridor along Leach Creek connecting Canyon View Park and the Colorado River corridor.

The project will address national and local transportation goals such as safety, infrastructure conditions, congestion reduction, and environmental sustainability. By eliminating the gap in connectivity between the Mesa Mall retail area and Canyon View Park, the project will improve connection and mobility for Grand Valley Transit users, adjacent planned high-density housing, and regional park/athletic fields. Future extensions south of Mesa Mall will connect to the Riverfront Trail.

This project was prioritized by the City and anticipated to start construction during the 2022 calendar year. The start of the project was delayed due to an extended period of time to finalize easement acquisitions and review periods necessary by the Colorado Department of Transportation as required by the terms of the grant. Construction is anticipated to start in February 2023 with an estimated completion in August of 2023.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in The Daily Sentinel. 3 companies submitted formal bids, all of which were found to be responsive and responsible in the following amounts:

<b>Firm</b>	<b>Location</b>	<b>Base Amount</b>
Sorter Construction, Inc.	Grand Junction, CO	\$729,910.00
K&K Concrete	Montrose, CO	\$989,447.00
Meridian Contracting	Albuquerque, NM	\$1,259,238.00

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

**FISCAL IMPACT:**

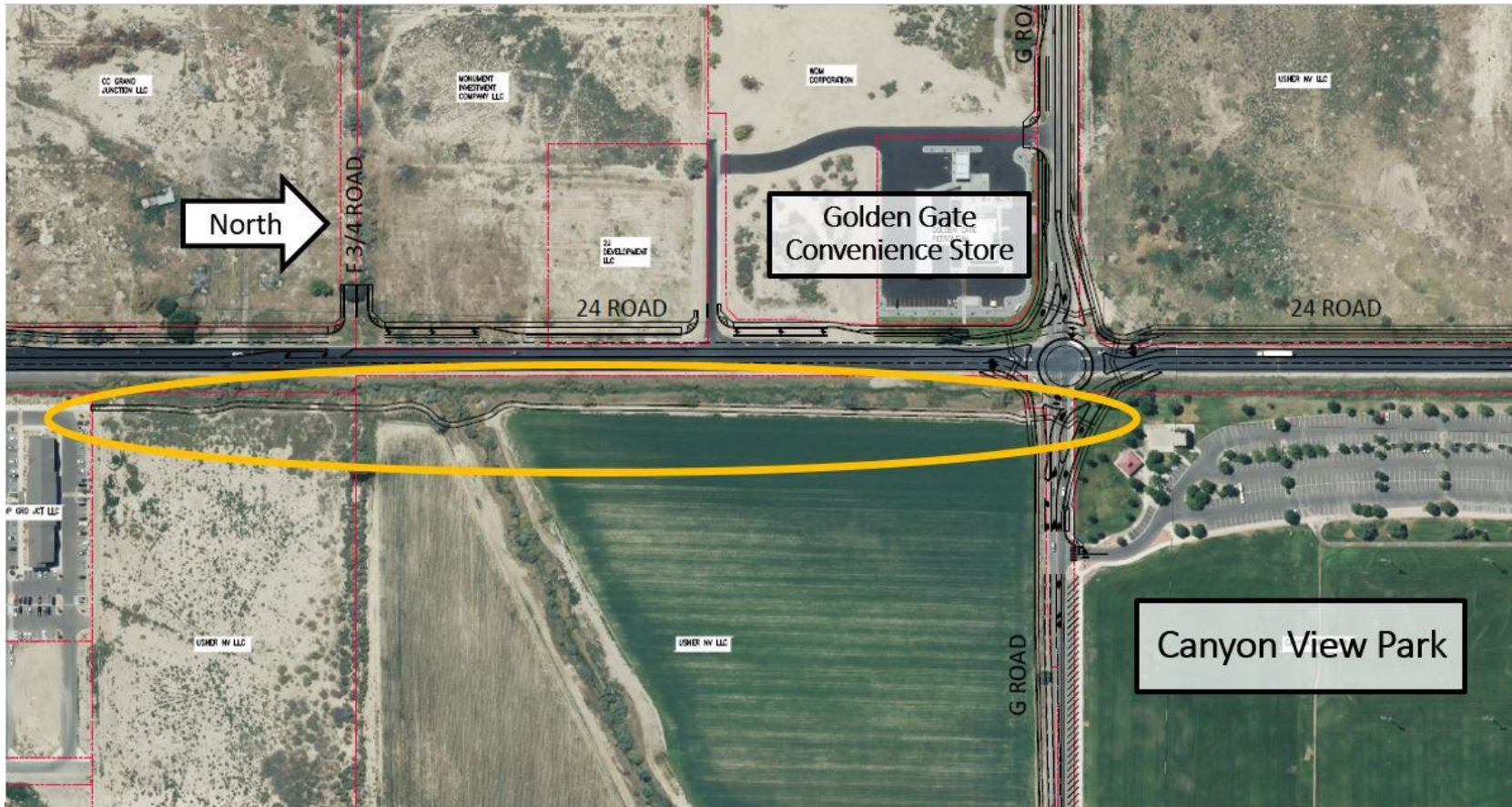
This project is funded through voter authorized Transportation Capacity Expansion Funds, with \$359,812 from a Colorado Department of Transportation Multi-Modal Options Fund (MMOF) grant. The project expense and revenue was included in the 2022 budget in the Transportation Capacity Fund as part of the 24 Rd and Riverside Parkway Interchange project at \$750,000. This amount will be carried forward as part of the first supplemental budget in 2023.

**SUGGESTED MOTION:**

I move to (authorize/not authorize) the City Purchasing Division to enter into a construction contract with Sorter Construction Inc. for the Construction of the 24 Road Multi-modal Path in the amount of \$729,910.00.

**Attachments**

1. 24 Road Multi-Modal Path Vicinity Map



# 24 Road Multi-Modal Path





**Grand Junction City Council**

**Regular Session**

**Item #4.a.i.**

---

**Meeting Date:** January 18, 2023  
**Presented By:** Jennifer Nitzky, Sustainability Coordinator  
**Department:** Community Development  
**Submitted By:** Jennifer Nitzky, Sustainability Coordinator

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**Information**

**SUBJECT:**

An Ordinance Amending the Mandatory Quarterly Remittance Date for Plastic and Paper Bag Fees as Found in HB21-1161 "Management of Plastic Products" from Starting on April 1, 2024 to Starting on April 1, 2023

**RECOMMENDATION:**

Staff recommends approval of the ordinance per Council's direction at the December 19, 2022 workshop.

**EXECUTIVE SUMMARY:**

As of January 1, 2023, and in accordance with HB 21-1162 "Management of Plastic Products", all large stores in Colorado will be required to collect a 10 cent fee for the distribution of paper and/or plastic bags to customers. Large stores means those with more than three locations and/or that are part of a franchise, corporation, or partnership with a physical location outside of Colorado.

Of the 10 cents, 6 cents are required to be remitted to the local jurisdiction on a quarterly basis starting on April 1, 2024. The remaining 4 cents is tax-free income for the store.

**BACKGROUND OR DETAILED INFORMATION:**

In 2021, the Colorado General Assembly passed HB21-1162 "Management of Plastic Products" with the stated purpose of phasing out single-use plastic carryout bags and expanded polystyrene food containers. This bill has direct implications for municipalities, given a requirement for the remittance of fees to municipalities and authorization for municipalities to enforce violations.

Carryout Bag Fees – Beginning January 2023, Stores may provide single-use plastic or

recycled paper carryout bags for a 10 cent fee per bag. Large stores means those with more than three locations and/or that are part of a franchise, corporation, or partnership with a physical location outside of Colorado. This fee may be higher if adopted by a municipality or county. Stores are required to alert customers of this fee with signage and a transaction receipt. Further, they are prohibited from refunding any portion of the fee to the customer. Stores are required to remit 60 percent (6 cents) of the carryout bag fee revenue to the municipality or county in which the store is located on a quarterly basis, beginning April 1, 2024. Forty percent (4 cents) of the revenue may be retained by the store tax-free for use at their discretion, so long as they do not refund the customer. The carryout bag fee does not apply to a customer that provides evidence to the store that the customer is a participant in a federal or state food assistance program.

This bill has an impact on municipal governments for two reasons. First, the bill requires Stores to remit 60 percent of a fee on plastic and recycled paper bags to local governments. These funds may be used for administrative and enforcement costs and any recycling, composting, or other waste diversion programs and related outreach and education. Quarterly remittance of this fee is required to begin April 1, 2024, unless otherwise adopted by the local jurisdiction. While single-use plastic bags will be phased out entirely on June 1, 2024, a 10 cent fee will still be required for stores that offer recycled paper carryout bags. Second, the bill also authorizes local governments to enforce penalties for violations of the bill of up to \$500 for a second violation or up to \$1,000 for a third or subsequent violation.

According to the Colorado Municipal League, a typographical error was published in the bill, stating quarterly remittance of the fee will begin April 1, 2024, instead of April 1, 2023. Staff would like to discuss an ordinance requiring remittance of the fee as of April 1, 2023, as the bill originally intended. If the City can start collecting revenue in 2023, funding will be available sooner for projects that will help ease the burden of the transition on consumers and businesses. This could include providing free reusable bags, more outreach and education, and improved waste diversion via the City's recycling and composting programs.

**FISCAL IMPACT:**

It is estimated that the city will receive between \$250,000-\$350,000 in revenue from the remittance fees in the year 2023.

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 5122, an ordinance incorporating and adopting certain provisions of HB 21-1162 into the Grand Junction Municipal Code concerning bag fees and establishing the commencement of bag fee remittance to begin April 1, 2023 on final passage and order final publication in pamphlet form.

**Attachments**

1. ORD-Bag Fee 122822 (1)

1 CITY OF GRAND JUNCTION

2  
3 ORDINANCE \_\_\_\_

4  
5 AN ORDINANCE INCORPORATING AND ADOPTING CERTAIN PROVISIONS  
6 OF HB 21-1162 INTO THE GRAND JUNCTION MUNICIPAL CODE  
7 CONCERNING BAG FEES AND ESTABLISHING THE COMMENCEMENT OF  
8 BAG FEE REMITTANCE TO BEGIN APRIL 1, 2023  
9

10  
11 **RECITALS**

12  
13 On July 6, 2021, Governor Polis signed HB 21-1162, adding a Part 5 to Article 17 of  
14 Title 25 of the Colorado Revised Statutes entitled the *Plastic Pollution Reduction Act*  
15 (“Act” or “the Act”) into law.  
16

17 The Act requires that certain retailers (“Stores” as defined in the Act not to include  
18 “Small Stores” as that term is defined) charge a bag fee of at least 10 cents per bag  
19 provided to a customer and phase out the provision of plastic single-use carryout bags  
20 entirely by January 1, 2024.  
21

22 Among other things the Act requires that 60% of the bag fee collected be remitted to  
23 the municipality in which the Large Stores are located, to be used for certain specified  
24 purposes. The Act also directs Large Stores to begin remitting the municipality’s  
25 portion of the bag fee revenue quarterly, beginning April 1, 2024.  
26

27 As a home rule municipality, the City of Grand Junction (“City”) may exercise its  
28 constitutional and statutory authority to adopt ordinances under its police powers in  
29 order to preserve the public health, safety, and general welfare and with this  
30 Ordinance does adopt the Act as specifically amended by this Ordinance. The City  
31 Council having been duly advised and having fully considered the matter, does find  
32 and determine that it in the best interests of the health, safety and welfare of the citizens  
33 of Grand Junction to adopt a local enforcement mechanism to ensure that Stores in  
34 the City are complying with the requirements of HB 21-1162 and, as applicable in the  
35 Act that Small Stores and other retailers fully comply with the regulations promulgated  
36 by the State and adopted by the City.  
37

38 The Act provides that Stores are not required to remit the bag fee until April 1, 2024,  
39 but with this Ordinance the City Council determines that the quarterly remittance of  
40 the bag fee shall commence on April 1, 2023, instead of April 1, 2024.  
41



42 **NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF**  
43 **GRAND JUNCTION, COLORADO, AS FOLLOWS:**

44 **Section 1.** A new Chapter 8.11 of the Grand Junction Municipal Code (“GJMC”)  
45 *Management of Plastic Products* to read as follows. Additions are shown in *italic typeface*  
46 to read as follows:

47 *8.11 Management of Plastic Products*

48 *8.11.010 - Adoption of the Plastic Pollution Reduction Act, Fee Remittance*

49  
50 (a) *The City adopts the Plastic Pollution Reduction Act, C.R.S. §§ 25-*  
51 *17-501 through 25-17-509, together with the definitions provided therein as any*  
52 *or all of the same may be amended from time to time, and as specifically*  
53 *amended by this Ordinance.*

54  
55 (b) *For the period beginning on the date that this Ordinance becomes*  
56 *effective until December 31, 2023, Stores shall remit to the City from the total*  
57 *amount of carryout bag fees collected in the previous quarter as otherwise*  
58 *provided in C.R.S. 25-17-505. This subsection (b) shall expire January 1, 2024,*  
59 *when the bag fee remittance provisions provided in C.R.S. 25-17-505 take*  
60 *effect.*

61  
62 (c) *The bag fee, remittance, and other provisions of the Act as*  
63 *applicable to Small Stores and other retailers and vendors as defined in the Act*  
64 *shall be effective as otherwise provided in the Act and as required by this*  
65 *Ordinance.*

66  
67 (d) *A violation of this Ordinance shall be punishable as provided in*  
68 *1.04.090 of the GJMC.*

69  
70 If any provision of this Ordinance, or the application of such provision to any  
71 person or circumstance, is held to be unconstitutional, then the remainder of this  
72 ordinance, and the application of the provisions of such to any person or  
73 circumstance, shall not be affected thereby.

74  
75 This Ordinance is necessary to protect the public health, safety, and welfare of  
76 the residents of the City and covers matters of mixed State and Local concern.

77  
78  
79 INTRODUCED ON FIRST READING AND ORDERED PUBLISHED IN PAMPHLET  
80 FORM this 4th day of January 2023.

81 ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN PAMPHLET  
82 FORM this \_\_\_\_ day of January 2023.

83  
84  
85  
86  
87

\_\_\_\_\_  
88 Anna M. Stout  
89 President of the City Council

90  
91

92 ATTEST:

93  
94  
95  
96  
97  
98

\_\_\_\_\_  
99 Amy Phillips  
100 City Clerk



## Grand Junction City Council

### Regular Session

Item #4.b.i.

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**Meeting Date:** January 18, 2023  
**Presented By:** Nicole Galehouse, Principal Planner  
**Department:** Community Development  
**Submitted By:** Nicole Galehouse, Principal Planner

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### Information

#### **SUBJECT:**

A Resolution Accepting the Petition for the Annexation of 17.42 Acres of Land and Ordinances Annexing and Zoning the Grand Valley Estates Annexation to R-12 (Residential - 12 du/ac), Located at the Northeast Corner of 31 Road and E ½ Road

#### **RECOMMENDATION:**

Staff recommends adoption of a resolution accepting the petition for the Grand Valley Estates Annexation, and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its January 10, 2023 meeting. A motion to recommend R-12 zoning was defeated 1-6. Because the motion did not pass/the Planning Commission recommended denial, an affirmative vote of five members of the City Council is required to approve the rezone.

#### **EXECUTIVE SUMMARY:**

The Applicant, Grand Junction Venture LLC is requesting annexation of land and a zone of annexation to R-12 (Residential – 12 du/ac) for the Grand Valley Estates Annexation. The approximately 17.42-acre annexation is located at the northeast corner of 31 Rd and E ½ Rd. The subject property is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicants are requesting annexation into the city limits. Annexation is being sought in anticipation of developing this property. The proposed zone district of R-12 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan. The request for annexation is being considered concurrently by City Council with the zone of annexation request; Both are included in this staff report.

At the Planning Commission's January 10, 2023 meeting, there was significant discussion on safety and traffic along E 1/2 Rd, deteriorating roadway conditions,

capacity of schools as well as the impact of the new charter school, and compatibility with the Comprehensive Plan.

**BACKGROUND OR DETAILED INFORMATION:**

**Annexation Request:**

The Applicant, Grand Junction Venture LLC is requesting annexation of approximately 17.42 acres of land located at the northeast corner of 31 Rd and E 1/2 Rd. The subject property borders on three sides a property owned by Mesa County that contains portions of the Lewis Wash; this property is not under consideration for annexation at this time. The subject property is located west of Long Park and is undeveloped.

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

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – December 7, 2022.
- Planning Commission considers Zone of Annexation – December 13, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – January 4, 2023.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – January 18, 2023.
- Effective date of Annexation and Zoning – February 19, 2023.

**Zone of Annexation Request:**

The Applicants are requesting a zone district of R-12 (Residential – 12 du/ac). The property is currently zoned in the County as Residential Single Family – 4 (RSF-4). The proposed zone district of R-12 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan.

Development to the west and north of the subject property in the County are zoned RSF-4 and consist mostly of single-family residential lots averaging a density close to 2.6 dwelling units per acre. The property to the east is Long Park. Property to the south is split between County zoned RSF-4 and City zoned Light Commercial (C-1); all of the properties to the south have a Future Land Use designation of Commercial. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to “encourage infill and redevelopment to leverage

existing infrastructure” supports the Applicant’s request of a zone of annexation of R-12.

The R-12 zoning establishes densities between 8 and 12 dwelling units per acre. The R-12 requested zoning implements the Comprehensive Plan’s Residential Medium Land Use category. This land use designation was amended during the 2020 One Grand Junction Comprehensive Plan process, when the subject property was identified as being a location where increased density would be desired.

The purpose of the R-12 (Residential – 12 du/ac) zone district is to provide for high density development allowing several types of residential units within specified densities. R-12 may serve as a transitional district between single-family and trade districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood. This zone may be appropriate as part of a mixed use center. This property is located in a transitional location between the commercial uses along the I-70B corridor and the residential neighborhoods on the west side of the Lewis Wash and 31 Road. The increased separation provided by the wash adds to the compatibility with surrounding zone districts.

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

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on Zoom on June 8, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant’s representative and City staff were in attendance, along with approximately 13 participants.

An official development application was submitted to the City of Grand Junction for review on July 7, 2022. After submitting the application, the Applicant modified the request for zoning and held a second neighborhood meeting to ensure compliance with notification requirements. That meeting was held on September 12, 2022 via Zoom. The Applicant’s representative and City staff were in attendance, along with approximately 7 participants.

During the June neighborhood meeting, concerns on the project were raised about traffic, access, and what is permitted in the R-8 zone district, specifically about height restrictions. In September, the neighborhood concerns were again primarily focused on

traffic impacts on E ½ Rd along with access to the site. Additional concerns raised at this meeting were about the presence of floodplain, the lack of a development plan at the annexation stage, impacts on emergency services, and the increase in density.

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 November 22, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 2, 2022. The notice of the Planning Commission public hearing was published December 6, 2022 in the Grand Junction Daily Sentinel.

It was brought to the attention of staff that the property posting had come down at an unknown date prior to the December 13, 2022 Planning Commission hearing. In addition, there was a flaw on the notification cards that listed the proposed zoning at the original request of R-8 instead of the revised request of R-12. The item was requested to be rescheduled so that notice could be redone to ensure absolute compliance with Section 21.02.080(g).

Revised 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 December 13, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 29, 2022. The notice of the Planning Commission public hearing was published January 3, 2023 in the Grand Junction Daily Sentinel.

Other Notification:  
Public comment will also be offered through the GJSpeaks platform.

**ANALYSIS**

**Annexation Analysis**

The property is currently adjacent to existing city limits to the south. The necessary one sixth contiguity requirements of State Statutes for annexation is being met through a serial annexation. The property owner has signed a petition for annexation.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Grand Valley Estates Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of all properties or 100% of the owners and includes 100% of the property described excluding right-of-way.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. The Grand Valley Estates Annexation is meeting the 1/6 contiguity requirements for annexation through a serial annexation process. Annexation No. 1 has 16.7% contiguity; Annexation No. 2 has 16.7% contiguity; Annexation No. 3 has 17.9% contiguity.

c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future. The property has existing urban utilities available is located near major developments along the I-70B corridor and established residential neighborhoods. The Applicant has stated that the requested annexation is anticipation of residential development.

e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits on the south side and is currently interconnected with existing urban services. Utilities and City services are available and currently serving the existing urban area adjacent to this site.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. The entire property owned by the applicant is being annexed.

Please note that the annexation petition was prepared by the City.

**Zone of Annexation Analysis**

The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The property owners have petitioned for annexation into the City limits and requested zoning of R-12 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. In addition, during the 2020 One Grand Junction process, the land use designation on the property was changed from Residential Medium Low (2 – 4 du/ac) to Residential Medium (5.5 –

12 du/ac). Annexations into the City must be zoned in compliance with the adopted Comprehensive Plan. The requested zoning of R-12 both implements the Residential Medium future land use designation and is consistent with the intent of the land use change to increase density. Staff finds this criterion has been met.

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

The character or condition of the area has not changed much over the past several decades. The majority of the residential neighborhoods in the vicinity were established between the mid-1980s and the early 2000s. Long Park was built in 2007 and the first commercial development to the south was constructed in 2009. Staff finds that there have not been significant changes and 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 to the annexation and are sufficient to serve land uses associated with the proposed R-12 zone district when developed. The property has access from E ½ Road and will construct additional improvements with any further development on the site. Sanitary sewer located within the right-of-way is already available to the site. Domestic water service is available through a Clifton Water District water line to the site in E ½ Road and the area can be served by Xcel Energy for electricity and natural gas.

To the west just over one mile is Fruitvale Elementary School. Both Grand Mesa Middle School and Central High School are under 1/3-mile east of the site. The site is located just north of the I-70B corridor, with shopping available in the Clifton commercial district under a mile away. The property is located within the Clifton Fire District, with the closest station located at 3254 F Road, approximately 1.5 miles from the property. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-12 densities, therefore staff have found this criterion has been met.

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

The subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential medium (5.5 to 12 du/ac). The proposed zoning designation of R-12 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the high end of the Residential Medium land use category. The closest properties within City limits are across E ½ Road, which are zoned C-1, and to the west of those are properties zoned R-4. For unincorporated areas of the neighborhood, Mesa County has zoned the majority of the area Residential Single Family – 4 (RSF-4) with a few properties having a Residential Office (R-O) or (Planned Unit Development (PUD) zone. The County portions of the neighborhood are largely built out as low density residential, park, and educational facilities. The Land



Use Map defines the immediate properties to the north of the site, between the Lewis Wash, F Rd, and Long Park, as Residential Medium and the area south of E 1/2 Road as Commercial. With most of the area being already developed at lower densities or reserved for commercial, civic, and institutional uses, there is a need for the middle-density housing that the R-12 zone district provides. Staff finds that this criterion has been met.

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

Annexation and zoning of the property will create additional land within the City limits for growth and helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the needs of the community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-8 zone district as well the CSR and Mixed Use zone districts could be considered in a Residential Medium Land Use area, the R-12 zone district is consistent with the recommendations of the Plan's Land Use Map and provides a much-needed missing housing type to benefit the community.

### **Consistency with Comprehensive Plan**

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of the relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The proposed rezone to R-12 (Residential – 12 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*
  - Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

- The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-12 zone district is a permissible district to implement the Residential Medium designation.
  
- 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.
  - The proposed rezone will provide for a higher density of development in an area of the City where infrastructure is readily available. The higher density implements a more compact pattern of growth, utilizing a smaller footprint for a greater number of residential units.
  
- Plan Principle 5: *Strong Neighborhoods and Housing Choices*
  - Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
  - The R-12 (Residential – 12 du/ac) zone district is an important zone district to provide the ‘missing middle’ housing product types. The provision of this zone district in this area can help to fill in gaps in available housing for the community.
  
- Plan Principle 6: *Efficient and Connected Transportation*
  - Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
  - The subject property is located at the intersection of 31 Road, which is part of the City’s Active Transportation Corridor that connects to the Colorado Riverfront Trail. This is a safe pedestrian and cyclist east-west route through this part of the City and can connect to other trails into the more central areas. In addition, this infill project is located within an easy walking distance to both a middle and high school, as well as a County park.
  
- Chapter 3 – *Land Use and Growth: Intensification and Tiered Growth Plan*
  - Subject property is located within Tier 2 (Suburban Infill) – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand

Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

- This property is a prime example of suburban infill, with much of the area around it having already been developed or in the process of urbanizing. Annexing and zoning this property to R-12 will allow for maximization of existing infrastructure

## **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Grand Valley Estates Zone of Annexation, ANX-2022-478 request for the property located at northeast corner of 31 Rd and E ½ Rd from County Residential Single Family – 4 (RSF-4) to a City R-12 (Residential – 12 du/ac), the following findings of facts have been made:

### **Annexation**

1. Based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, staff finds the Grand Valley Estates Annexation is eligible to be annexed because of compliance with the seven (7) criteria (a through g) found in the Statutes.

### **Zone of Annexation**

2. The request conforms with Section 21.02.140 of the Zoning and Development Code.

3. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

This item was presented to the Planning Commission at the January 10, 2023 regular meeting. There was significant discussion on safety and traffic along E 1/2 Rd, deteriorating roadway conditions, capacity of schools as well as the impact of the new charter school, and compatibility with the Comprehensive Plan. A motion was made to recommend approval of the request, which failed 1 to 6.

### **FISCAL IMPACT:**

As the property is developed, property tax levies and municipal sales and use tax will be collected, as applicable. For every \$1,000,000 of actual value, City property tax revenue on residential property at the current assessment rate would be approximately \$620 annually. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

### **Fiscal Impacts by City Departments**

#### ***Police***

Based on the proposed annexation, the expected impact on the need for additional officers is an expected increase of .9 (rounded) additional officers to maintain our

current ratio of .0021 officers (authorized)/city resident (67,000 residents).

The annexation takes into account the effects of increased calls for service, routine patrol, traffic enforcement, response time impact and reported civil issues such as neighbor disputes, runaways and other non-criminal and non-traffic related calls for service.

This impact is assuming an increase of 171 residences (the middle of the potential increase) with an average of 445 (rounded) people residing in all of that housing. These numbers reflect using 10.6 residences per acre (R-12 proposed zoning of 137-205 units on 16.14 acres) and the Colorado average occupancy per residence of 2.6 people). The proposed buildup of this property does reflect the same density that is currently in the surrounding area.

**NOTE:**

The daytime population of Grand Junction is much higher than the residential population. Grand Junction is the main transportation hub, shopping hub and medical hub for the entire 155,000 residents of Mesa County and the majority of Northwestern Colorado, Southeastern Utah and is a major vacation travel spot. It is therefore imperative that we maintain the current staffing levels of the police department to meet the demands of city residents, county residents and visitors to the city. mperative that we maintain the current staffing levels of the police department to meet the demands of city residents, county residents and visitors to the city.

**Public Works**

Public Works - The annexation takes in 555 feet of frontage of E 1/2 Road (Orchard Ave) that is designated as a collector road on the Grand Valley Circulation Plan. Mesa County is currently under design for the reconstruction of E 1/2 Road to a full collector at no capital expense to the City. Construction is slated for 2023.

The City will be responsible for maintenance costs associated with the E 1/2 Road frontage. Street sweeping, snow removal, striping, and street lighting is estimated at \$420/year. Chip seal is anticipated in 2027 at an expense of \$3600.

The developer will also be constructing the east half of 31 Road along the west side of the development. The City will reimburse the developer for constructing the western 16 feet of 31 Road with Transportation Impact Fees. The City has \$200,000 in the 2023 budget under the transportation impact fee fund.

**Fire**

Currently, the property is in the Clifton Fire Protection District. The Fire District collects a 11.5520 mill levy that generates \$64.81 per year in property taxes for the 17 acres. If annexed, the property will be excluded from the Clifton Fire Protection District and the City's 8 mills will generate \$44.88 per year. If the property develops at the estimated 137-205 dwelling units with an estimated value of \$375,000, the estimated annual property tax revenue (at the current residential assessment rate) would be

approximately \$26,660 - \$39,893 per year based on the estimated units built. Sales and use tax revenues will be dependent on construction activity and consumer spending on City taxable items for residential and commercial uses. City services are supported by a combination of property taxes and sales/use taxes.

This area will be served by the new Fire Station 8 at 441 31 Road. This station is planned to open in January 2023 and response times from the station to this annexation area will be within the National Fire Protection Association response time standards.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 11-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Grand Valley Estates Annexation, approximately 17.42 acres, located at the northeast corner of 31 Road and E ½ Road and adopt Ordinance No. 5123 annexing territory to the City of Grand Junction, Colorado, Grand Valley Estates Annexation, approximately 17.42 acres, located at the northeast corner of 31 Road and E ½ Road, on final passage and order final publication in pamphlet form.

I move to (adopt/deny) Ordinance No. 5124 zoning the Grand Valley Estates Annexation to R-12 (Residential - 12 du/ac) zone district on final passage and order final publication in pamphlet form.

**Attachments**

1. Grand Valley Estates Development Application
2. Site Maps and Photo
3. Annexation Schedule - Table - Grand Valley Estates Annexation
4. Neighborhood Meeting Information
5. Public Correspondence
6. Grand Valley Estates Annexation Plat
7. Sign Posting Summary
8. Resolution Accepting Petition for Annexation
9. Zone of Annexation Ordinance - Grand Valley Estates
10. Planning Commission Minutes - 2022 - December 13 - Draft
11. Planning Commission Minutes - 2023 - January 10 - Draft
12. GVE Annexation 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: <u>Residential Medium</u>	Existing Zoning: <u>RSF-4</u>
Proposed Land Use Designation: <u>Residential Medium</u>	Proposed Zoning: <u>R-8</u>

### Property Information

Site Location: NE Corner of E 1/2 Road and 31 Road      Site Acreage: 16.14 AC

Site Tax No(s): 2943-102-00-020      Site Zoning: RSF-4 (County)

Project Description: Annex into City of Grand Junction with R-8 Zone

### Property Owner Information

Name: Grand Junction Venture LLC

Street Address: 18 Biltmore Estates

City/State/Zip: Phoenix, AZ 85016

Business Phone #: 847-502-3966

E-Mail: joe@metrowestdevelopment.

Fax #: n/a

Contact Person: Joe Gannett

Contact Phone #: 847-502-3966

### Applicant Information

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Fax #: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Phone #: \_\_\_\_\_

### Representative Information

Name: Clearwell, PLLC

Street Address: 2135 Blake Blvd SE

City/State/Zip: Cedar Rapids, IA 52403

Business Phone #: 319-654-4911

E-Mail: jmailander@clearwelleng.com

Fax #: n/a

Contact Person: Joseph W Mailander

Contact Phone #: 319-654-4911

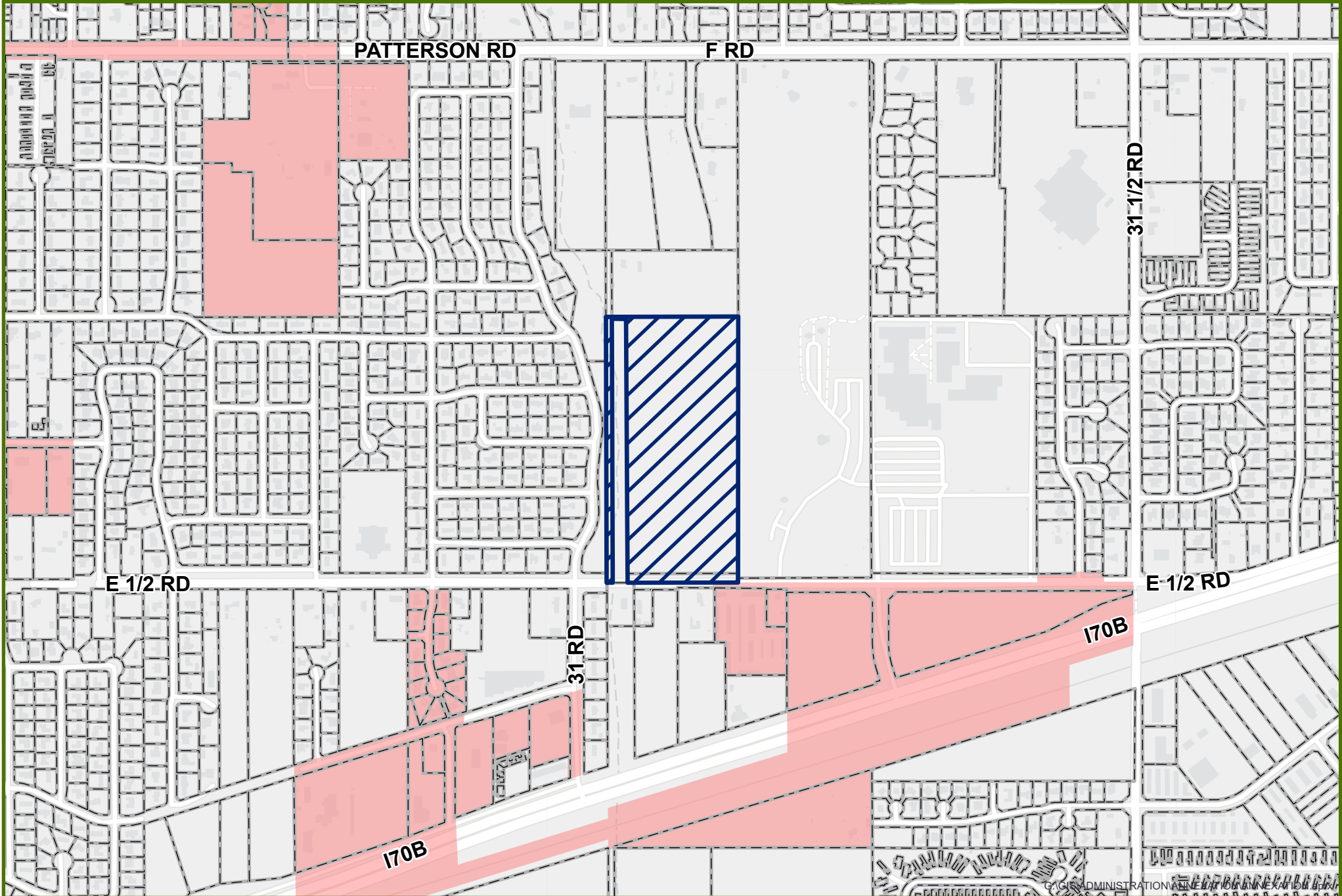
**NOTE: Legal property owner is owner of record on date of submittal.**

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: 5/13/22

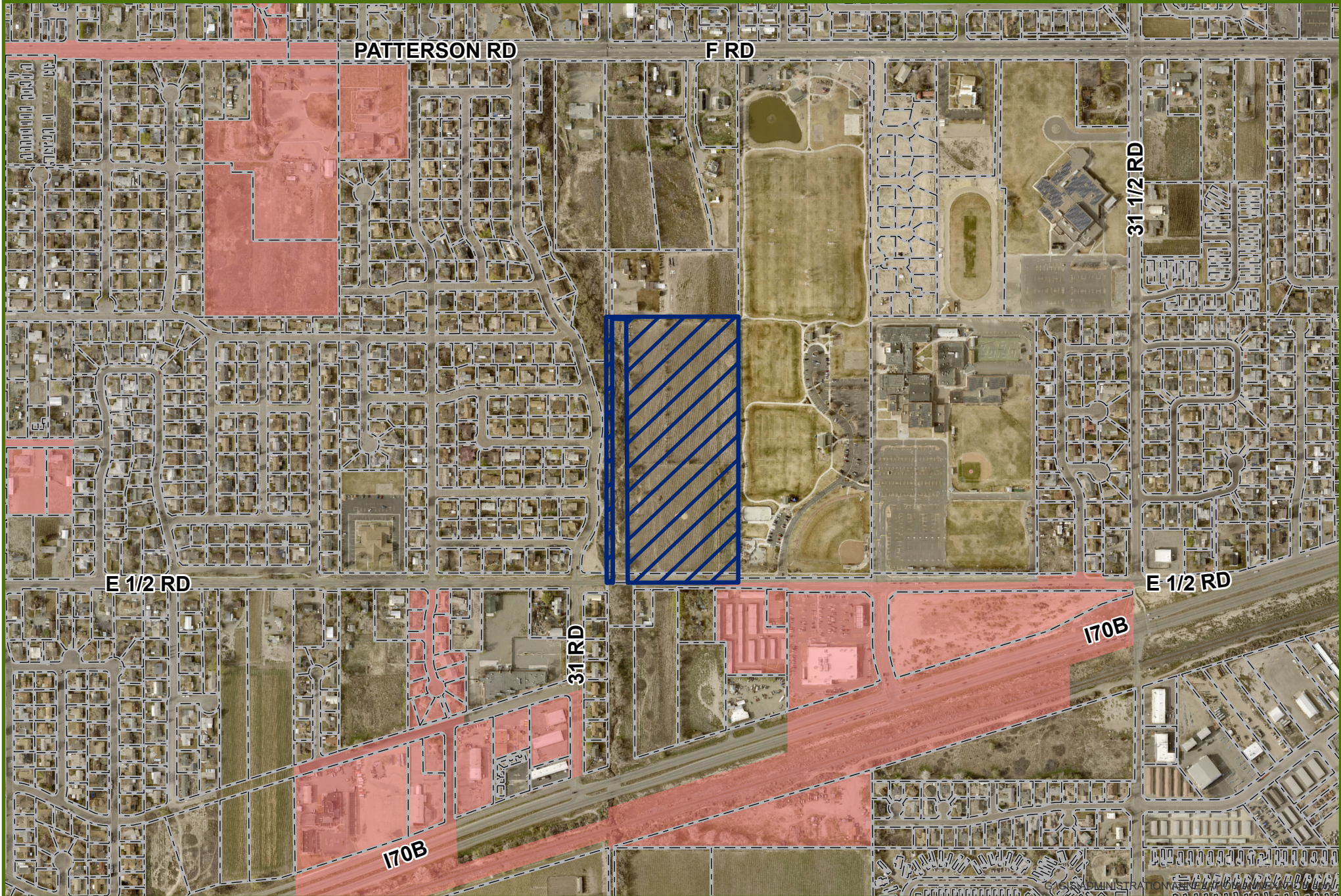
# GRAND VALLEY ESTATES ANNEXATION



0 0.1 0.2 Miles

 Annexation  City Limits

# GRAND VALLEY ESTATES ANNEXATION

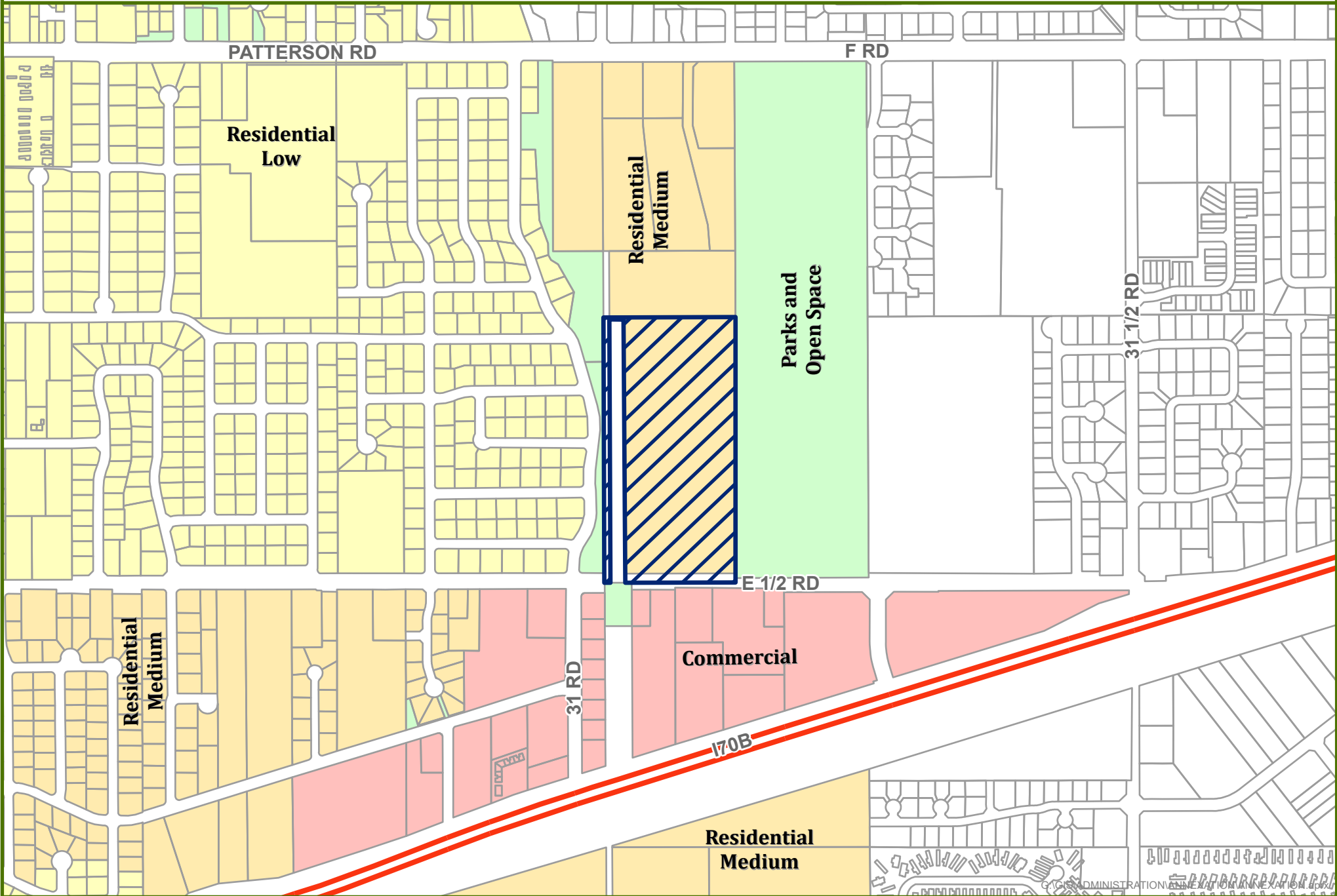


 Annexation

 City Limits



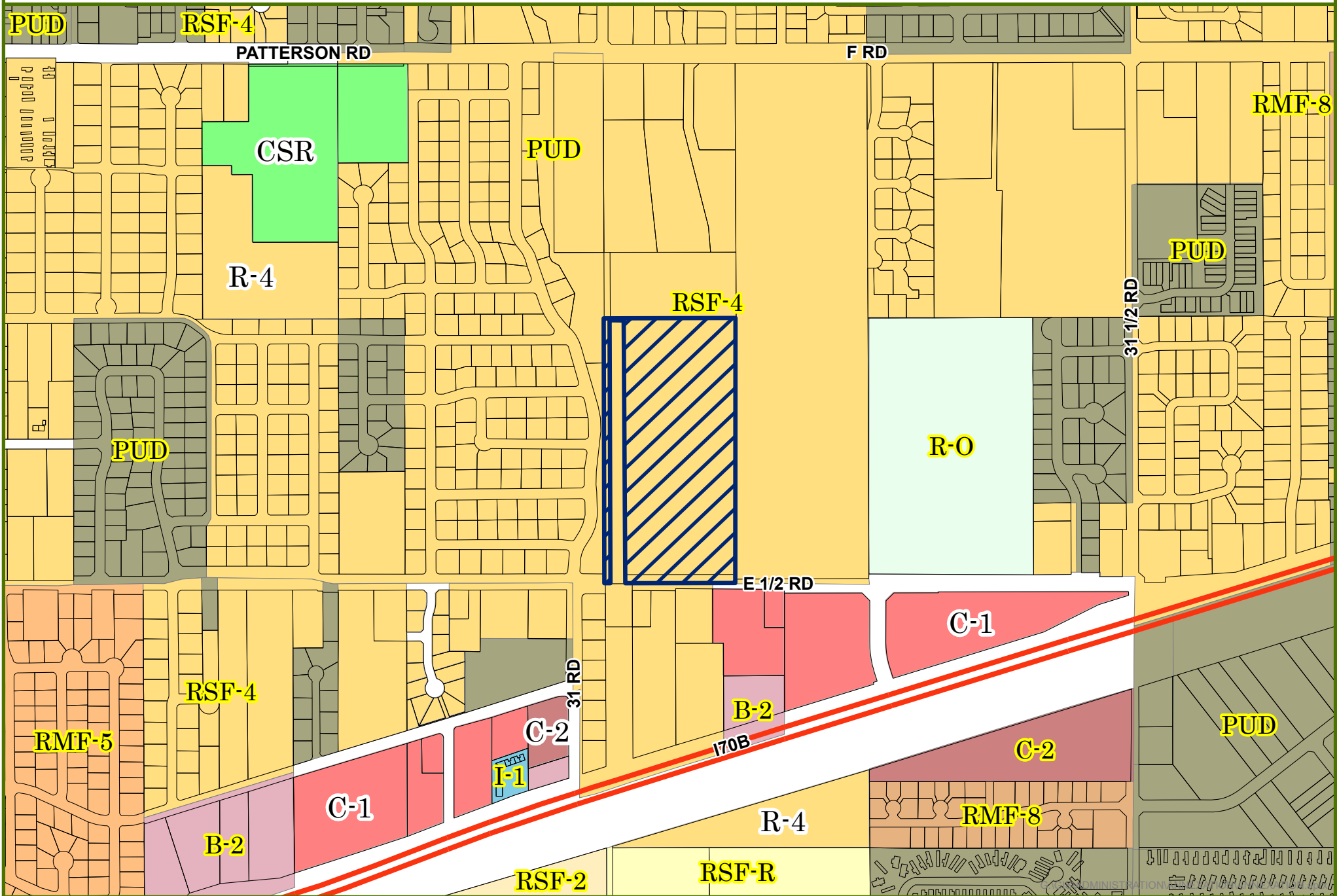
# GRAND VALLEY ESTATES ANNEXATION - LAND USE



0 0.1 0.2 Miles

 Annexation Boundary

# GRAND VALLEY ESTATES ANNEXATION - ZONING



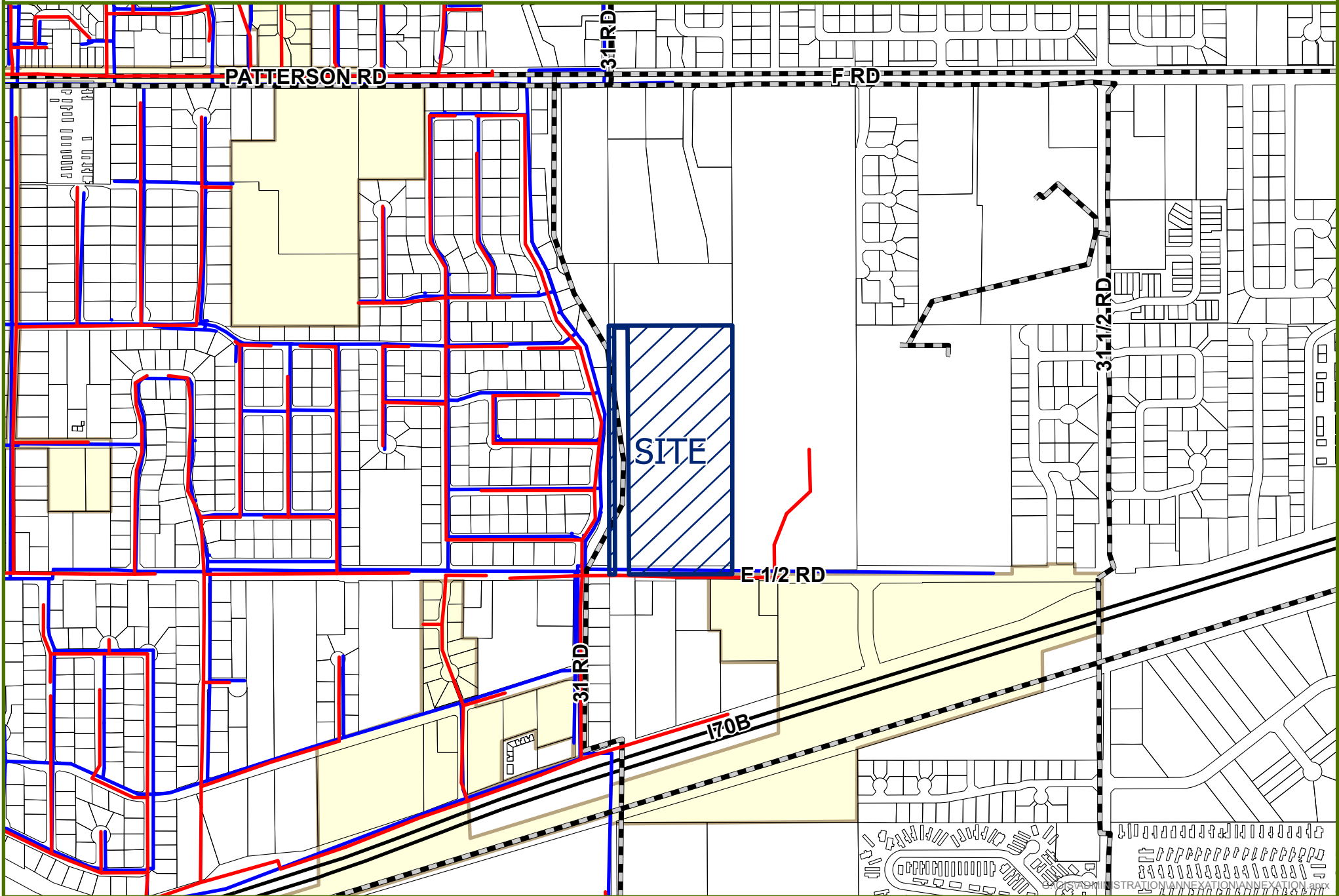
0 0.1 0.2 Miles

 Annexation

City Zoning

County Zoning

# GRAND VALLEY ESTATES ANNEXATION - UTILITIES



0 0.1 0.2 Miles

- NON-CITY FIBER
- SEWER
- CLIFTON WATER
- CITY LIMITS

Date Created: 11/22/2022





View of the subject property  
looking north from E ½ Road

ANNEXATION SCHEDULE			
<b>December 7, 2022</b>	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
<b>December 13, 2022</b>	Planning Commission Considers Zone of Annexation		
<b>January 4, 2023</b>	City Council Intro Proposed Zoning Ordinance		
<b>January 18, 2023</b>	City Council Accept Petition/Annex and Zoning Public Hearing		
<b>February 19, 2023</b>	Effective date of Annexation and Zoning		
ANNEXATION SUMMARY			
File Number	ANX-2022-478		
Location	NE Corner of 31 Rd and E ½ Rd		
Tax ID Number(s)	2943-102-00-020		
Number of Parcel(s)	1		
Existing Population	0		
No. of Parcels Owner Occupied	0		
Number of Dwelling Units	0		
Acres Land Annexed	17.13		
Developable Acres Remaining	17.13		
Right-of-way in Annexation	E ½ Rd		
Previous County Zoning	RSF-4		
Proposed City Zoning	R-12		
Surrounding Zoning:	North:	County RSF-4	
	South:	County RSF-4/City C-1	
	East:	County RSF-4 (Long's Park)	
	West:	County RSF-4	
Current Land Use	Vacant Land		
Proposed Land Use	Residential Medium		
Surrounding Land Use:	North:	Residential Medium	
	South:	Commercial	
	East:	Parks & Open Space	
	West:	Parks & Open Space/Residential Low	
Comprehensive Plan Designation:	Residential Medium		
Zoning within Comprehensive Plan Designation:	Yes:	<input checked="" type="checkbox"/>	No: <input type="checkbox"/>
Values:	Assessed	\$5,610	
	Actual	\$21,240	
Address Ranges	3100 to 3116 E ½ Rd, even only		
Special Districts:	Water	Clifton	
	Sewer	Persigo	
	Fire	Clifton	
	Irrigation/Drainage	Palisade Irrigation/GVDD	
	School	D51	
	Pest	Grand River Mosquito Control District	

## Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, June 12th on zoom to inform neighbors about the intent to submit an annexation and zone of annexation application for a property located at the NE corner of E ½ Rd. and 31 Rd. There were 7 participants and the meeting lasted approximately 40 minutes from 5:30–6:10 pm.

Ty Johnson, with Kart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Nicole Galehouse, Principal Planner with the City of Grand Junction, was in attendance and answered questions from participants regarding the City's regulations and development processes.

The following topics were addressed during the discussion portion of the meeting:

- Impacts to traffic in the area, and more specifically on E ½ Rd.
- Future access locations for development on the site.
- Questions regarding annexation and whether other properties in the area would be forced to annex.
- Questions about the presence of floodplain and how development will occur in the presence of floodplain.
- Requests for the property to be vacant and exist as a buffer between Clifton and Grand Junction.
- Questions about the plan for development. Complaints that there is no plan presented with the annexation request.
- Questions about how this property can go from RSF4 zoning in the County to R12.
- Concerns about the impact this development will have on emergency services and whether police and fire will be able to protect additional residents.
- Questions about when public hearings will be scheduled.
- Questions about who was sent a letter about the neighborhood meeting.
- Concerns that nearby residents are losing the country life they once had.
- Questions about why the developer has re-submitted the application with an R12 request, from a previous R8 request.

AREC 12 LLC  
PO BOX 29046  
PHOENIX AZ 85083-9046

BELLOTTI AARON FRANCIS  
BELLOTTI HANNAH KATHLEEN  
3094 WALNUT PL  
GRAND JUNCTION CO 81504-5638

BERCHDORF STEVEN DONALD  
3096 CEDAR DR  
GRAND JUNCTION CO 81504-5624

BONINE ROSEMARY  
BONINE RICHARD W  
3109 E 1/2 RD  
GRAND JUNCTION CO 81504-6013

BOWMAN FRANK LEROY  
BOWMAN GLENICE K  
PO BOX 23939  
SILVERTHORNE CO 80498-3939

BROUGHTON ROCHELLE LEA  
3098 CEDAR DR  
GRAND JUNCTION CO 81504-5624

CASE BARBARA L  
CASE DOUGLAS R  
3093 EVANSTON AVE  
GRAND JUNCTION CO 81504-4309

CASTER CECIL D  
CASTER AMY C  
3094 PINYON PL  
GRAND JUNCTION CO 81504-5634

CENTRO DE LA FAMILIA DE UTAH  
525 S 300 W  
SALT LAKE CITY UT 84101-2503

CITY OF GRAND JUNCTION  
NICOLE GALEHOUSE  
250 N 5TH ST  
GRAND JUNCTION CO 81501-2628

CLEARWELL PLLC  
JOSEPH W MAILANDER  
2135 BLAKE BLVD SE  
CEDAR RAPIDS IA 52403-2823

CLOTE ELISE NICOLE  
BISBEE THOMAS CHARLES  
580 31 RD  
GRAND JUNCTION CO 81504-5667

DEARBORN DAVID H  
DEARBORN JEANETTE E  
3093 WALNUT PL  
GRAND JUNCTION CO 81504-5637

DEFRANK MATTHEW JOHN  
1926 RUDDY CT  
JOHNSTOWN CO 80534-9248

ESPINOZA FRANCISCO  
ESPINOZA CLAUDIA A  
3658 RIDGE DR  
GRAND JUNCTION CO 81506-8497

FRUITVALE ESTATES  
REX NYE  
542 HOOVER CT  
GRAND JUNCTION CO 81504-5896

GALLEGOS KARLA LILIANA MARTINEZ  
GALLEGOS VALERIA MARTINEZ  
3095 WALNUT PL  
GRAND JUNCTION CO 81504-5637

GIBSON EDWARD R  
3092 WALNUT PL  
GRAND JUNCTION CO 81504-5638

GIDEON KEN  
GIDEON TUESDAY  
3091 EVANSTON AVE  
GRAND JUNCTION CO 81504-4309

GRAND JUNCTION VENTURE LLC  
18 BILTMORE ESTATES  
PHOENIX AZ 85016-2822

HOOVER MELVIN L ESTATE  
HOOVER RODNEY WAYNE  
3095 E 1/2 RD  
GRAND JUNCTION CO 81504-5608

HUFF ROBERT WADE II  
HUFF ROSEMARY PEARSON  
3094 CEDAR DR  
GRAND JUNCTION CO 81504-5624

KAART PLANNING & LANDSCAPE  
ARCHITECTURE  
TY JOHNSON  
734 MAIN ST  
GRAND JUNCTION CO 81501-3598

KILPATRICK OXFORD HOLDINGS LLC  
3357 SOPHIA CT  
LOVELAND CO 80537-8811

KNEZ PAUL M  
KNEZ SHERRIE R  
3094 BOOKCLIFF AVE  
GRAND JUNCTION CO 81504-4326

LAVEN JOSHUA D  
3096 EVANSTON AVE  
GRAND JUNCTION CO 81504-5630

LAWS DAVID  
LAWS ELISA  
3093 BOOKCLIFF AVE  
GRAND JUNCTION CO 81504-4323

LINDEMANN GEORGE M  
3094 EVANSTON AVE  
GRAND JUNCTION CO 81504-5630

MADDALONE RICHARD L  
MADDELONE CATHERINE I  
3097 CEDAR DR  
GRAND JUNCTION CO 81504-5623

MARQUEZ NORMAN G  
MARQUEZ CONNIE F  
544 31 RD  
GRAND JUNCTION CO 81504-5733

MCDANIEL DILLON  
3097 EVANSTON AVE  
GRAND JUNCTION CO 81504-4309

MCELWAIN BLAKE E  
MCELWAIN SHERI A  
542 31 RD  
GRAND JUNCTION CO 81504-5733

MENDOZA LARISA GUADALUPE  
RUBALCABA  
548 31 RD  
GRAND JUNCTION CO 81504-5733

MESA COUNTY  
PUBLIC SITE  
PO BOX 20000  
GRAND JUNCTION CO 81502-5024

MIRELES SAMANTHA N  
MIRELES MELITON M JR  
3096 WALNUT PL  
GRAND JUNCTION CO 81504-5638

MONTOYA SAMUEL  
MONTOYA MARGARITA  
3095 CEDAR DR  
GRAND JUNCTION CO 81504-5623

MORELLI CARLA A  
MORELLI MICHAEL E  
8459 S 1275 E  
SANDY UT 84094-1363

OGLESBY CAROL A  
3095 EVANSTON AVE  
GRAND JUNCTION CO 81504-4309

OTT ADAM C  
OTT JENNIFER L  
5131 WIGHTMAN CT  
HOUSTON TX 77069-2036

PEARCE FAMILY REV TRST DTD JAN  
30 2004  
3093 PINYON PL  
GRAND JUNCTION CO 81504-5633

PERIMAN KENNETH DOUGLAS  
582 31 RD  
GRAND JUNCTION CO 81504-5667

POTTER CORY LEE  
2277 L RD  
GRAND JUNCTION CO 81505-9352

ROBERT & VIVIAN MARTINEZ 2004  
TRUST  
MARTINEZ ROBERT T, VIVIAN J, & RAY  
12061 MARBEL AVE  
DOWNEY CA 90242-2657

ROBERT CHARLES BUCKLEY REV LIV  
TRST  
3096 PINYON PL  
GRAND JUNCTION CO 81504-5634

ROCKY MOUNTAIN GUN CLUB LLC  
545 31 RD  
GRAND JUNCTION CO 81504-5772

RUPE BRANDON C  
3097 WALNUT PL  
GRAND JUNCTION CO 81504-5637

SCOTT MARIA GUADALUPE NARVAEZ  
12716 ROSS AVE  
CHINO CA 91710-3655

SHARPE FREDERICK M  
BROSIG MARIAN RUTH  
3097 BOOKCLIFF AVE  
GRAND JUNCTION CO 81504-4323

SKARE DOUGLAS D  
SKARE MARGARET F  
3093 HOISINGTON AVE  
GRAND JUNCTION CO 81504-4312

STEWART JARED ODELL  
3099 CEDAR DR  
GRAND JUNCTION CO 81504-5623

TOLLE GREGORY G  
TOLLE DIANE L  
3101 F RD  
GRAND JUNCTION CO 81504-5915

WALDSCHMIDT CHARLES D  
WALDSCHMIDT SHELLA MARIE  
3092 PINYON PL  
GRAND JUNCTION CO 81504-5634

WAL-MART REAL ESTATE BUSINESS  
TRUST  
2001 S E 10TH ST  
BENTONVILLE AR 72716-0550

WATSON MARY L  
3095 BOOKCLIFF AVE  
GRAND JUNCTION CO 81504-4323

WEBER JOEL C  
WEBER LACEY  
3092 CEDAR DR  
GRAND JUNCTION CO 81504-5624

WELSH EMERY H  
WELSH DEBORAH G  
3109 F RD  
GRAND JUNCTION CO 81504-5915

WOOD THOMAS J  
25 ORANGE ST  
WEST SPRINGFIELD MA 01089-1129





734 Main Street  
Grand Junction  
CO 81501  
970.241.0745  
[planning@kaart.com](mailto:planning@kaart.com)

**Note: This is a revised neighborhood meeting update. Please disregard any previous notice you received.**

Dear Property Owner,

You are invited to attend a virtual neighborhood meeting on Monday, September 12th at 5:30 pm for a development application for annexation and zone of annexation for a property located at the NE corner of E ½ Rd. and 31 Rd. The subject property is approximately 16.14 acres in size.

A development application for annexation into the city limits of Grand Junction and zone of annexation for the subject property will be submitted to the City of Grand Junction Community Development Department following this neighborhood meeting. The applicant must request a City zone district for the property as a part of the Annexation process. The applicant is requesting a City of Grand Junction zone district of R12 (Residential - 8-12 dwelling units an acre) for the subject property.

An overview of the development application will be presented at the neighborhood meeting and you will have an opportunity to ask questions about the application. The neighborhood meeting will be held on Zoom at 5:30 pm on Monday, September 12th. Please use the link below and then enter the meeting ID and passcode to log into the meeting.

<https://zoom.us/join> or dial in at +1 719 359 4580

Meeting ID: 870 6826 4382

Passcode: 088213

Please reach out directly to me with any questions about attending the meeting, or if you would like me to email you a link for the meeting.

Ty Johnson

A handwritten signature in black ink, appearing to read "Ty Johnson".

Planning Manager

[ty.johnson@kaart.com](mailto:ty.johnson@kaart.com)



Subject Property

Public Comment  
Received via Email

## Nicole Galehouse

---

**From:** 1spanishlanguagegirl <broughtonrochelle86@gmail.com>  
**Sent:** Wednesday, January 11, 2023 2:32 PM  
**To:** Nicole Galehouse  
**Cc:** Jackie Broughton  
**Subject:** Re: Concerns with project ANX-2022-478 Grand Valley Estates Annexation

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

Thank you for your response. I'm just wondering also - did the project get denied or are there still meetings tonight? I noticed on your page online that it said "Denied"

Also, the homeowners don't want a bridge going across the ditch to meet up with Bookcliff. Putting a bridge across the ditch would make it very dangerous for traffic on 31 Road and the increased traffic congestion would make it very difficult for anyone to get out as well as being dangerous. If they put any driveways in, then they need to put it off of E 1/2 or another location closer to the complex - we don't want a bridge over the ditch. Thank you.

On Wed, Jan 11, 2023 at 11:58 AM Nicole Galehouse <[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)> wrote:

Rochelle and Jackie,

Thank you for sending in these concerns. I will make sure they are added to the record.

**Nicole Galehouse, AICP**

Principal Planner

[970.256.4014](tel:970.256.4014)

[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)



---

**From:** 1spanishlanguagegirl <[broughtonrochelle86@gmail.com](mailto:broughtonrochelle86@gmail.com)>  
**Sent:** Wednesday, January 11, 2023 10:44 AM  
**To:** Nicole Galehouse <[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)>

Cc: Jackie Broughton <[jackieb@sopris.net](mailto:jackieb@sopris.net)>

Subject: Concerns with project ANX-2022-478 Grand Valley Estates Annexation

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

Hi Nicole,

I am reaching out to you regarding the proposed annexation and building you want to do at 31 Rd and E ½ with the Grand Valley Estates. My grandmother and myself are homeowners in the area and we have some concerns that we would like to voice. We tried calling in by phone on 1-10-23 by 5:30 but the line was already closed. I was going to register online to join virtually but was not sure if registration was already closed because I didn't know we had to register.

Having said that, our concerns are as follows:

Issue 1: The traffic on 31 Road is already bad and people already use our road like it's a racetrack to speed on. Our fear is that putting an apartment complex in will only make traffic on 31 Road a lot worse not to mention cause numerous accidents. We have already had to put speed monitors on 31 Road on several occasions. We also have the traffic from Central High School and people going to Walmart Neighborhood to shop. Putting at least 200 more cars and people on the road in this area would be just asking for more accidents to happen.

Issue 2: Emergency vehicles need to be able to get in and out of the area in case of Fire and/or a medical emergency. We have had numerous fires in our ditch which the Fire Department has to be able to access to put out. More traffic also creates a hazard for the Fire Department and makes their job harder when everyone wants to stop and look at what is going on with the fire. This also puts more of the public lives in danger if the fire department is hindered while trying to put the fire out by increased traffic. It is better for emergency vehicles to have 2 access points for entry and exit to a building or a fire lane. Keep in mind they would also need access to a hydrant or some water source. With increased congestion and traffic this would also be a concern. We have had situations in which some homeowners have had to evacuate due to a fire.

Issue 3: Trees – The trees in the ditch do provide privacy to the homeowners on our side of 31 Road. Removal of the trees would reduce fires with the reduction of dead and dried timber; however, it would also mean that our privacy is now reduced also if not taken entirely away. Homeowners have the right to peaceful enjoyment of their property. The lack of trees would mean privacy is gone as well as the noise of construction and building being bothersome to a lot of people.

Like I said, we tried to voice our concerns, but were not able to join the meeting by phone as the line was already closed and we don't drive so we can't attend meetings in-person to voice concerns like the above. If you have any questions for us, please feel free to reach out. Thank you.

Rochelle and Jackie B. 970-434-8004

## Nicole Galehouse

---

**From:** Jamie Snodgrass <jamied0169@q.com>  
**Sent:** Monday, January 9, 2023 4:45 PM  
**To:** Nicole Galehouse  
**Subject:** ANX-2022-478 Grand Valley Estates Annexation

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

To Whom It May Concern:

I recently was informed by a neighbor of a proposed subdivision going in on [17.42](#) acres East of 31 Road and North of E ½ Rd. It was stated that the proposal is for 205 units.

My family which includes my husband and two sons live on Bookcliff Ave just east of 31 Road, 5 houses in and we were not given any information about this proposal. It was mentioned to me that you only had to contact people/homeowners within 500 feet of the proposed site. With the location of my home I am not sure how fair that is knowing the large amount of vacant land between the site and the established homes so that we would not have to be formally informed.

From the information I was given, the developer is asking to have this area approved for RSF-12, stating it would fit within the current area. From the information I have found the zoning is RSF-4 with a few RSF-8 so I am not sure how that would fit into the surrounding neighborhoods. This also will be additional traffic to our area and with both a High School and a Middle School in close proximity and a new Charter School slated to begin in the old Rocky Mountain Gun Club location our traffic is very high during start and finish times of schools. If they did approve the entrance with a bridge to enter into our subdivision this would add so much traffic to our quiet neighborhood where the kids feel safe to play outside and ride their bikes. I am hoping a traffic and facility/store study was done and could be provided for all of us who are concerned about the proposal.

I am not opposed to development, I know this is going to happen, but please take into consideration the safety of the families and children in the neighborhoods close by. The children want to be able to be kids and be able to play outside and ride their bikes and not have to worry about so many additional cars driving by their front doors. If you would consider it truly being a like development with staying with the RSF-4 zoning I believe we would be more receptive to this.

So please hear my voice for my family. As I stated if you would keep it RSF-4 then I feel you would have less opposition and more support.

Sincerely,

Jamie Snodgrass

## Nicole Galehouse

---

**From:** Bill and Cheryl Conrod <bcconrod@yahoo.com>  
**Sent:** Sunday, January 8, 2023 10:06 PM  
**To:** Nicole Galehouse  
**Subject:** comment, ANX-2022-478, January 10 planning hearing

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

I am a home owner near the proposed Grand Valley Estates Annexation north of E 1/2 road and east of 31 Road. My wife and I protest rezoning from 4(RSF-4) to much higher density R-12 during a planning hearing on January 10. The road infrastructure won't handle this and it will impact the neighboring neighborhood quality. High density housing away from jobs just results in more traffic and resulting problems of congestion, pollution, etc. That is bad city planning, or lack of planning.

In general, the process of re-zoning at the request of developer's money is offensive. A plan was made for various reasons, people made decisions based on that, so stick with the original plan of R-4 zoning.

(signed)  
William F. and Cheryl M. Conrod  
3091 Walnut Place  
Grand Junction, CO 81504

970-712-8684  
bcconrod@yahoo.com

## Nicole Galehouse

---

**From:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Sent:** Sunday, January 8, 2023 6:14 PM  
**To:** Nicole Galehouse  
**Cc:** stuart@cqlawfirm.net; rcbuckley@ymail.com; Rod Hoover; Rose Bonine; ewelsh@bresnan.net; Janet Rowland; comdev  
**Subject:** Grand Valley Estates Annexation  
**Attachments:** Oppose R-12 Zoning for NE Corner 31 & E.5 Rds.pdf; 205 Units with Notice.pdf

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

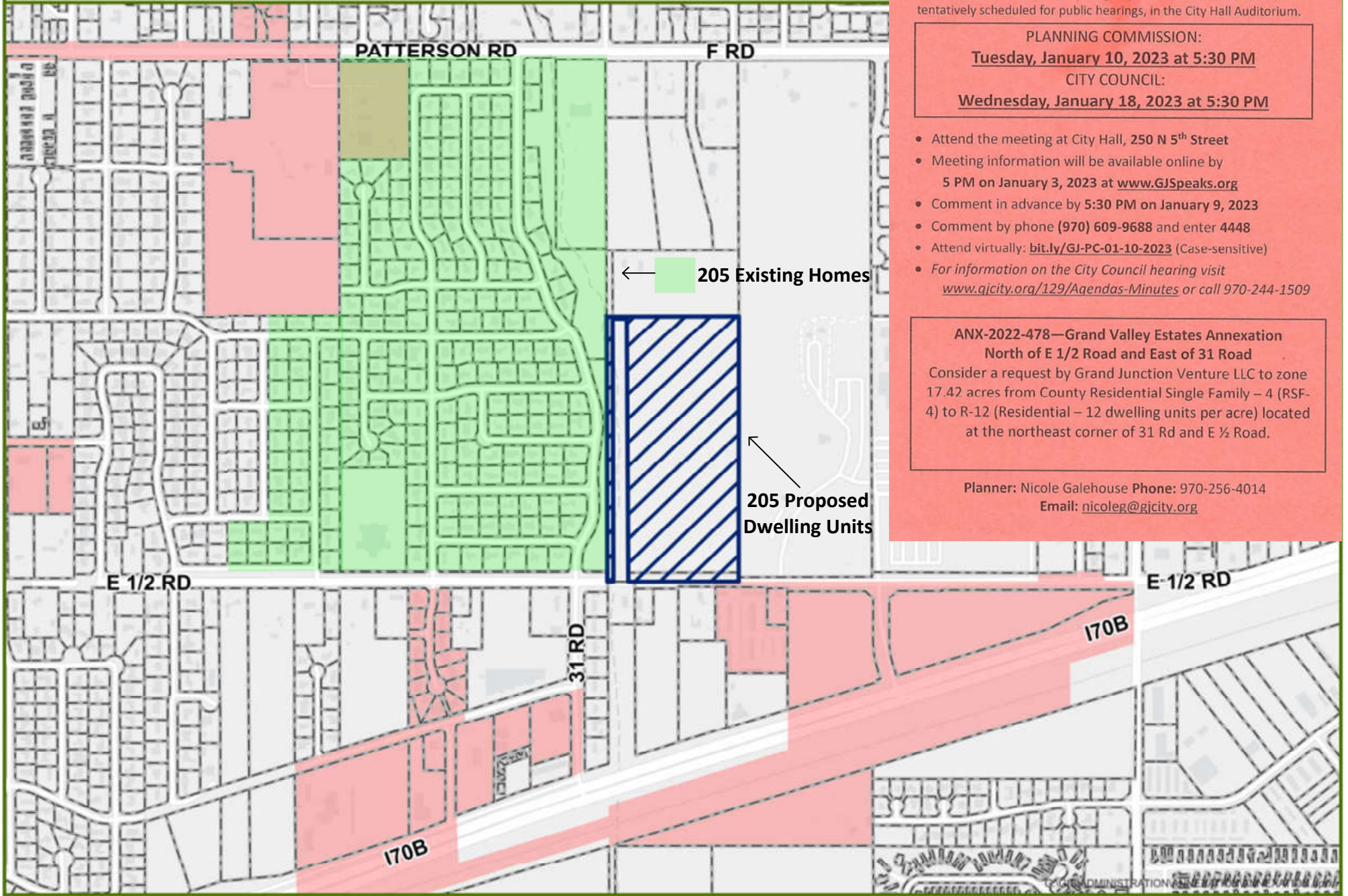
Nicole,

Attached is the petition of neighbors that were contacted regarding the proposed rezoning. Everyone that we had the opportunity to speak with were opposed to this proposal. I scanned these into a pdf that I posted on GJSpeaks. We will submit the originals to the Planning Commission on the 10<sup>th</sup> unless these need to be delivered to the Planning Department prior to the meeting. Please let me know the proper procedure to submit the originals.

Respectfully,  
Greg Tolle  
3101 F Road  
970-433-9182



# GRAND VALLEY ESTATES ANNEXA



## NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

### PLANNING COMMISSION:

**Tuesday, January 10, 2023 at 5:30 PM**

### CITY COUNCIL:

**Wednesday, January 18, 2023 at 5:30 PM**

- Attend the meeting at City Hall, 250 N 5<sup>th</sup> Street
- Meeting information will be available online by 5 PM on January 3, 2023 at [www.GJSpeaks.org](http://www.GJSpeaks.org)
- Comment in advance by 5:30 PM on January 9, 2023
- Comment by phone (970) 609-9688 and enter 4448
- Attend virtually: [bit.ly/GJ-PC-01-10-2023](https://bit.ly/GJ-PC-01-10-2023) (Case-sensitive)
- For information on the City Council hearing visit [www.gjcity.org/129/Agendas-Minutes](http://www.gjcity.org/129/Agendas-Minutes) or call 970-244-1509

### ANX-2022-478—Grand Valley Estates Annexation North of E 1/2 Road and East of 31 Road

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 dwelling units per acre) located at the northeast corner of 31 Rd and E 1/2 Road.

Planner: Nicole Galehouse Phone: 970-256-4014  
Email: [nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)



Annexation

City Limits



Date Created: 11/22/2022


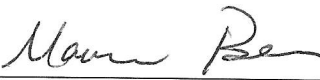




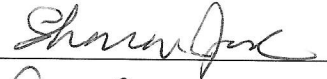

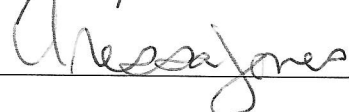
## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Elisa Laws	3093 Bookcliff Ave	970-433-9004	Elisa Laws
CAROL JONES	3092 Bookcliff Ave	253-4282	Carol Jones
Shelby Laird	3091 Bookcliff Ave	970-697-4716	Shelby Laird
Matt Harris	3090 Bookcliff Ave	970-730-9540	Matt Harris
Barok Oglesby	3095 Evanston Ave	970-260-8303	Barok Oglesby
Jamie Snodgrass	3089 Bookcliff Ave	970-234-9423	Jamie Snodgrass
Joseph Burck	3088 Bookcliff Ave	970-712-7482	Joseph Burck
William F. Hauer	3085 Bookcliff	970 314-9277	William F. Hauer
Nicoles	" "	" "	Nicoles
Jill	3082 Bookcliff Ave	970-220-6542	Jill


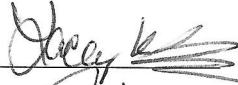


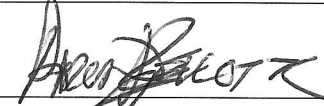

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Stephanie Pomrenke	564 Eastbrook	(970) 434-3022	
Maureen Beam	564 Eastbrook	(970) 434-3022	
R. Staats	3089 HEATHERTON AVE	970-778-1719	R. Staats
<del>Randy Herwick</del>	<del>593 BIRD</del>	<del>970-379-5976</del>	<del></del>
MATT Hayden Lyone addresses.	583 31 Rd	720 234 5800	
Jane Staats	586 31 rd	970-250-7878	
Lisa Cothran	588 31 Rd	970-640-0631	
Sharon Jones	590- 31 Rd	970-549-1460	
Joe Jones	590- 31 Rd	970-549-1460	
Tressa Jones	590 31 Rd	970-433-8740	

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Jaqueline Broughton	3098 Cedar Dr. Grand Jet, CO 81504	970-434-8004	
Robb + Rosemary Huff	3094 Cedar Dr JJ CO 81504	970-986-9194	
Joel + Lacey Weber	3092 Cedar Dr Grand Jet 81504	970-216-9166	
Peter + Wanda Mead	3087 Cedar Dr. GJK 81504		
Sandy Peeso	3085 Cedar Dr. GJ, CO 81504		
Jim Peeso	3085 Cedar Dr GJ. CO 81504		
Aaron Belmont	3094 WALNUT PL 81504		
BRANDON RUPE	3097 WALNUT PL	970.250.6812	

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Hannah Bellotti	3094 Walnut Pl	970-216-1258	Hannah Bellotti
Samantha Niveles	3096 Walnut Pl.	303-513-2925	Samantha Niveles
Karla Martinez	3095 Walnut Place	970-312-6104	Karla Martinez
BOB GIBSON	3092 WALNUT PLACE	970-270-5009	Bob Gibson
Jeanette Dearborn	3093 Walnut Place	970-434-8751	Jeanette Dearborn
David Dearborn	3093 Walnut Place	970-434-8751	David Dearborn
WILLIAM F. CONROD	3091 WALNUT Pl.	970-712-8684	William F. Conrod
Cheryl McConrod	3091 Walnut Place	970-712-8686	Cheryl M. Conrod
Kelly Robb	3089 Walnut Pl.	808-639-9567	Kelly Robb
Rochelle Broughton	3098 Cedar Dr.	970-434-8004	Rochelle Broughton

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Lyle Webb	3089 Pinion Pl.	970-462-8669	Lyle Webb
Charlotte Pearce	3093 Pinyon Pl	970-646-0402	Charlotte Pearce
Amy Caster	3094 Pinyon Pl	970-773-8426	Amy Caster
Shella Watschmidt	3092 Pinyon Pl	970-243-2313	Shella Watschmidt
R.C. Buckley	3096 Pinyon Pl.	970-261-6000	R.C. Buckley
Diane Arocha	3088 Pinyon Pl.	918-902-5867	Diane Arocha
PAULIP AROCHA	3088 Pinyon Pl.	918-313-3634	Paulip Arocha
Sandra Kaufmanis	3091 Pinyon Pl.	970-434-8492	Sandra J. Kaufmanis
Judy Mantzoff	3090 Heatherton Ave	970-523-1357	Judy Mantzoff
Naomi Garcia	3082 Heatherton Ave	970-434-9498	Naomi Garcia

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Jackie Watters	538 Hoover Ct.	970-697-9113	Jackie Watters
Crystal Meyer	536 Hoover Ct	970-314-0551	Crystal Meyer
Laura Smith	539 Hoover Ct	513-309-5005	Laura Smith
Patricia Williams	541 Hoover Ct	970-261-2721	Patricia Williams
DENIS & CRIS RYLA	543 HOOVER CT	847-983-1182	Den Ryla
Bob Cress	534 Hoover Court	970-9859670	Bob Cress
Kathy Rossmann	547 Hoover Ct	970-640-2421	Kathy Rossmann
Fredrick M. Anduleto	549 Hoover Ct	970-773-3824	Fredrick M. Anduleto
Blake McElwan	542 31 Rd	970-216-6025	Bl. McElwan
Louis DeRose, Jr.	3046 E ½ Rd. N.	970-434-1105	Louis C. DeRose Jr.

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Joan Humble	534 31 RD	970 250 1925	<i>Joan Humble</i>
Jane Humble	534 31 Rd	970 250 6301	<i>Jane Humble</i>
Javed Oatis	536 31 RD	970 589 1532	<i>Javed Oatis</i>
Michelle CRAVER	536 31 Rd	970-366-0934	<i>Michelle Craver</i>
Mark Baker	538 31 Rd	970-640-8064	<i>Mark Baker</i>
Malcolm Sanderson	540 31 RD	970 434 0109	<i>Malcolm Sanderson</i>
Dorothy J. Sanderson			
Ray Tafasa	548 Hoover		
Doug Alber	546 Hoover Ct.	970-712-7111	<i>Doug Alber</i>
HOWARD CARPENTER	540	970-644-2618	<i>Howard M. Carpenter</i>



## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
E/BEN CLARK	580 31 Rd	314-458-4139	[Signature]
Chris Cote	580 31 Rd	314-683-4815	[Signature]
Suzanne Knez	3094 Bookcliff Ave.	970-629-2186	[Signature]
Paul Knez	3094 BOOKCLIFF AVE.	970-629-2186	Paul Knez


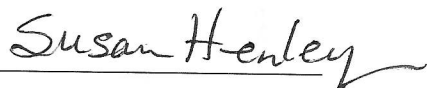




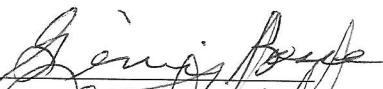
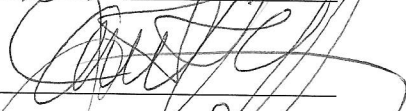


## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Cheryl Fiegel	562 Grand Valley Dr 81504	910-523-1599	Cheryl Fiegel
William R. Fiegel	562 Grand Valley Dr, 81504	970-523-1599-	William R. Fiegel
Michael Potterff	551 Grand Valley Dr.	970-712-8864	Michael Potterff






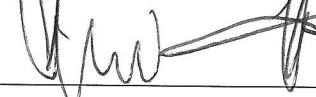
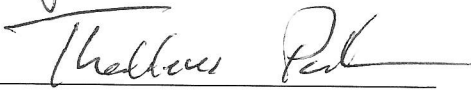
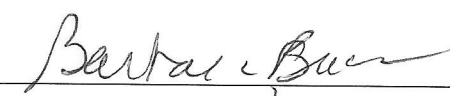
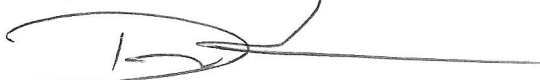
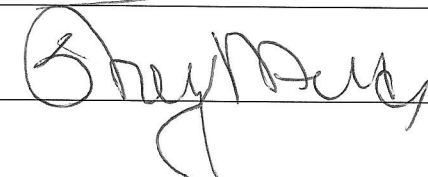
## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Craig Hendee	3074 Bookcliff Ave	970-215- <del>6056</del>	
Susan Henley	3076 Bookcliff Ave	970-274-4046	
Russell R. Deak	3076 Bookcliff	970-274-9993	
Tom Hurda	578 So. Asbury Ct	970 640.1207	
Kari Perez	576 S. Asbury Ct.	(562)544-9865	
Patricia Silvers	577 S. Asbury Ct	970 200-1400	
Genie Basse	575 S Asbury Ct.	523-2023 970- <del>523</del> 20	
Janet Huff	574 S Asbury Ct	303 944 1359	
Melvin L. Stoltenberg	573 S. Asbury Ct.	970-434-9067	
Cheryl A Brown	571 S Asbury Ct	970-434-3956	

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Erin Bruyman	565 Sun Valley St 81504	707 246 5627	
Travis Winters	566 Sun Valley St 81504	970 216 4045	
John Lavery	568 Sun Valley	81504	
John Bohl	567 Sun Valley	81504	
NINA HAWKS	569 Sun Valley	81504	
CHRISTOPHER HAWKS	569 Sun Valley	81504	
Theodore Paddal	570 Sun Valley	81504	
Barbara Brown	572 Sun Valley St	81504	
Annex Meeder	3072 Bookcliff	81504	
Oruy Meeder	3072 Bookcliff	81504	

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Rosemary Bonine	3109 E 1/2 Road	970-314-2686	Rosemary Bonine
Roy Joe Steed	3073 E 1/2 Road	651-492-9173	Roy Joe Steed
MICHAEL SEARSO	552 SUN VALLEY	970 812 6485	Michael Searso
William Vanal	555 Sun Valley St.	720-505-1087	William Vanal
David Raff	556 sun valley	970 985-0491	David Raff
Darrell Adderley	557 Sun Valley	970 208 5598	Darrell Adderley
Patrick Hutchison	558 Sun Valley St	970-623-1672	Patrick Hutchison
Tylee Roberts	559 sun valley st	435-557-6545	Tylee Roberts
James Hurst	562 Sun Valley St	970 208 5344	James Hurst
DIANA HURST	562 Sun Valley St	970 640 2161	Diana Hurst

## Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Myra O'Day	567 S. Asbury Ct.	970-260-6516	Myra O'Day
Don Oberst	564 S. Asbury Ct	970 523 1106	Don Oberst
Bronwyn Beckstead	566 S Asbury Ct.	970-270-1393	Bronwyn Beckstead
Charles Yost	528 S Asbury Ct	719 641- <del>581</del> <sup>2581</sup>	Charles Yost
Byron Brooks	570 S. Asbury Ct	720-934-8827	Byron Brooks
Phil Hobart	563 East Brook St	970-773-4379	Phil Hobart
Ronald Dennis	559 Eastbrook St	Grandpa 51584	Ronald Dennis
Sandy Campbell	557 Eastbrook St	970-523-0670	Sandy Campbell
Josh Rapin	551 Eastbrook St	970 712 2248	Josh Rapin

## Nicole Galehouse

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**From:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Sent:** Wednesday, January 4, 2023 1:50 PM  
**To:** Nicole Galehouse; stuart@cqlawfirm.net  
**Cc:** Janet Rowland; MComdev@mesacounty.us; Kevin.Holderness@mesacounty.us; Pam.Hawkins@mesacounty.us; Rose Bonine; Rod Hoover; comdev  
**Subject:** FW: Grand Valley Estates Property Signs  
**Attachments:** 205 Units.pdf

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

Nicole,

The sign that was reposted on December 13 was taken down on the 14<sup>th</sup> and there has not been any signage until yesterday. With this scheduled for the Planning Commission Meeting on January 10<sup>th</sup> it still doesn't comply with provisions of Section 21.02.080 (g) (4) of the City's Zoning and Development Code. With the annexation and rezoning extending west to 31 Road, shouldn't there be signage on 31 Road so the residence of Eastbrook Subdivision be notified of this annexation and rezoning?

In your December 7<sup>th</sup> Staff Report to the City Council under Fiscal Impacts to City Departments you state that ***the proposed buildup of this property does reflect the same density that is in the surrounding area.*** Can you please provide examples to justify that statement?

Respectfully,  
Greg Tolle  
3101 F Road  
970-433-9182

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**From:** Greg Tolle  
**Sent:** Tuesday, December 13, 2022 3:29 PM  
**To:** Nicole Galehouse <nicoleg@gjcity.org>  
**Subject:** RE: Grand Valley Estates Property Signs

Good afternoon Nicole,

The sign was just posted between 1:45 – 3:00 this afternoon. There have not been any signs up since 11/23 and doesn't comply with provisions of Section 21.02.080 (g) (4) of the City's Zoning and Development Code.

**(4) Property Sign.**

**(i) When required below, the applicant shall post approved signs giving notice of the application. The applicant shall post at least one sign on each street frontage of the property at least 10 calendar days before the initial public hearing and remain posted until the day after the final hearing. The applicant shall maintain the sign on the property until the day after the final public hearing.**

**(ii) One sign per street frontage is required.**

This proposed annexation and zoning will affect a lot of people in this area and they deserve to be notified. I'm not opposed to development but everything in this area is RSF-4 and this zoning doesn't blend with the existing neighborhoods.

Greg

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**From:** Nicole Galehouse <[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)>  
**Sent:** Monday, December 12, 2022 12:07 PM  
**To:** Greg Tolle <[gtolle@currentsolutionsgj.com](mailto:gtolle@currentsolutionsgj.com)>  
**Subject:** Grand Valley Estates Property Signs

Good morning Greg,

Thank you for reaching out on GJ Speaks about the application signs for the Grand Valley Estates annexation/zoning item. The applicant did post the property on November 22, 2022 (see attached photo). I have asked them to confirm if it's still there & replace if necessary. Let me know if you have any questions.

**Nicole Galehouse, AICP**

Principal Planner

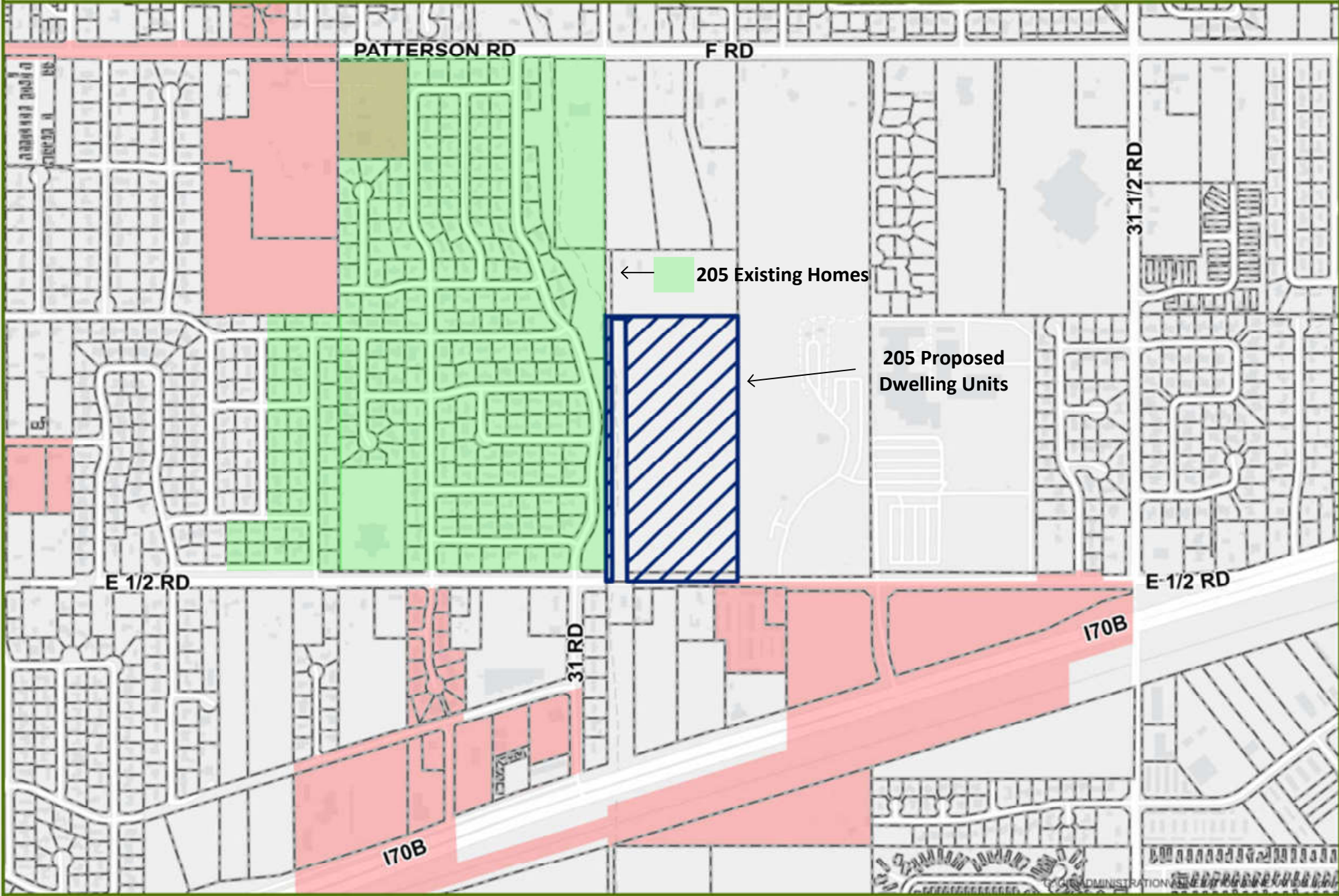
[970.256.4014](tel:970.256.4014)

[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)





# GRAND VALLEY ESTATES ANNEXATION



← 205 Existing Homes

← 205 Proposed Dwelling Units



Date Created: 11/22/2022



## Nicole Galehouse

---

**From:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Sent:** Tuesday, January 3, 2023 1:13 PM  
**To:** Nicole Galehouse  
**Subject:** RE: Mailing List

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

Will do, thanks

---

**From:** Nicole Galehouse <nicoleg@gjcity.org>  
**Sent:** Tuesday, January 3, 2023 11:59 AM  
**To:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Cc:** Rod Hoover <hoovrod@gmail.com>; richardbonine127@gmail.com  
**Subject:** RE: Mailing List

Greg,

You should have just received an email from Jake, one of our Planning Techs, with the list. It seems like the email for Richard Bonine bounced back, so if you could forward the list to him I would appreciate it. Thank you,

### Nicole Galehouse, AICP

Principal Planner

[970.256.4014](tel:970.256.4014)

[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)



---

**From:** Greg Tolle <[gtolle@currentsolutionsgj.com](mailto:gtolle@currentsolutionsgj.com)>  
**Sent:** Tuesday, January 3, 2023 11:09 AM  
**To:** Nicole Galehouse <[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)>  
**Cc:** Rod Hoover <[hoovrod@gmail.com](mailto:hoovrod@gmail.com)>; [richardbonine127@gmail.com](mailto:richardbonine127@gmail.com)  
**Subject:** Mailing List

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

Nicole,

Hope your holidays were enjoyable, could you please send us a copy of the mailing list for the last Notice of Public Hearing?

## Nicole Galehouse

---

**From:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Sent:** Monday, December 12, 2022 8:06 PM  
**To:** Nicole Galehouse  
**Subject:** RE: Grand Valley Estates Property Signs

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

My wife did see the sign on 11/22 on the way to the store and on the way back it wasn't there

---

**From:** Nicole Galehouse <nicoleg@gjcity.org>  
**Sent:** Monday, December 12, 2022 12:07 PM  
**To:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Subject:** Grand Valley Estates Property Signs

Good morning Greg,

Thank you for reaching out on GJ Speaks about the application signs for the Grand Valley Estates annexation/zoning item. The applicant did post the property on November 22, 2022 (see attached photo). I have asked them to confirm if it's still there & replace if necessary. Let me know if you have any questions.

**Nicole Galehouse, AICP**

Principal Planner  
[970.256.4014](tel:970.256.4014)  
[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)



## Nicole Galehouse

---

**From:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Sent:** Monday, December 12, 2022 1:24 PM  
**To:** Nicole Galehouse  
**Subject:** RE: Grand Valley Estates Property Signs

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

Nicole

Thanks for the response, it might have been there for a day or two but that's all, I drive E ½ Road every day.

Greg

---

**From:** Nicole Galehouse <nicoleg@gjcity.org>  
**Sent:** Monday, December 12, 2022 12:07 PM  
**To:** Greg Tolle <gtolle@currentsolutionsgj.com>  
**Subject:** Grand Valley Estates Property Signs

Good morning Greg,

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**Nicole Galehouse, AICP**

Principal Planner

[970.256.4014](tel:970.256.4014)

[nicoleg@gjcity.org](mailto:nicoleg@gjcity.org)



Public Comment  
Received via GJ Speaks

# Grand Junction Speaks

## Published Comments for January 10, 2023 Planning Commission Meeting

### Grand Valley Estates Annexation

Caryn Romeo

• Jan 9, 2023 • 5:04pm

I just heard about this yesterday for the first time and have not had time to adequately research it, but want to voice a couple of requests before the closing of comments. I live one more block to the West than was notified. First, 205 dwelling units is too high of density for this area. It is too close to Central High School. The character of a multistory structure does not fit in this neighborhood. The greatest complaint though has to do with the traffic on E 1/2. It is very difficult to get out on the street right now when School begins and ends. It is in a highly congested place with Wall Mart Neighborhood Market, Central High, Longs Park, and new commercial development across Warrior Way. Please reduce the density to be compatible with the existing size lots in the neighborhood to the West and East of Central. Also, I am totally against being annexed to the City. It looks as if this approved, enclaving of our Fruitvale area will be nearly complete. I want to see maps to see why Patterson North of us City Limits already. Thank you for your consideration of my comments, Caryn Romeo 560 Sol Ln

Address:

560 Sol Ln

Grand Junction, 81504

Jamie Snodgrass

• Jan 9, 2023 • 4:54pm

To Whom It May Concern: I recently was informed by a neighbor of a proposed subdivision going in on 17.42 acres East of 31 Road and North of E 1/2 Rd. It was stated that the proposal is for 205 units. My family which includes my husband and two sons live on Bookcliff Ave just east of 31 Road, 5 houses in and we were not given any information about this proposal. It was mentioned to me that you only had to contact people/homeowners within 500 feet of the proposed site. With the location of my home I am not sure how fair that is knowing the large amount of vacant land between the site and the established homes so that we would not have to be formally informed. From the information I was given, the developer is asking to have this area approved for RSF-12, stating it would fit within the current area. From the information I have found the zoning is RSF-4 with a few RSF-8 so I am not sure how that would fit into the surrounding neighborhoods. This also will be additional traffic to our area and with both a High School and a Middle School in close proximity and a new Charter School slated to begin in the old Rocky Mountain Gun Club location our traffic is very high during start and finish times of schools. If they did approve the entrance with a bridge to enter into our subdivision this would add so much traffic to our quiet neighborhood where the kids feel safe to play outside and ride their bikes. I am hoping a traffic and facility/store study was done and could be provided for all of us who are concerned about the proposal. I am not opposed to development, I know this is going to happen, but please take into consideration the safety of the families and children in the neighborhoods close by. The children want to be able to be kids and be able to play outside and ride their bikes and not have to worry about so many additional cars driving by their front doors. If you would consider it truly being a like development with staying with the RSF-4 zoning I believe we would be more receptive to this. So please hear my voice for my family. As I stated if you would keep it RSF-4 then I feel you would have less opposition and more support. Jamie Snodgrass

Address:

3089 Bookcliff Avenue

Grand Junction, 81504

Robert Huff

• Jan 9, 2023 • 4:36pm

The increased traffic, the character of our neighborhood, the ingress and egress to the site at E 1/2 Rd all are very troubling to me. I do not think this is an appropriate plan for that site. It is way too dense for this area. A single family home development would likely have my support as it is in keeping with the fit and tone of our neighborhood. I have lived in Eastbrook for 20 years. We do have a very nice vibe here in spite of the occasional traffic jams during peak school and going to

work hours. I have seen some very close calls between pedestrians-mostly school kids at our intersection of E 1/2 and 31 Road. It defies logic to think that this little intersection could handle all that increased traffic. Safety alone is enough to cause me to wonder about such a radical change in zoning. I am against this re-zoning to R-12.

Address:

3094 Cedar Drive  
Grand Junction, 81504  
Russell Old Wire

• Jan 9, 2023 • 1:06pm

Google Dwyer my living right next to the to that Annex Station and I think that's it should stay like this instead of being. okay well it starts at 4 but I'm going to change while I think it out and maybe not be that big and go to 8 or something like that where it's not as many people live there so.

thank you

Address:

567 South Asbury ASP why are why Court  
Grand Junction, 81504

Tressa Jones

• Jan 9, 2023 • 12:55pm

I join my neighbors in expressing concern regarding the rezoning of this area. While I am normally in support of low-income housing, I do not feel that this neighborhood and roads, etc. can support such a large increase in population and traffic. I take E 1/2 to work daily and already find the 31 Rd/ E Rd intersection to be perilous, with students biking to and from the high school without checking both ways before crossing 31 Road. Adding to this traffic is only asking for trouble, unless the County plans to put in an adequate bike path and traffic light at this intersection. This change promises to lower the quality of life of 31 Road residents in numerous ways: road traffic, safety of residents, taxing of the school system, danger to the eco-system, etc. We already have issues with vandalism and crime along the road and would expect the issues to increase if said changes were to move forward. I implore the board to consider other options.

Address:

590 31 Rd  
Grand Junction, 81504  
Blake McElwain

• Jan 9, 2023 • 5:05am

This area will not find balance by adding R12 zoning. The majority of homeowners prefer the lower population density here. The roads cannot handle more traffic, they are already in disrepair and crossing E 1/2 road or accessing Patterson is already a challenge. Drivers speed up and down an already narrow and busy 31 road. Stoplights and speed bumps will be required in addition to widening the existing streets to accommodate such an influx of people. I can only imagine that the crime rate will grow as well.

Address:

542 31 road  
Grand Junction, 81504  
Labecca J Jones

• Jan 8, 2023 • 5:19pm

The proposed annexation is poor planning on the part of anyone who would consider establishing apartments or condos in this area. Doing so is deeply concerning in many ways. To add to the concerns of so many well-spoken neighbors and the surrounding community, I am compelled to add my voice. It is such a shock for this peaceful community to think of such a dramatic and long-term change to a piece of land that serves so many purposes which may go unseen to those who are not part of this much-beloved and needed place of refuge for the county, the people, and also wildlife that is dependent on the land for sustainability. I implore the board and county commission to reconsider this agenda for numerous reasons. One of the many pressing concerns is that 31 road has more traffic than one might expect as many non-residential commuters use it as "cut through" between Orchard Avenue and Patterson. Many drivers are careless regarding speed which has led to numerous accidents that are costly to residents whose vehicles are parked in their driveway or safely on the street. Additional traffic would only add to this already-existing issue which is costly to the homeowners, commuters, and the county. Please keep in mind that this area, though small, offers a much-needed refuge for a variety of wildlife including red-tail fox, raccoons, beavers, doves, ducks, geese, two-horned owls, and the endangered screech owl which is under the watchful eye of the Audubon Society. Reducing their much-needed habitat and access to nesting resources would only increase the risk of extinction to a raptor whose population is already

at great risk. In relation to this is the concern about the irrigation ditch in the area. It is a fast-moving, deep irrigation ditch that is not safe for small children or pets. If there is a significant increase in the population of the area that will have access to a bridge of some kind over the ditch, it will be necessary to build and maintain a barrier to keep innocent lives from falling in or exploring the area around the banks which are a sharp 90-degree angle and filled with soft, thick mud. The hazard for slipping and falling in and getting stuck or being swept downstream is significant and concerning as it is difficult (nearly impossible) to climb out. There is also concern that a significant increase in the population of the area will be a burden on the district 51 school zone. The high school and middle school are already struggling to maintain faculty, staff, and administration. Any increase in the student body would only further increase the stress on the local education system which only adds stress to the students body who is already attending and also those who will be admitted. Another point for consideration is the reduction in property values for homeowners who enjoy a wonderful view of the Mesa from their back porch. If an apartment building obstructs this highly desirable view, the value of the homes will decrease which is unfair to the homeowners who will lose money in property values. I ask the board to consider alternatives. The land under discussion is large and there's certainly potential. Has there been a discussion about extending the park which might include a community garden? Given the opportunity, many local people will benefit from coming together for a collective purpose of feeding, not just their own families, but others who may not have access or resources in terms of fresh produce. This open land is an opportunity. There are many options that have possibly gone without consideration. My question is how do we make this land useful for our community? An apartment building or condos will simply limit the potential for this area and hinder those who are already deeply invested financially and otherwise. Again, I ask the board and county commission to reconsider how best to put this land to use and do so setting aside brick and mortar offers coming from far outside our community with no regard for quality of life for those who live and dwell here.

Address:

2949 East Erika Court  
Grand Junction, 81504  
Greg Tolle

• Jan 8, 2023 • 4:47pm

Please see the attached signed petitions with over 120 of our neighbors opposed to this rezoning. This petition was taken by volunteers, knocking on doors to bring attention to our neighbors of this planned rezoning. Very few of our neighbors were aware of this, and were astonished as to what is being proposed and the impacts it will have on our community and our quality of life. Everyone that we had the opportunity to speak with, signed the petition and will be sharing this information with those we didn't have the opportunity to contact.

Address:

3101 F Road  
Grand Junction, 81504  
Blake McElwain

• Jan 8, 2023 • 4:34pm

The addition of R12 zoning does not bring balance to our community. This and the surrounding areas should remain R4 or R5. The majority of the people who live here prefer low density populated areas. The streets in this area cannot support more people. They are in disrepair and E 1/2 road is nearly impossible to cross on a school day. I foresee many accidents on E1/2 as well as Patterson. Hopefully someone will have foresight to install stoplights as needed. Speed bumps on 31 road between the highway and Patterson would be great as well, I am surprised someone has not been hit with the number of cars currently speeding on our streets. Has anyone thought about the possibility of crime in the area increasing?

Address:

542 31 road  
Grand Junction, 81504  
Joe and Sharon Jones

• Jan 8, 2023 • 3:11pm

We are against changing the zone from R4 to R12. We are concerned about the quality of life from over population in our neighborhood. We live on 31 Road and it is a busy street already and have had two car accidents occur in front of our home in the last few months. We have a land license with the county for land next to our home. We have had deer, foxes, owls and other wild life that is a part of the benefit of living on 31 Road. These things could very well change the ascetics and beauty of this area if the land in our back yard is zoned from R4 to R12 to inhabit multifamily dwellings. I would hope that the quality of life of people in our neighborhood and city would be of a



greater importance to our officials making the decisions for their constituency than for business interest of investors that live out of our state. Dear Public Officials, if this project was proposed in your backyard would you change the zoning from R4 to R12? Sincerely, Joe and Sharon Jones

Address:

590 31 Road  
Grand Junction, 81504  
Richard Bonine

• Jan 8, 2023 • 8:10am

You zoned in Cross Orchard's as an R-4, please reconsider Grand Valley Estates for an R-4 not R-12.

Address:

3109 E 1/2 Road  
Grand Junction, 81504  
Denis Ryle

• Jan 7, 2023 • 4:37pm

Why so many units on such a small parcel of land ? Were else has the city changed its zoning from RSF4 to R12??. Why not continue to build single family homes. This is a single family community. Who maintains E1/2 road? City or country ? The traffic you will be adding to E1/2 road a two lane road . At 205 units lets say 300 cars daily that's 2100 cars a week 8400 a month that's 100,800 a year !!!!! Do you think E1/2 road can handle that kind of traffic ??????.This is a stupid idea !!!!! What does this due to the value of the homeowners adding apartment buildings and not new homes. I thought part of this land is a flood plain . Why would you build on a flood plain ? Looks like the city has little or no concern for the home owners around this parcel of land .Another question who pays for inner structure water sewer gas electric ? What tax breaks are you giving and for how many years . What about the additional students to our school system who pays for that ? Looks like the home owners will get stuck with these bills !! The right think to do is not change the zoning and build single family homes and respect the wishes of the home owners around this land. Denis

Address:

543 Hoover Ct, ,  
Grand Junction, 81504  
hi Lee Robert

• Jan 7, 2023 • 10:44am

hi I just wanted to say that I do support Urban growth in the area however I do want to specify that I think the gross should come in the form of single family housing in the area rather than low income apartments my understanding is that low income apartments do not actually a long term benefit Residence Inn areas they pulled back the ability for people to be able to purchase her own single family homes and that is ultimately the goal to help resolve the housing crisis that we are currently dealing with him this climate long term housing Solutions such as single family homes can also be rented out short term which I think is going to be more beneficial option for the county and the area as well as it's residence rather than low income short term rental apartments. I would like to recommend that we use the space in that manner rather than building additional short term housing thank you

Address:

5597 Valley Street  
Grand Junction, 1504  
Tylee Roberts

• Jan 7, 2023 • 10:32am

My husband and I just bought a home in this area. I support the idea of building single family homes but do not want to see low income housing rental apartments developed in the neighborhood. Building more rental apartments does not help the ongoing housing crisis. It continues it. We need more affordable housing that encourages people to own their homes. Even if the owner of the homes rents out their house this is still more beneficial to the neighborhood and those who live in Grand Junction than another apartment complex.

Address:

559 Sun Valley Street  
Grand Junction, 81504  
Emery Welsh

• Jan 6, 2023 • 5:18pm

My wife Debbie and I have lived here since 1988. We have enjoyed the semi country atmosphere but we are not anti growth. We were blessed to have a great neighbor in Bill Long. He loved his small farm so much that he donated his land in lieu of development. We have a beautiful family park that was his wish that he didn't live to see. We have a beautiful housing development going in

on the east side of the park and We feel that this would fit in on the subject property instead of high density housing. Thank you Emery and Debbie Welsh

Address:

3109 f rd

Grand Junction , 81504

Vanessa Santos

• Jan 6, 2023 • 4:38pm

The application from the developer to Grand Junction specifies R-8. There is continued inconsistencies w regard to this proposal.

Address:

1524 Crest View Way

Grand Junction, 81506

Vanessa Santos

• Jan 6, 2023 • 4:32pm

A density change from R-4 to R-12 for ~17acres for this neighbourhood is too much. If one considers the areas that would need to be excluded as unsuitable for building including, Army Corp designated flood zone, irrigation canal and right-of-way and hardscape for parking, driveway, bridges and access roads, that packs alot of density in a much smaller acreage. The result, it would seem would be 3+ storied apartment blocks rather than the touted "mixed use" of single family, and condos and light retail. The goal of infill and utilizing existing infrastructure, while admirable, must also acheve the balance for the quality of life for the existing owners/residents which is R-4. In no case, should a high-rise be considered to "balance" this developers plan. Thier goal to maximize the profit on this land purchase should balance the character of this neighbourhood to much less than R-12. Further I see in the planning maps, which seem inconsistent to change properties along E1/2 to "medium" density as well as change some R-4 to Commercial. As another commenter pointed out, the addition of another school at the former RMGC property will further impact the density of this area.

Address:

1524 Crest View Way

Grand Junction, 81506

Rosemary Bonine

• Jan 6, 2023 • 4:00pm

Has a planner come out to the proposed annexation property to see the existing subdivisions and how it is all R-4? Or are they just going by paperwork being filled out by the developer and what they feel fits the area? R-4, R-5 fits the area come out and see.

Address:

3109 E 1/2 Road

Grand Junction, 81504

Rosemary Bonine

• Jan 6, 2023 • 3:13pm

Meeting Date December 13, 2022 The Zone district R-5 is also consistent with the residential medium land use category of the comprehensive plan. How do you recommend approval without our input?

Address:

3109 E 1/2 Road

Grand Junction, 81504

Rosemary Bonine

• Jan 6, 2023 • 1:23pm

E 1/2 Road is the overflow road today for Patterson and I-70B. It is one of the three main east-west roads in the area now. What will be done to address the expected increase in traffic? How are you planning on incorporating bike paths, turn off lanes and sidewalks?

Address:

3109 E 1/2 Road

Grand Junction, 81504

Rod Hoover

• Jan 6, 2023 • 8:14am

The impacts that are going to be made by these proposals ,are being grossly underestimated in my opinion. I live on the corner of E 1/2 and 31 road. My family has owned the property for over 90 years. The traffic situation that the planner seems to be downplaying is indeed Dire. If anyone doubts that situation, please come down and observe 31 and Orchard Avenue when school is letting out, or around 5:00. I cringe to think how bad it will be if the proposed Charter school,

(grades 1- 12) is passed. 31 Road has always been slated for realignment to the other side of Lewis wash and now all of that is off the table? What about the park and walking path promised for the curvy 31 Road ,north of E 1/2 Road ? Now there is talk of a bridge off of Bookcliff Ave ? At what cost ? Have those Homeowners been contacted? We all understand the need for infill,and progress is inevitable .But to change from R4 to R 12? Perhaps,R5 might be more appropriate?

Address:

3095 E 1/2 Road  
Grand Junction, 81504

Greg Tolle

• Jan 5, 2023 • 10:11pm

How were the concerns from the required Neighborhood Meetings from June 8th and September 12th addressed by the Planning Department? Are these just requirements that you need to check off your list, how do we get any answers to what your doing to forever change our neighborhood.

Address:

3101 F Road  
Grand Junction, 81504

Rosemary Bonine

• Jan 5, 2023 • 1:33pm

Is there anyway we can consider a subdivision like Country Place on 29 1/2 and D 1/4 roads? 105 homes on 15.5 acers? That size fits into the area quite well.

Address:

3109 E 1/2 Road  
Grand Junction, 81504

Rosemary Bonine

• Jan 5, 2023 • 11:50am

Looking at the map associated with this proposal. It looks like the surrounding area is mainly RSF-4. I am apposed to changing from the counties RSF-4 to the extreme R-12. R-4 or R-5 is more consistent to the surrounding area.

Address:

3109 E 1/2 Road  
Grand Junction, 81504

Rosemary Bonine

• Jan 5, 2023 • 11:29am

I am concerned that the R-12 proposed annexation does not fit the same density as the surrounding area. I am unable to find any other R-12 subdivisions in the city limits except by Colorado Mesa University. Can you advise as to other subdivisions that have been developed in the city limits zoned R-12?

Address:

3109 E 1/2 Road  
Grand Junction, 81504

Greg Tolle

• Jan 5, 2023 • 10:50am

In the presentation to City Council on December 7th under Fiscal Impact the following was stated. The developer will also be constructing the east half of 31 Road along the west side of the development. The City will reimburse the developer to construct the 16 feet of 31 Road with Transportation Impact Fees. The City has \$200,000.00 in the proposed 2023 budget under the transportation impact fee fund. What are the plans to access 31 Road from this development?

Address:

3101 F Road  
Grand Junction, 81504

Greg Tolle

• Jan 5, 2023 • 10:31am

Will the proposed annexation and rezoning of 545 31 Road (Rocky Mountain Gun Club) to establish a school on 4.5 acres (MTG-2022-858) have any effect on your calculations that the current infrastructure is sufficient for this rezoning to R-12?

Address:

3101 F Road  
Grand Junction, 81504

Rosemary Bonine

• Jan 5, 2023 • 8:01am

How do you compare 83.9 Acres with 205 homes to a proposed 205 dwelling units on only 17

Acres?

Address:

3109 E 1/2 Road

Grand Junction, 81504

Rosemary Bonine

• Jan 5, 2023 • 7:55am

I would like to know how you plan on accommodating a minimum of 400 cars onto E 1/2 Road safely?

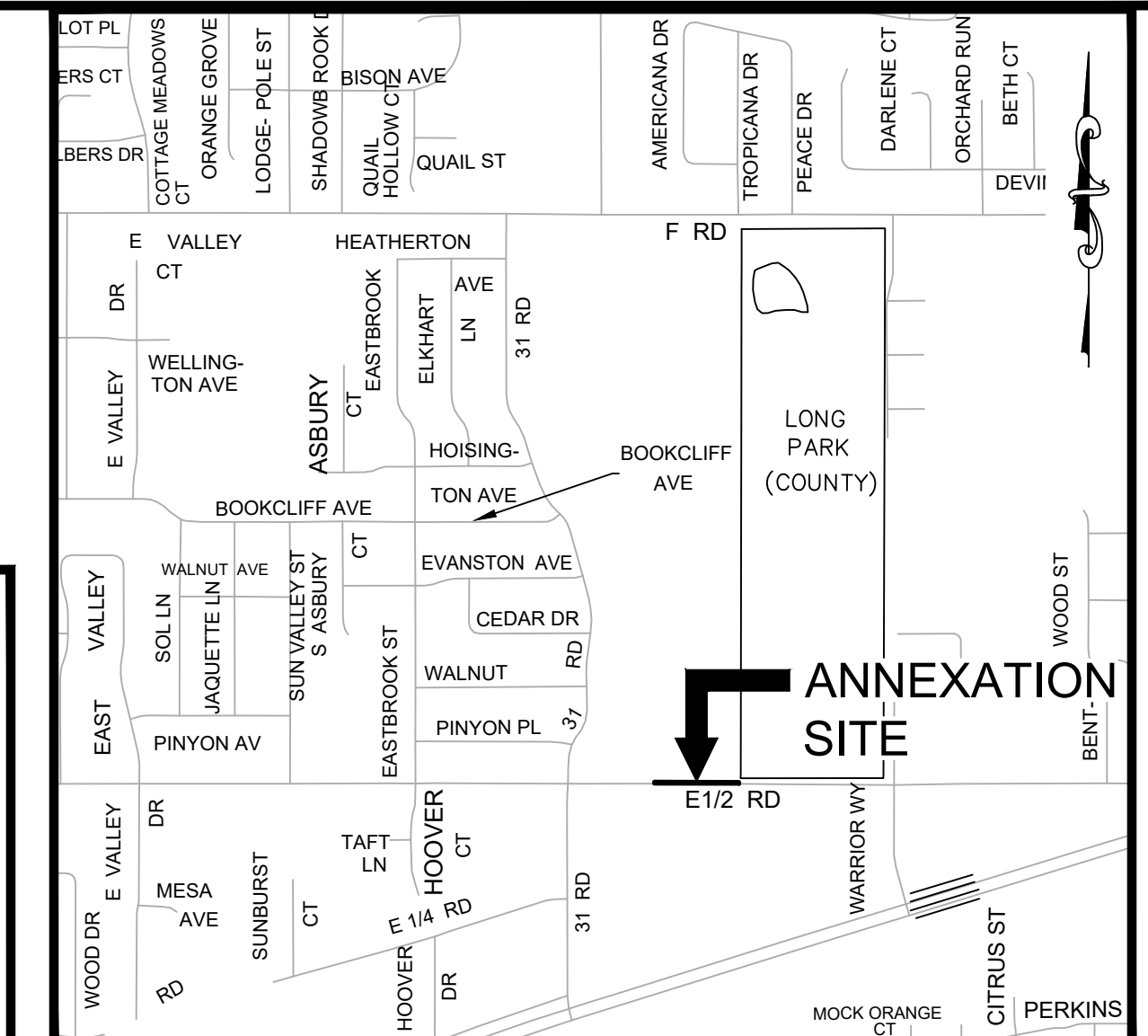
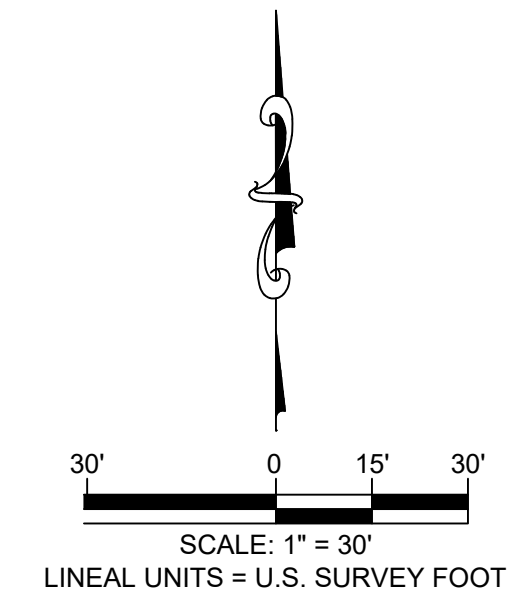
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3109 E 1/2 Road

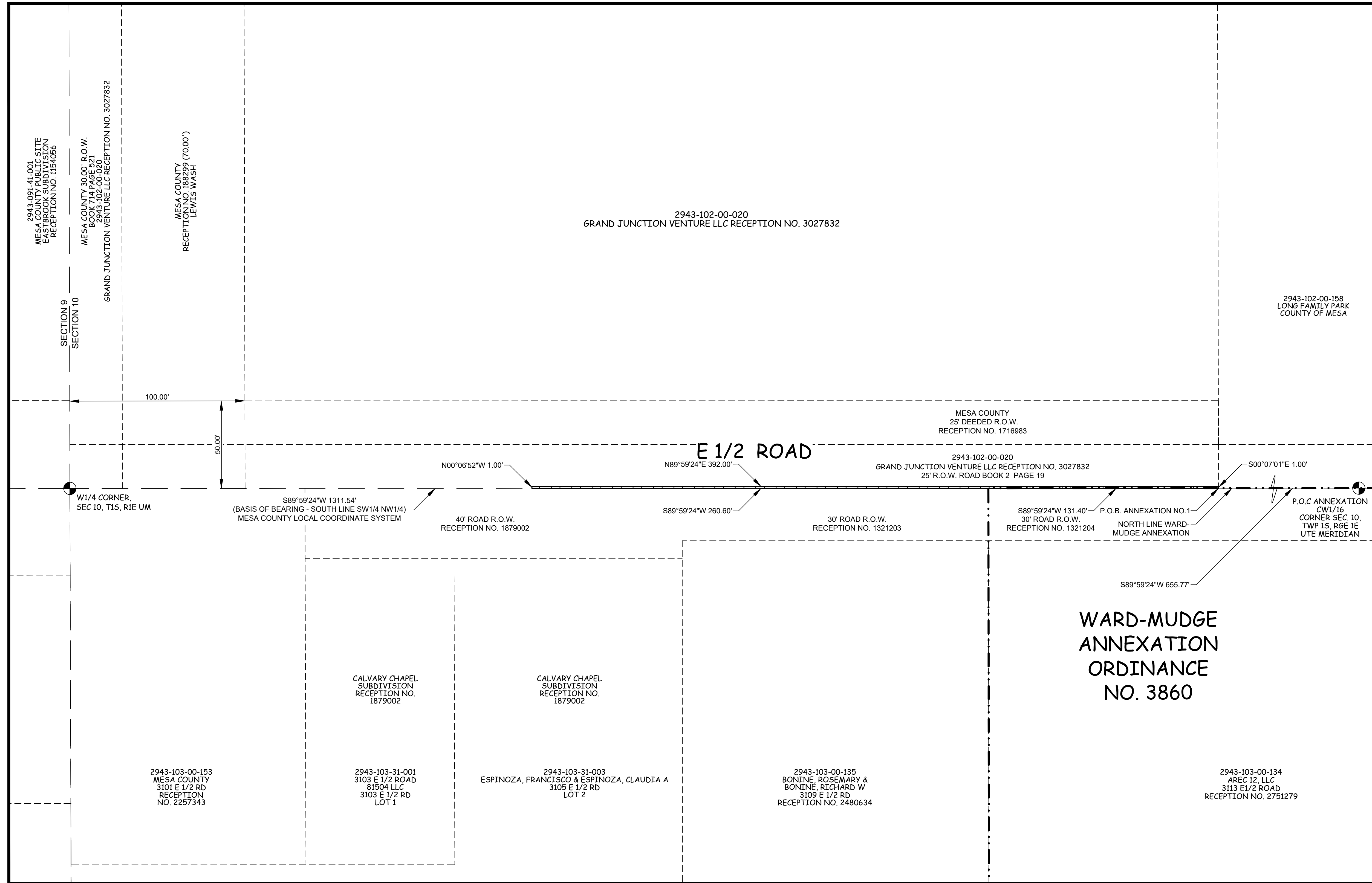
Grand Junction, 81504

# GRAND VALLEY ESTATES ANNEXATION NO. 1

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SCALE: 1" = 800'



**LEGAL DESCRIPTION**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	786.00 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	131.40 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	392.00 FT <sup>2</sup>	EXISTING CITY LIMITS	
AREA IN ACRES	0.009		
AREA WITHIN R.O.W.	392.00 FT <sup>2</sup>		
AREA WITHIN DEEDED R.O.W.	0.009 ACRES		
	0.00 FT <sup>2</sup>		
	0.00 ACRES		

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

<b>ORDINANCE NO.</b> PRELIMINARY	<b>EFFECTIVE DATE</b> PRELIMINARY
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**NOTE:**  
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT 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.

**PRELIMINARY**

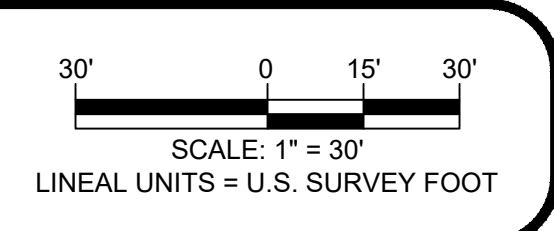
RENEE BETH PARENT DATE \_\_\_\_\_  
STATE OF COLORADO - PL.S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
333 WEST AVENUE - BLDG. C  
GRAND JUNCTION, CO. 81501

**THIS IS NOT A BOUNDARY SURVEY**

G:\Data\SURVEY\Annexations\2022\2022-478 Grand Valley Estates - Nicole\Annexation Files\Grand Valley Estates Annexation Plats.dwg - PLOTTED 2022-10-27

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

DRAWN BY: MJH DATE: 10/24/2022  
DESIGNED BY: RBP DATE: 10/14/2022  
CHECKED BY: RBP DATE: 10/26/2022



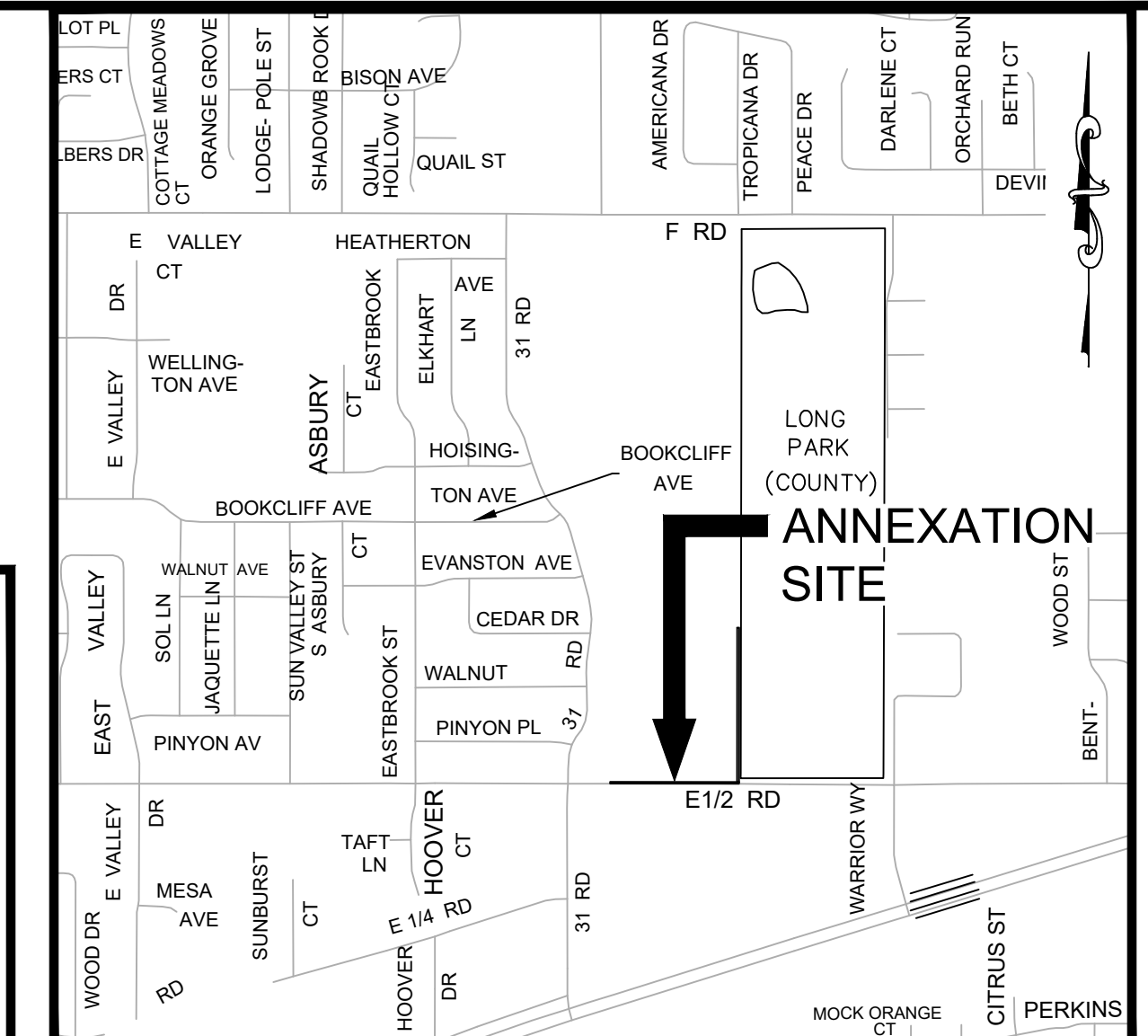
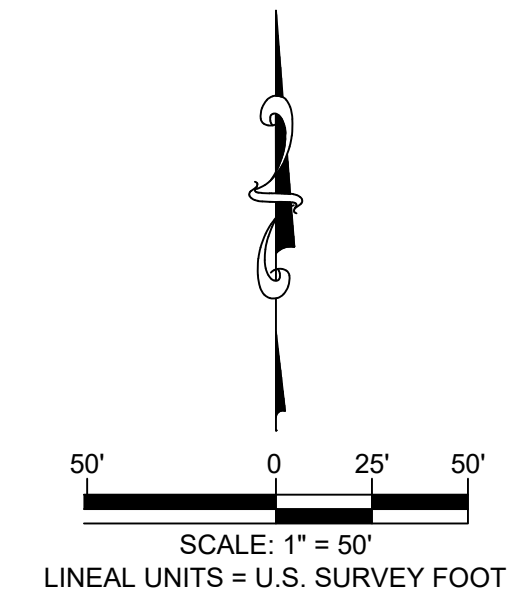
**PUBLIC WORKS ENGINEERING DIVISION**

**GRAND VALLEY ESTATES ANNEXATION NO. 1**

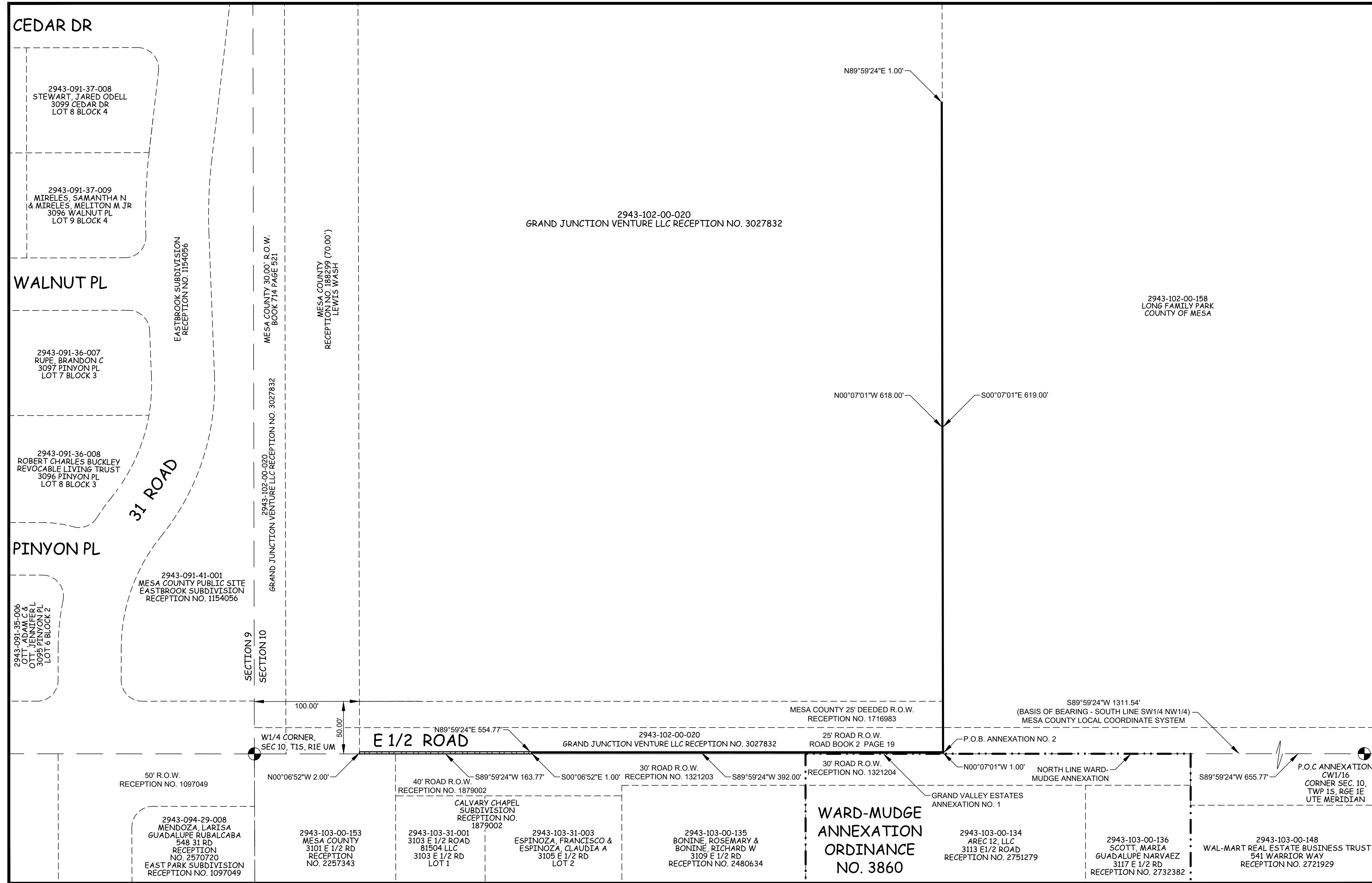
Located in the W1/2 SW1/4 NW1/4 SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

# GRAND VALLEY ESTATES ANNEXATION NO. 2

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SCALE: 1" = 800'



### LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89°59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,351.54 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	393.00 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	1,337 FT <sup>2</sup>	EXISTING CITY LIMITS	
AREA IN ACRES	0.031		
AREA WITHIN R.O.W.	768 FT <sup>2</sup>		
	0.018 ACRES		
AREA WITHIN DEEDED R.O.W.	25 FT <sup>2</sup>		
	0.001 ACRES		

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

**ORDINANCE NO. PRELIMINARY**      **EFFECTIVE DATE PRELIMINARY**

NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT 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.

**PRELIMINARY**

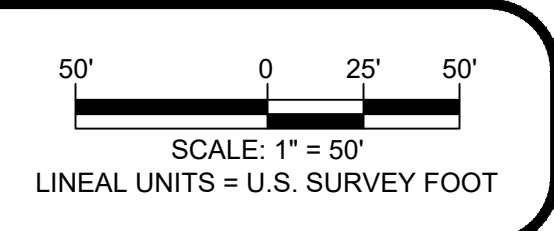
RENEE BETH PARENT      DATE

STATE OF COLORADO - PL. S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
333 WEST AVENUE - BLDG. C  
GRAND JUNCTION, CO. 81501

**THIS IS NOT A BOUNDARY SURVEY**

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: MJH      DATE: 10/24/2022  
DESIGNED BY: RBP      DATE: 10/14/2022  
CHECKED BY: RBP      DATE: 10/26/2022



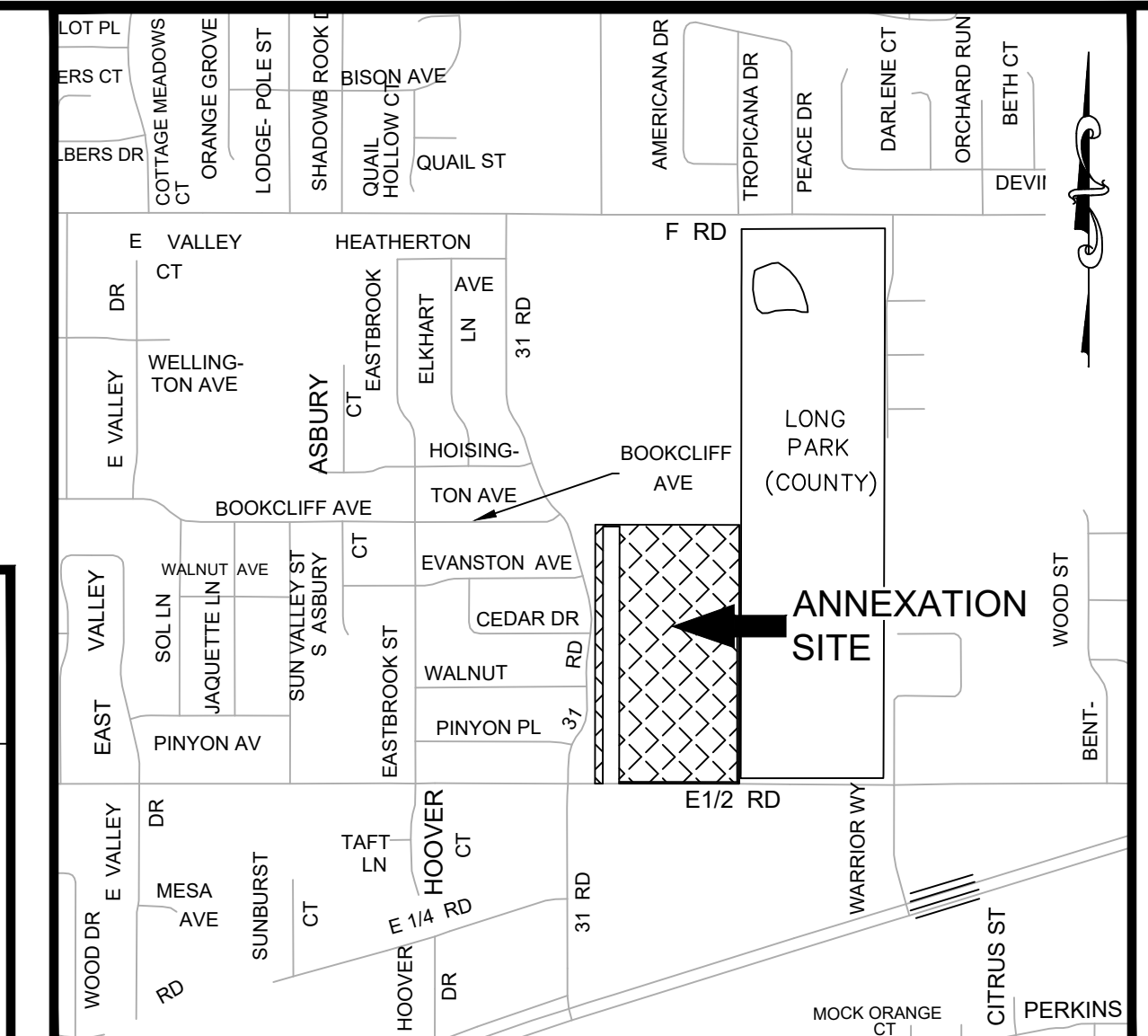
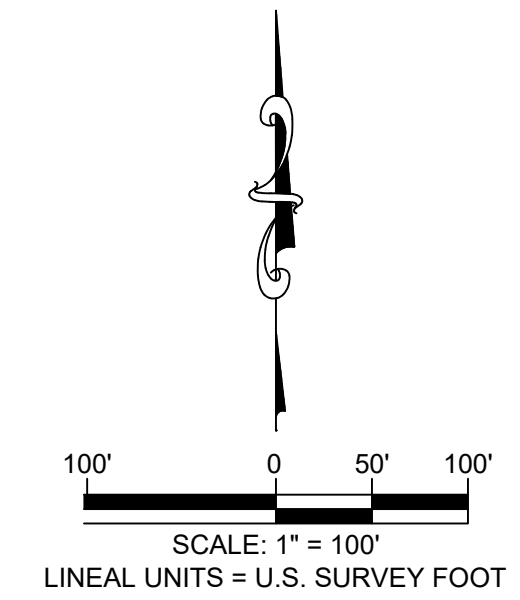
**PUBLIC WORKS ENGINEERING DIVISION**

**GRAND VALLEY ESTATES ANNEXATION NO. 2**

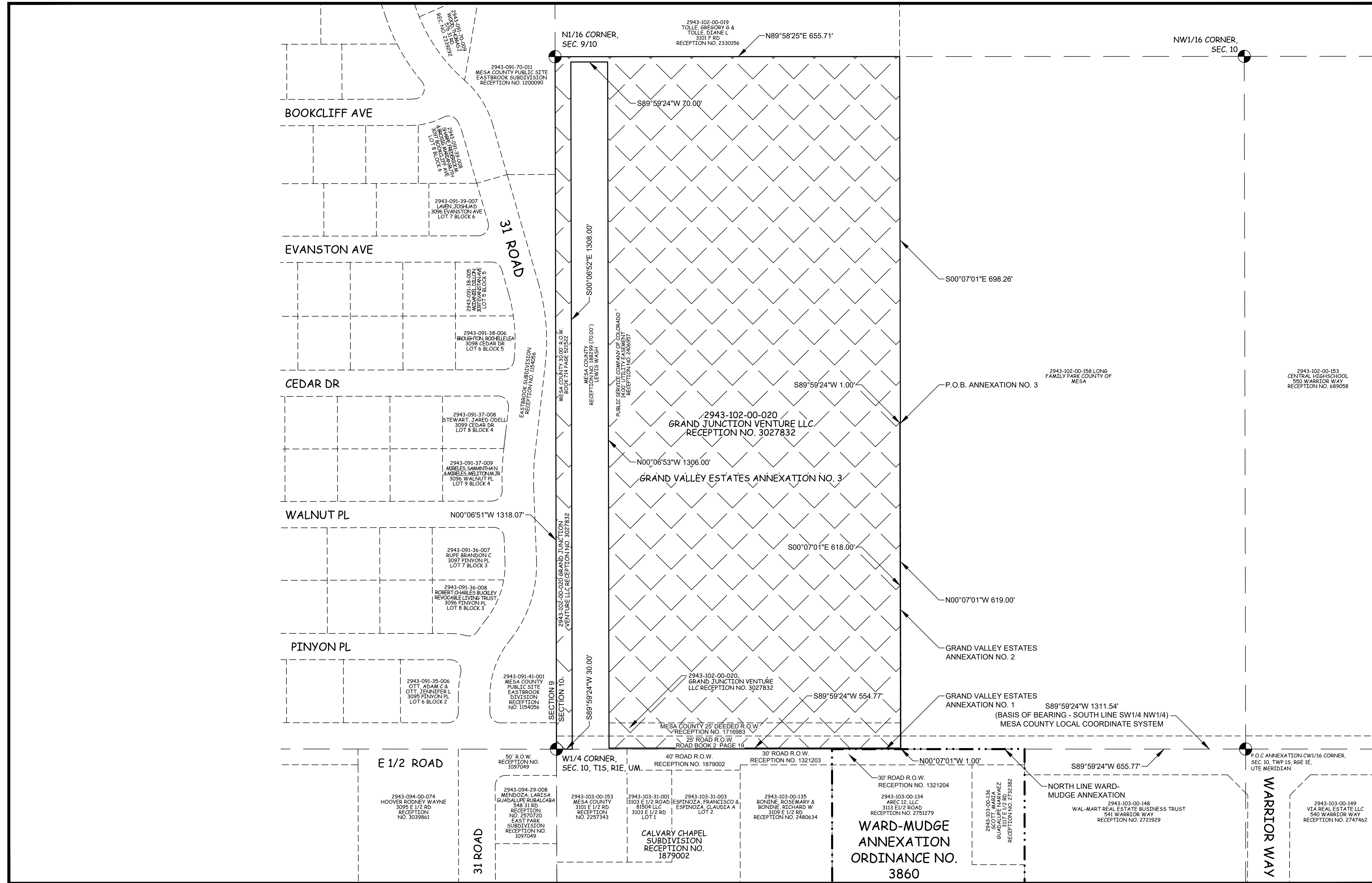
Located in the W1/2 SW1/4 NW1/4 SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

# GRAND VALLEY ESTATES ANNEXATION NO. 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 80'



### LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation No. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation No. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation No. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation No. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation No. 2 for the following three (3) courses: 1) S89°59'24"W a distance of 1,000 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation No. 2; thence, the following three (3) courses along the boundary of Reception Number 18299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	6,559.81 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,173.77 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	771,084 FT <sup>2</sup>	EXISTING CITY LIMITS	
AREA IN ACRES	17.702		
AREA WITHIN R.O.W.	66,168 FT <sup>2</sup>		
AREA WITHIN DEEDED R.O.W.	1,519 ACRES		
	13,869 FT <sup>2</sup>		
	0.318 ACRES		

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

**ORDINANCE NO. PRELIMINARY**

**EFFECTIVE DATE PRELIMINARY**

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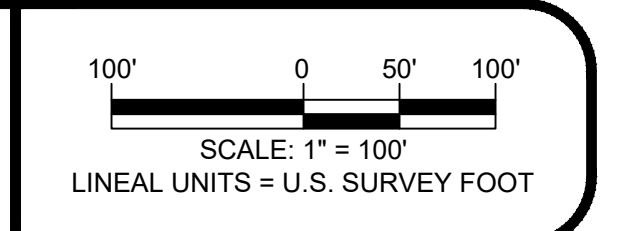
**PRELIMINARY**

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

G:\Data\SURVEY\Annexations\2022\2022-478 Grand Valley Estates Annexation Plats.dwg - PLOTTED 2022-10-27

**NOTICE:**  
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DRAWN BY: MJH DATE: 10/24/2022  
DESIGNED BY: RBP DATE: 10/14/2022  
CHECKED BY: RBP DATE: 10/26/2022



PUBLIC WORKS  
ENGINEERING DIVISION

GRAND VALLEY ESTATES ANNEXATION NO. 3  
Located in the W1/2 SW1/4 NW1/4 SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



734 Main Street  
Grand Junction  
CO 81501  
970.241.0745  
[planning@kart.com](mailto:planning@kart.com)

January 5, 2023

Nicole Galehouse  
Principal Planner  
Grand Junction Community Development

Re: ANX-2022-478 Public Notice Sign on Property

Dear Nicole,

The intent of this letter is to provide a summary of the posting of the public notice sign on the property subject to land use application ANX-2022-478. It is my understanding that there have been public comments related to this matter, and this summary of events will provide clarity on the public notice sign posting that has occurred to this date.

The public notice sign was posted on the subject property's E ½ Rd. frontage on November 22, 2022. Nicole Galehouse reached out to me via email on December 12, 2022 to inform me that she had received two public comments stating that there was no sign posted on the property. I visited the property on December 13, 2023 to investigate the status of the sign. When I arrived, the sign's frame was still in place where it had been originally posted but the sign had been removed and was located on the ground approximately 50 feet away. I reattached the sign to its frame and secured it firmly in the ground that day.

I returned to the site on January 4, 2023 to check the status of the sign. Once again, the metal frame was still in its original place but the yellow sign was not there and could not be located. I immediately informed Nicole and she had a new sign prepared that day. I picked up the new sign and posted it on the afternoon of January 4, 2023. This time I nailed the sign to the wooden fence post using four (4) framing nails. Please see the images on the following pages that correspond to the above descriptions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ty Johnson".

Ty Johnson, AICP





*Picture of the sign originally posted on 11/22/22*



*The sign frame without sign as it was found on 12/13/22*



*The sign reposted on 12/13/22 after finding the sign approximately 50' away from the frame*



*New sign nailed to the fence post on 1/4/23 (the original sign frame can be seen still intact to the left of the fence post)*

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING A PETITION  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
MAKING CERTAIN FINDINGS,  
AND DETERMINING THAT PROPERTY KNOWN AS THE  
GRAND VALLEY ESTATES ANNEXATION**

**APPROXIMATELY 17.42 ACRES  
LOCATED AT THE NORTHEAST CORNER OF 31 ROAD AND E ½ ROAD  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 7<sup>th</sup> day of December 2022, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**GRAND VALLEY ESTATES ANNEXATION**

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

**Grand Valley Estates Annexation No. 1**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

**Grand Valley Estates Annexation No. 2**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

### **Grand Valley Estates Annexation No. 3**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3)

S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of January, 2023; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 18<sup>th</sup> day of January, 2023.

\_\_\_\_\_  
President of the Council

ATTEST:

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

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING GRAND VALLEY ESTATES ANNEXATION  
TO R-12 (RESIDENTIAL – 12 DU/AC) ZONE DISTRICT**

**LOCATED ON PROPERTIES AT THE NORTHEAST CORNER OF 31 ROAD & E ½ ROAD**

Recitals:

The property owner has petitioned to annex their 17.42 acres into the City limits. The annexation is referred to as the “Grand Valley Estates Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Grand Valley Estates Annexation consisting of 17.42 acres from County RSF-4 (Residential Single Family - 4) to R-12 (Residential – 12 du/ac) finding that both the R-12 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-12 (Residential – 12 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

**ZONING FOR THE GRAND VALLEY ESTATES 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**

**Grand Valley Estates Annexation**

A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

**Grand Valley Estates Annexation No. 1**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:



Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

### **Grand Valley Estates Annexation No. 2**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

### **Grand Valley Estates Annexation No. 3**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

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Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

**INTRODUCED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023 and ordered published in pamphlet form.

\_\_\_\_\_  
Anna M. Stout  
President of the Council

ATTEST:

\_\_\_\_\_  
Amy Phillips  
City Clerk

**GRAND JUNCTION PLANNING COMMISSION**  
**December 13, 2022, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Ehlers.

Those present were Planning Commissioners; Keith Ehlers, Kimberly Herek, Sandra Weckerly, Shanon Secrest, JB Phillips, and Melanie Duyvejonck.

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

There were 11 members of the public in attendance, and 2 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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

**2. Brookwillow Village Filing Six-Vacation of Public ROW **VAC-2022-673****

Consider a request by Senergy Builders, Darin Carei, to vacate a portion of Brookwillow Drive Right of Way totaling 660 square feet in a PD (Planned Development) zone district.

**3. Brookwillow Village Filing Six-Vacation of Easement **VAC-2022-674****

Consider a request by Senergy Builders, Darin Carei, to vacate two sections of multi-purpose easement paralleling Brookwillow Drive totaling 1332 square feet in a PD (Planned Development) zone district.

**4. Horizon Cache-Vacation of Slope Easement **VAC-2022-771****

Consider a request by Bray Commercial LLC - Sid Squirrell to vacate a slope easement on 2.4634 acres in a C-1 (Light Commercial) zone district.

**REGULAR AGENDA**

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**1. Grand Valley Estates Annexation **ANX-2022-478****

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.

**Discussion**

Nicole Galehouse, Principal Planner, noted a discrepancy in the proposed zoning between the agendized item and the mailed notices. She proposed continuing the item to the next public hearing.

**Motion and Vote**

Commissioner Duyvejonck made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I move that the Planning Commission reschedule the item to the next public hearing.”

*Commissioner Weckerly seconded; motion passed 7-0.*

**2. Lucky You Rezone RZN-2022-**

**570**

Consider a request by Lucky You Properties, LLC, to rezone 2.11 acres from PD (Planned Development) to C-1 (Light Commercial) located at 2992 Patterson Road.

**Staff Presentation**

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

Representative Tom Logue was present and available for questions

**Questions for staff**

Commissioner Ehlers asked if the site conforms to the C-1 zone.

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 5:50 p.m. on December 13, 2022*

**Discussion**

**Motion and Vote**

Commissioner Secrest made the following motion “Mr. Chairman, on the Rezone request for the property located at 2992 Patterson Road, City file number RZN-2022-570, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Weckerly seconded; motion passed 7-0.*

**3. Zoning & 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.

### **Questions for staff**

Commissioner Duyvejonck inquired about the specific requirements for developers seeking to obtain irrigation certification.

Commissioner Weckerly asked what language specifically would be changing with adoption of the proposed code amendment.

Commissioner Ehlers argued that the proposed amendment did not completely align with the goals of the Comprehensive Plan. He asked if there were any code requirements for the location of trees in the city. He inquired about how significant trees would impact private homeowners wanting to develop on their property. He asked if the significant trees are specifically required when designing a landscape plan. He remarked on the potential inequity that preserving significant trees posed for developers and wondered if the punitive measures of the amendment should be removed.

Commissioner Secret gave an example of preserving significant trees having a potentially adverse impact on the value of a property, and how landowners might be incentivized to clearcut in order to maximize the space available to a developer. He inquired as to who were the most vocal stakeholders in discussions about the proposed amendment.

Staff responded to commissioner questions and comments.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Kamie Long commented that these significant trees mainly grow in high-water areas which are typically seen as undesirable for development. She argued that the ordinance was equitable because there would be a measurable metric instead of evaluating each site on a case-by-case basis.

Kelly Maves argued that the canopy exists because of development. She requested that the commission remove the language on significant trees from the proposed amendment.

Don Pedigro remarked on the increased cost incurred by developers if they need to work around the significant trees.

Ron Abeloe added to the comments about development being the dominant driver of canopy creation in the Valley. He also argued that Cottonwoods were not worth consideration because they require too much water to maintain.

Greg Dahl echoed the concerns about increased cost of development. He commented that there should be incentives for developers who choose to preserve trees.

Kamie Long spoke again on behalf of the Forestry Board and addressed some of the comments made by the other attendants.

*The public hearing was closed at 7:22 p.m. on December 13, 2022*

## **Discussion**

Staff spoke about the existing incentives for developers who choose to preserve significant trees and noted that the existing regulations protect significant trees, but it is up to the discretion of the Community Development director.

Commissioner Weckerly reiterated that the strike and underline of the existing code was unclear as to the actual proposals of this amendment. She added that the significant tree proposal might be especially detrimental to development in areas with limited water availability and would be counterintuitive to water conservation efforts.

Commissioner Herek voiced her support for keeping the language about significant trees in the amendment.

Commissioner Phillips commented that it would be good to identify who was speaking on behalf of the city prior to opening a public hearing. He wondered if the significant trees would hamper development and who should incur the costs of preserving trees.

Commissioner Duyvejonck argued in favor of preserving existing mature trees and that there should be costs and permits in order to remove trees from a site.

Commissioner Secrest outlined the reasons he both supported and was opposed to the amendment.

Commissioner Ehlers spoke briefly on his own desire to maintain tree canopy. He further argued his opposition to penalties against developers who are removing trees to maximize habitable space.

## **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 City Council with the findings of fact listed in the staff report, with the elimination of all reference to the proposed significant trees language."

*Commissioner Ehlers seconded; motion failed 1-5.*

Commissioner Duyvejonck 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 City Council with the findings of fact listed in the staff report.”

*Commissioner Herek seconded; motion failed 3-3.*

## **OTHER BUSINESS**

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## **ADJOURNMENT**

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Commissioner Weckerly moved to adjourn the meeting; Commissioner Ehlers seconded.  
*The vote to adjourn was 7-0.*

The meeting adjourned at 8:12 p.m.

DRAFT

**GRAND JUNCTION PLANNING COMMISSION**  
**January 10, 2023, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Teske.

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

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner), Scott Peterson (Senior Planner), Dani Acosta (Senior Planner), and Jacob Kaplan (Planning Technician).

There were 28 members of the public in attendance, and 2 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

Minutes of Previous Meeting(s) from December 13, 2022.

**2. Eagle Estates Extension Request**

**SUB-2017-605**

Consider a Request by Normal Brothers, LLC to Extend for One-Year until January 11, 2024 the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

**REGULAR AGENDA**

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**1. Grand Valley Estates Annexation**

**ANX-2022-478**

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Road and E ½ Road.

**Staff Presentation**

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. Additionally, she gave a brief history of the public notice activities for this item.

Applicant Ty Johnson was present and available for questions/comments.

Commissioner Secrest made the following motion “I’ll make a motion to approve that the proper notification was provided.”

*Commissioner Scissors seconded; motion passed 7-0.*

**Questions for staff**



Commissioner Weckerly asked staff to elaborate on the portion of the presentation pertaining to road improvements.

Commissioner Scissors asked the applicant what the advantages of zoning R-12 are.

Commissioner Teske asked the applicant why they were requesting R-12 instead of the previously requested R-8 zoning.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Carroll Aamold remarked on the downsides of the site for development. Specifically, he noted the potential flooding issues from Lewis Wash, the increased traffic/parking issues, and safety for pedestrians trying to cross on E ½ Road.

Stuart Foster commented that the R-12 zone designation would be incompatible with the existing surrounding land uses. He also spoke about the current safety and traffic issues on E ½ Road that may be exacerbated by development. He mentioned the neighborhoods near Colorado Mesa University and noted the differences in character between those neighborhoods and the one in question.

R. C. Buckley introduced a petition opposing the development and spoke about the lack of notification. He noted that the nearest development that matched the size of the one proposed was 3 miles away. He wondered why the acreage of the parcel was increasing over time and compared the proposed number of units for the site with that of the Eastbrook subdivision.

Rosemary Bonine requested that the property be annexed to R-5. She stated that E ½ Road is currently the 3<sup>rd</sup> largest route for east-west bound traffic and that it is not currently wide enough for turn lanes, sidewalks, and paths. She said the existing infrastructure and amenities are overwhelmed and wondered if police/fire would be able to keep up with the potential rise in crime. She pointed to "East States Garden Orchards" as reason to change the zoning to R-5.

Rod Hoover commented that 31 Road had been planned to be relocated on the East side of Lewis Wash. He said that he had not heard anything about a roundabout at 31 Road and E ½ Road and expressed that he would like to be better informed in the future. He brought up that the owner of the property across E1/2 Road was waiting to see what the plan was for the property in question, and worried that another large development might follow suit.

Lisa Cothrun requested that the planning commissioners visit Long's Park. She mentioned that there was wildlife inhabiting Lewis Wash and asked that the developer factor that into their plans.

Marc Baker commented that he wasn't particularly concerned about an R-8 zoning but was worried about the impact and R-12 zoning might have. He remarked on the size and location of the public notice sign.

Joe Jones brought up the importance of the quality of life in Grand Junction and the impact this subdivision would have. He also spoke about the existing traffic problems in the area.

Dave Dearborn questioned the noticing distance for properties adjacent to the proposed subdivision. He echoed concerns of car accidents at 31 and E ½ Road due to increased traffic.

Labecca Jones spoke with the Audobahn society on the endangered wildlife in the area. She also expressed concerns about the proximity of the new development to Lewis Wash and the dangers it could pose to children and pets.

Scott Rafferty listed a number of accidents he has seen along 31 Road and at the intersection with E ½ Road. He expressed that he would like to see development of single-family homes instead of apartments.

Miles Cothrun noted that 31 Road is the main thoroughfare for traffic moving from Patterson to E ½ Road. He commented on the noise and crime at Long's Park. He also commented on the views from his property.

*The public hearing was closed at 7:10 p.m. on January 10, 2023.*

## **Discussion**

Applicant Ty Johnson noted that there are pending improvements to 31 Road and E ½ Road. He also noted that there would be an in-depth site plan review prior to any development. He reiterated that the R-12 zone is more desirable than R-8 given the relaxed lot requirements and the site's proximity to amenities. He noted that there is a housing shortage in Grand Junction, and this development would provide many new units for residents.

Commissioner Weckerly inquired about the "sliver" of the parcel as shown on the staff presentation. She requested confirmation that the 31 Road improvements would occur through development of the adjacent properties. She wondered whether the City or County would be responsible for completion of 31 Road improvements. She reiterated that the R-12 zone does not allow for Single-Family detached homes. She listed the approval criteria and elaborated on the ways in which the development met or did not meet them.

Commissioner Duyvejonck asked about the proposed 31 Road extension. She said she the "efficient and connective transportation" would be worth more consideration if the improvements to 31 Road continued all the way to Patterson. She expressed agreement with the community that the new development would not be compatible with the surrounding area. She noted that the existing infrastructure didn't necessarily support development of this kind.

Commissioner Scissors asked what the West boundary of the property is. He spoke to the abundance of public input about the R-12 zoning and their arguments that it would not be compatible with the existing development. He asked what the specific difference in max building

height was between R-8 and R-12. He expressed agreement with the community that the new development would not be compatible with the surrounding area.

Commissioner Phillips asked if the plan was to build 31 Road on top of Lewis Wash. He mentioned that there are many new drivers on 31 Road and E ½ Road due to the proximity to Central High School. He talked about the high crime rate at Long's Park and the surrounding area. He was skeptical that this development would provide people a reason to take alternative forms of transportation. He wondered if the site did not meet the "efficient and connective transportation" standards as stated in the staff presentation. He brought up safety concerns for children crossing E ½ Road to attend the proposed charter school to the South.

Commissioner Herek inquired as to how the City/County ensured that the proposed 31 Road improvements continued beyond the Northern lot line of the property in question. She echoed Commissioner Weckerly's concerns about accountability between the City and County over 31 Road improvements. She said one of the main reasons she did not support the annex to R-12 was its inability to allow single-family homes.

Commissioner Secrest reiterated some of the concerns stated by the other Commissioners and expressed agreement with the community that the new development would not be compatible with the surrounding area.

Development Engineer Rick Dorris spoke about the current plan for improvements to 31 Road. He stated that improvements to 31 Road would likely occur via the Traffic Impact studies/fees as a result of development.

Commissioner Teske mentioned that many of the issues brought up by the public would be addressed during site plan review. He noted that the 2020 One Grand Junction Plan was drafted with community input and one of the main considerations was combatting the housing shortage.

Assistant City Attorney Jamie Beard responded to Commissioner questions.

Felix Landry explained some of the planning considerations around crime and traffic.

### **Motion and Vote**

Commissioner Scissors made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Road and E ½ Road, City file number ANX-2022-478, 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 failed 1-6.*

## **2. Roy's RV Annexation**

**ANX-2021-770**

Consider a request by Roy A. Laplante, III, to zone 1.45 acres from County RSF-R (Residential Single Family Rural - one dwelling per five acres) to City I-1 (Light Industrial) located at 2795 Riverside Parkway.

### **Staff Presentation**

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

Representative Eric Slivon was present and available for questions.

### **Questions for staff**

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 8:06 p.m. on January 10, 2023.*

### **Discussion**

Commissioner Teske inquired why the preceding annexation (Grand Valley Estates) met the criteria whereas the current item did not.

### **Motion and Vote**

Commissioner Scissors made the following motion “Mr. Chairman, on the Zone of Annexation for the Roy’s RV Annexation to I-1 (Light Industrial) zone district, file number ANX-2021-770, 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.*

### **3. Casas de Luz Unit 4 Building Height Amendment **PLD-2022-824****

Consider a request by Casas Land Partners LLC, to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24’ to 34’, located at 365 W. Ridges Boulevard.

### **Staff Presentation**

Due to a potential conflict of interest, Commissioner Teske recused himself from deliberating on the item.

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Mike Stubbs was present and available for questions.

### **Questions for staff**

Commissioner Weckerly asked where max building elevation is measured from. She also asked for confirmation that the building heights would not be further increased in the future.

Commissioner Scissors reaffirmed that the proposed building height amendment would not increase the overall building height. He inquired as to the topography of the site and the impact of this amendment on the solar efficiency of the sites to the North.

Representative Mike Stubbs elaborated on the request and responded to the commissioner's questions and comments.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, January 3, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Ulrike Magdalenski expressed the challenges that the current Casas de Luz development has brought about and her concern about future building height increases.

Christine Tuthill mentioned the previous covenants restrictions on building heights and viewsheds to maintain aesthetics. She also noted the status of projects under construction in the surrounding area.

Russ Carson requested better methods for indicating to residents what the proposed developments will look like prior to construction.

Kendra Samart spoke about the passive solar heating for the properties to the North of the proposed development and how the new buildings could block sunlight from reaching their homes.

Representative Mike Stubbs remarked that the public comments did not pertain to the amendment in question.

*The public hearing was closed at 8:44 p.m. on January 10, 2023.*

### **Discussion**

Commissioner Weckerly agreed that the buildings do look larger from the road given the drastic slope of the site. She also agreed that the buildings did have a negative impact on the aesthetic of the area, however the buildings were already approved and to deny the proposed amendment would seem like a punishment to the developer.

Commissioner Secret echoed the comments of Commissioner Weckerly.

### **Motion and Vote**

Commissioner Phillips made the following motion "Mr. Chairman, on the request to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

*Commissioner Herek seconded; motion passed 6-0.*

**OTHER BUSINESS**

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Felix Landry noted that this would be Scott Peterson's last Planning Commission Hearing before his retirement.

**ADJOURNMENT**

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Commissioner Scissors moved to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 8:52 p.m.

DRAFT

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
GRAND VALLEY ESTATES ANNEXATION**

**APPROXIMATELY 17.42 ACRES  
LOCATED AT THE NORTHEAST CORNER OF 31 ROAD AND E ½ ROAD**

**WHEREAS**, on the 7<sup>th</sup> day of December, 2022, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the \_\_\_ day of \_\_\_\_\_, 2023; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

**GRAND VALLEY ESTATES ANNEXATION  
EXHIBITS A, B, & C**

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

**Grand Valley Estates Annexation No. 1**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860

being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

### **Grand Valley Estates Annexation No. 2**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

### **Grand Valley Estates Annexation No. 3**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other



bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less as described herein is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 7<sup>th</sup> day of December 2022 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_ 2023 and ordered published in pamphlet form.

\_\_\_\_\_  
Anna M. Stout  
President of the Council

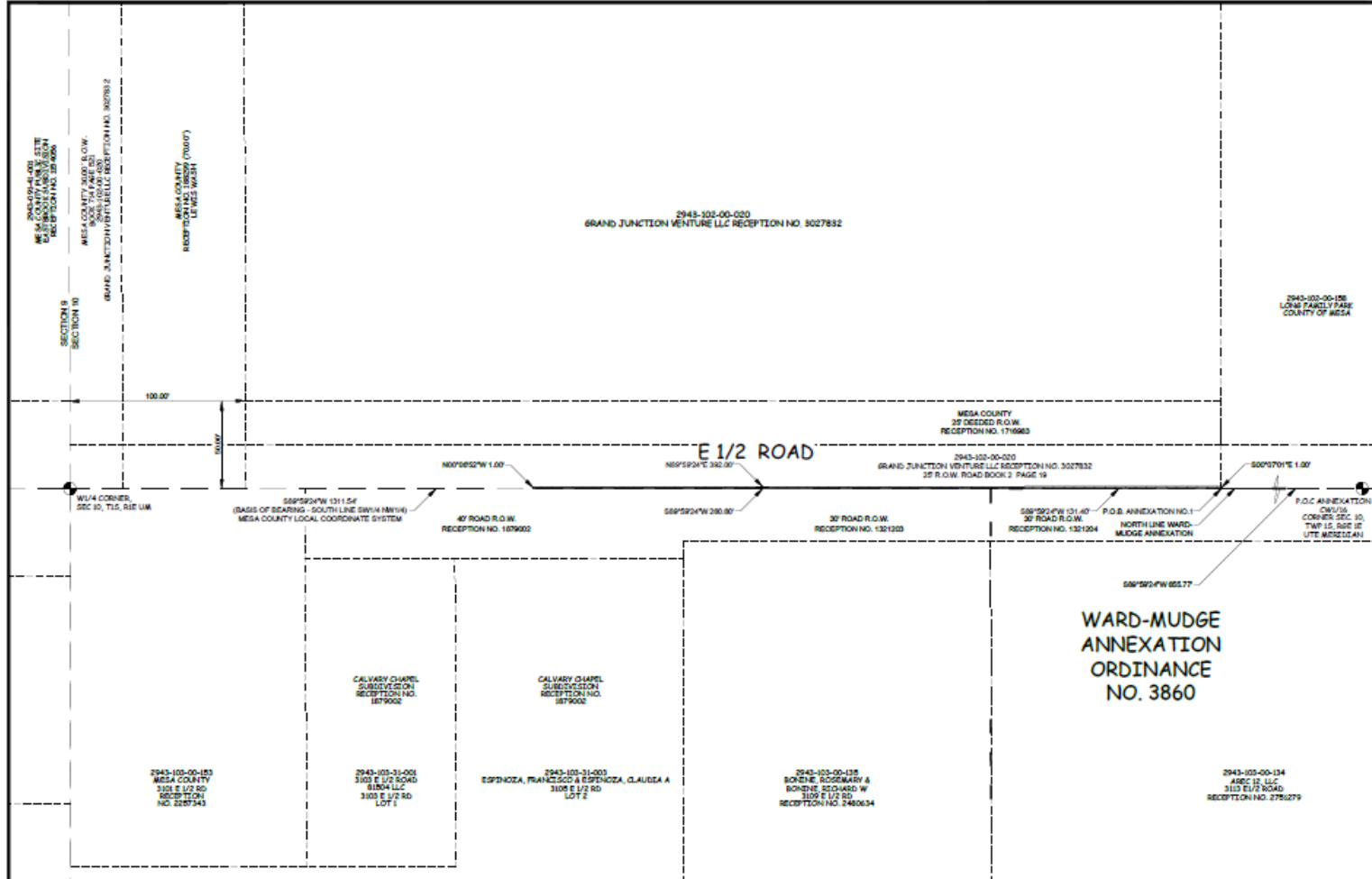
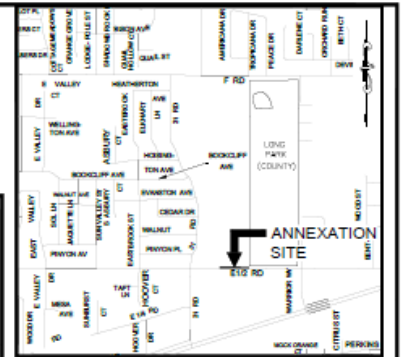
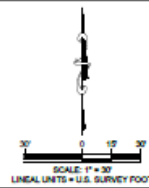
Attest:

\_\_\_\_\_  
Amy Phillips  
City Clerk

# EXHIBIT A

## GRAND VALLEY ESTATES ANNEXATION NO. 1

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**  
A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 where the West Quarter Corner of said Section 10 bears S89°39'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°39'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°39'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°39'24"W a distance of 200.69'; thence the following line (3) courses: 1) N89°05'12"W a distance of 1.00 feet 2) N89°39'24"W a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S89°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.899 Acres, more or less.

**AREAS OF ANNEXATION**

ANNEXATION PERIMETER	786.60 FT.
CONTIGUOUS PERIMETER	131.40 FT.
AREA IN SQUARE FEET	392.00 FT <sup>2</sup>
AREA IN ACRES	0.899
AREA WITHIN R.O.W.	392.00 FT <sup>2</sup>
AREA WITHIN DEDEDDED R.O.W.	0.00 FT <sup>2</sup>
	0.00 ACRES

**LEGEND**

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

**SURVEY ABBREVIATIONS**

P.O.C.	POINT OF COMMENCEMENT	SG. FT.	SQUARE FEET
R.O.W.	RIGHT OF WAY	RA.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD	CHORD LENGTH
RNG.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

<b>ORDINANCE NO.</b> PRELIMINARY	<b>EFFECTIVE DATE</b> PRELIMINARY
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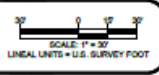
**NOTE:**  
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**PRELIMINARY**  
RENEE BETH PARENT DATE  
STATE OF COLORADO - P.L.S. NO. 38366  
FOR THE CITY OF GRAND JUNCTION  
303 WEST AVENUE - SUITE C  
GRAND JUNCTION, CO. 81501

**THIS IS NOT A BOUNDARY SURVEY**

**NOTICE:**  
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DRAWN BY: M.H. DATE: 10/24/2022  
DESIGNED BY: RSP DATE: 10/24/2022  
CHECKED BY: RSP DATE: 10/26/2022



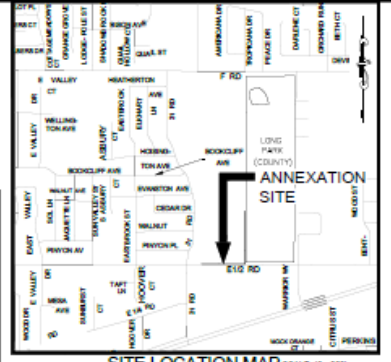
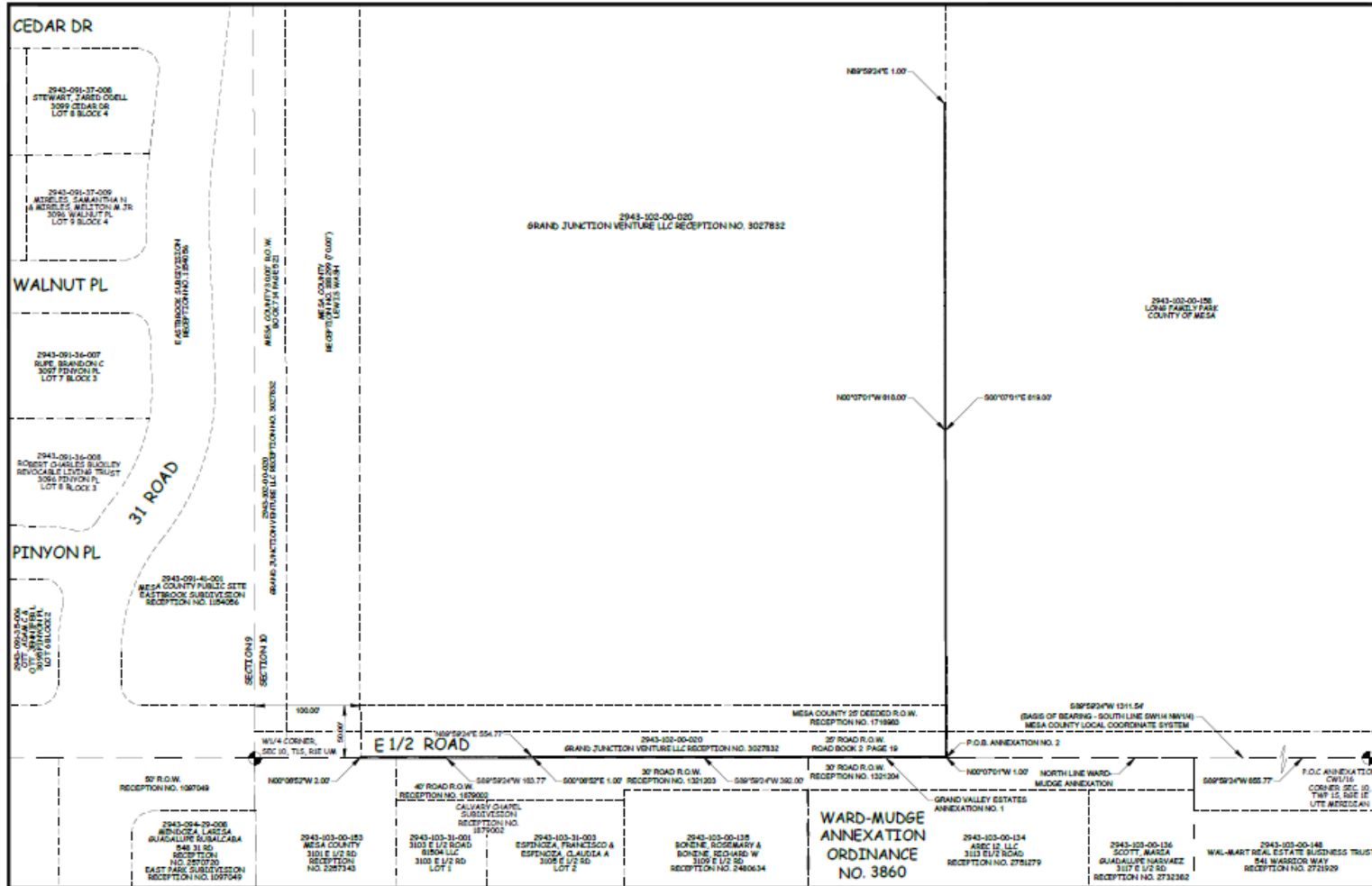
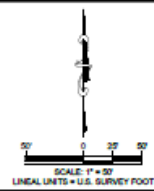
**PUBLIC WORKS ENGINEERING DIVISION**

**GRAND VALLEY ESTATES ANNEXATION NO. 1**  
Located in the W1/2 SW1/4 NW1/4 SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

# EXHIBIT B

## GRAND VALLEY ESTATES ANNEXATION NO. 2

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter, Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°52'24"W a distance of 131.54 feet with all other bearings relative thereto; thence S89°52'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1, being the Point of Beginning; thence S89°52'24"W along the North line of said Annexation NO. 1 a distance of 732.36 feet to the Northeast Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter of said Section 10 S89°52'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832; thence the following five (5) courses: (1) along said West line N00°07'01"W a distance of 2.00 feet; (2) S89°52'24"W a distance of 254.77 feet; (3) N00°07'01"W a distance of 61.00 feet; (4) S89°52'24"W a distance of 1.00 feet to a point on the East line of said Reception No. 3027832; (5) along said East line S00°07'01"E a distance of 610.00 feet to the Point of Beginning.

Said Parcel of land CONTAINS 1.007 Square Feet or 0.003 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,351.54 FT.	ANNEXATION BOUNDARY	(Symbol: Dashed line)
CONTIGUOUS PERIMETER	380.00 FT.	ANNEXATION AREA	(Symbol: Cross-hatched area)
AREA IN SQUARE FEET	1,207 FT <sup>2</sup>	EXISTING CITY LIMITS	(Symbol: Dotted line)
AREA IN ACRES	0.027		
AREA WITHIN R.O.W.	786 FT <sup>2</sup>		
AREA WITHIN DEEDED R.O.W.	55 FT <sup>2</sup> / 0.001 ACRES		

SURVEY ABBREVIATIONS		sq. ft.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	sq.	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	rad.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	BLK.	BLOCK
RANGE	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	SK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	MD. DIST.	HORIZONTAL DISTANCE

**ORDINANCE NO. PRELIMINARY**      **EFFECTIVE DATE PRELIMINARY**

**NOTE:**  
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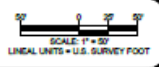
**PRELIMINARY**

RENEE BETH PARENT      DATE  
STATE OF COLORADO - P.L.S. NO. 30368  
FOR THE CITY OF GRAND JUNCTION  
333 WEST AVENUE - BLDG. C  
GRAND JUNCTION, CO. 81501

**THIS IS NOT A BOUNDARY SURVEY**

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DRAWN BY: MJB      DATE: 10/24/2022  
DESIGNED BY: RBP      DATE: 10/14/2022  
CHECKED BY: RBP      DATE: 10/28/2022



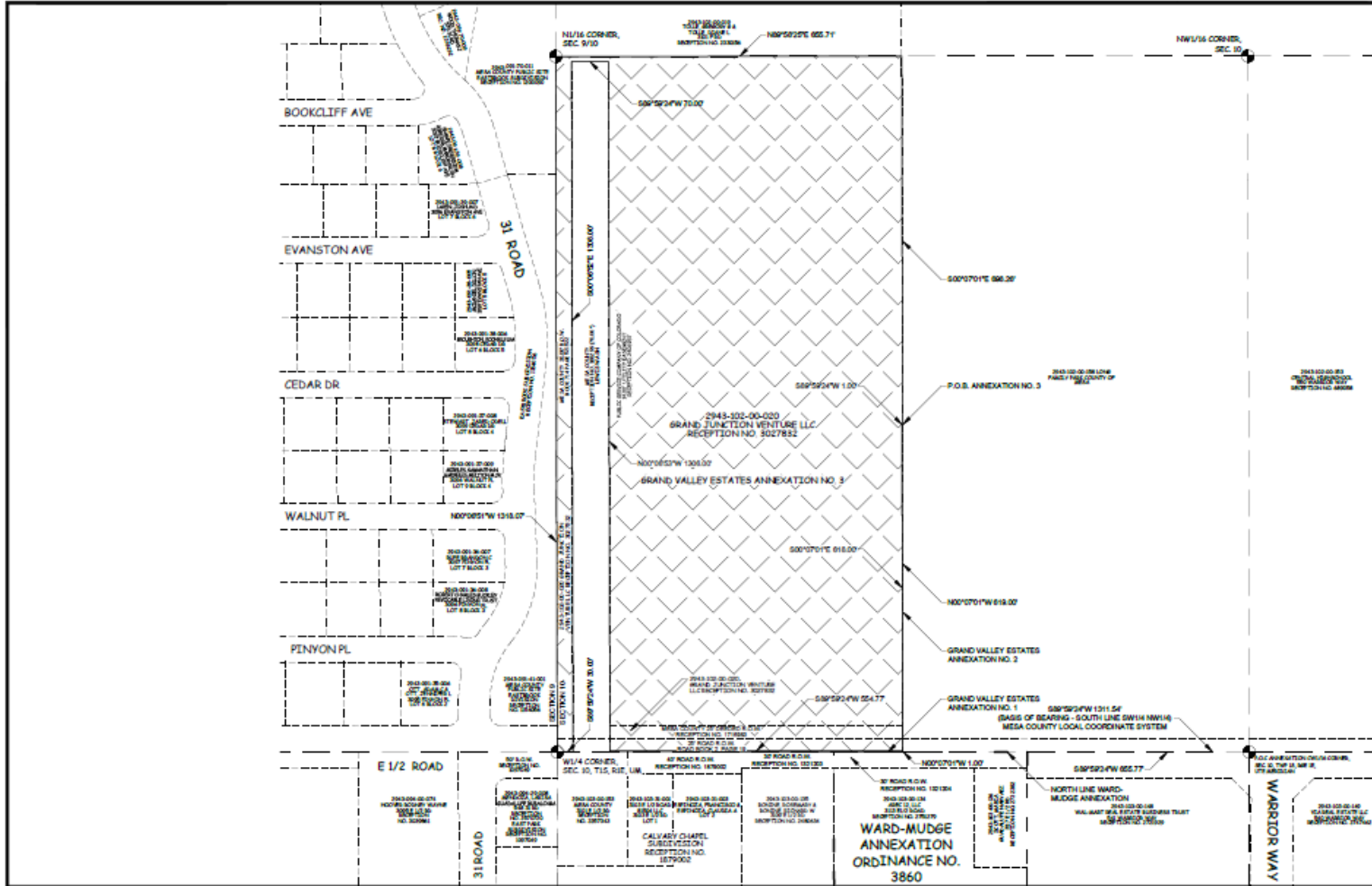
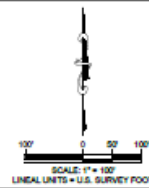
**PUBLIC WORKS ENGINEERING DIVISION**

**GRAND VALLEY ESTATES ANNEXATION NO. 2**  
Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

# EXHIBIT C

## GRAND VALLEY ESTATES ANNEXATION NO. 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**  
A parcel of land being a part of the West Half of the Southeast Quarter of the Northeast Quarter (NW/2 SW1/4 NE1/4) of Section 10, Township 1 South, Range 1 East, 13th Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-Point 1/16 Corner of said Section 10 where the West Quarter Corner of said Section 10 bears S89°52'00"W 131.54 feet with all other bearings relative thereto, thence S89°52'00"W a distance of 655.77 feet along the South Line of the Southeast Quarter of the Northeast Quarter to a point on the North Line of WARD-MUDGE ANNEXATION (ORDINANCE NO. 3860) and more or less being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East Line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2, thence along the Eastern Boundary Line of said Annexation NO. 2 N00°07'01"W a distance of 618.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning, thence along the Northern boundary line of said Annexation NO. 2 by the following three (3) courses: 1) S89°52'00"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°52'00"W a distance of 554.77 feet to the Northeast Corner of said Annexation NO. 2, thence the following three (3) courses along the boundary of Recapture Number 18209: 1) N00°07'01"W a distance of 1506.00 feet 2) S89°52'00"W a distance of 79.00 feet 3) S00°07'01"E a distance of 1308.00 to a point on said south line of the Southeast Quarter of the Northeast Quarter, thence S89°52'00"W a distance of 39.00 feet to the West Quarter Corner of said Section 10, thence along the West Line of said Section 10, S00°07'01"E a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10, thence along the North Line of said Southeast Quarter of the Northeast Quarter, S89°52'00"W a distance of 655.77 feet to the northeast corner of Recapture 18209; thence S89°52'00"W a distance of 698.26 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 771.084 Square Feet or 1.7702 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	0.55921 FT.	ANNEXATION BOUNDARY	(Cross-hatched pattern)
CONTIGUOUS PERIMETER	1,178.77 FT.	ANNEXATION AREA	(Dotted pattern)
AREA IN SQUARE FEET	771.084 FT <sup>2</sup>	EXISTING CITY LIMITS	(Dashed line)
AREA IN ACRES	1.7702		
AREA WITHIN R.O.W.	66.186 FT <sup>2</sup>		
AREA WITHIN DEEDED R.O.W.	13.889 FT <sup>2</sup>		
	0.318 ACRES		

SURVEY ABBREVIATIONS		SG. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	sq.	CENTRAL ANGLE
R.A.D.	RADIUS	sq.	RADIUS
P.O.B.	POINT OF BEGINNING	ARC.	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
SEC.	SECTION	CHL.	CHORD BEARING
TWP.	TOWNSHIP	BLK.	BLOCK
R.O.C.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	SK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

<b>ORDINANCE NO.</b> PRELIMINARY	<b>EFFECTIVE DATE</b> PRELIMINARY
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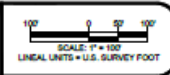
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**PRELIMINARY**  
RENEE BETH PARENT DATE \_\_\_\_\_  
STATE OF COLORADO - P.L.S. NO. 38366  
FOR THE CITY OF GRAND JUNCTION  
300 WEST AVENUE, BLDG. C  
GRAND JUNCTION, CO. 81501

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DRAWN BY: M&J DATE: 10/26/2022  
DESIGNED BY: RSP DATE: 10/14/2022  
CHECKED BY: RSP DATE: 10/29/2022



**PUBLIC WORKS ENGINEERING DIVISION**

**GRAND VALLEY ESTATES ANNEXATION NO. 3**  
Located in the W1/2 SW1/4 NW1/4 SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



## Grand Junction City Council

### Regular Session

Item #5.a.

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**Meeting Date:** January 18, 2023  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

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### Information

#### **SUBJECT:**

A Resolution Setting Winter Hours for the City's Parks Based on the Classification of the Park

#### **RECOMMENDATION:**

Consider approval of the resolution adopting the change to the winter hours in the parks as presented.

#### **EXECUTIVE SUMMARY:**

Illegal activity in the parks tends to increase during the evening and night hours. Two park classifications are proposed to be changed for the winter, November 1 to March 1 (coinciding with daylight savings time):

1. Community, regional and neighborhood parks with programmable spaces such as Canyon View, Columbine, Lincoln and Kronkright would move from 11 p.m. to 9 p.m.
2. Neighborhood, mini, open space, undeveloped, cemeteries and school IGA sites would move from 10 p.m to 8 p.m.

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

The City's parks have been faced with increased instances of trespassing after hours, vandalism and other undesirable activities. In an effort to further curb these activities, staff proposes to reduce the hours during the winter months, from November 1 to March 1. This timeframe coincides with daylight savings time. Less daylight encourages an earlier closing of the park. The rest of the year, hours would be 11 p.m. at the community, regional and neighborhood parks with programmable spaces and 10 p.m. at all other facilities.

Closing the parks even earlier was discussed but there was concern about losing more than we would gain. With Grand Junction's mild winters, there is still some use in parks,

especially those with lighting. The City also just earned a \$500,000 Safer Streets grant to drastically improve lighting at the parks that have higher instances of illegal activity such as Whitman, Emerson, Hawthorn and Sherwood. This will improve safety and perceived safety, which will increase use, even in colder months. The proposed times in this resolution achieve a balance between encouraging after-work and after-school utilization while still curbing negative and illegal activity.

The Parks and Recreation Advisory Board (PRAB) heard this item at their regularly scheduled January 5 meeting. The following is an excerpt from the draft meeting minutes:

**Winter Park Hours**

Ken Sherbenou talked with the Board about continued issues with overnight camping in the parks. One way staff is considering mitigating this issue would be to change park hours. Currently parks with sports facilities (Columbine, Canyon View, and Lincoln Park) are open until 11 p.m., all other parks close at 10 p.m. Due to the increased darkness and the cold, there is a significant decrease in the use of parks after dark, so staff proposes shifting open hours from November through March (coinciding with the end of Daylight Savings time).

Lily Grasifi made a motion to support the proposed change in park hours from November 1 to March 1. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board:      Yes 7   No 0

**FISCAL IMPACT:**

This action has no direct fiscal impact.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 12-23, a resolution setting winter hours for the City's Parks based on the classification of the park.

**Attachments**

- 1. RES-Park Winter Hours 120922



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Collectively the foregoing hours of/for public use for each classification of park shall be referred to as *City Parks Winter Hours* and the same shall be in effect from November 1 – March 1 or until modified by subsequent action of the City Council or City Manager as applicable.

The City Council hereby authorizes and directs the City Manager to implement the *City Parks Winter Hours* for each City park in accordance with the classifications in GJMC 12.04.015 and the December 2018 Parks Classification attached to Ordinance No. 4832.

This Resolution shall be in full force and effect upon its adoption; however, no criminal charges shall be issued or filed for any violation of park hours until adequate notice is posted in/on the park or other property subject to the change in hours as provided herein.

Passed and Adopted this \_\_\_\_ day of January 2023.

\_\_\_\_\_  
Anna M. Stout  
President of the City Council

ATTEST:

\_\_\_\_\_  
Amy Phillips  
City Clerk





## Grand Junction City Council

### Regular Session

Item #5.b.

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**Meeting Date:** January 18, 2023  
**Presented By:** Ashley Chambers, Housing Manager  
**Department:** Community Development  
**Submitted By:** Ashley Chambers, Housing Manager

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### Information

#### **SUBJECT:**

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Land Acquisition of 15 Acres for Future Development by the Grand Junction Housing Authority for Affordable Housing Rental Units

#### **RECOMMENDATION:**

Staff Recommends approval of the resolution.

#### **EXECUTIVE SUMMARY:**

This request is for authorization to submit a request to the Colorado Department of Local Affairs for a \$2,250,000 million grant with a local match of \$750,000 from the City of Grand Junction.

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

In 2022, Grand Junction City Council approved \$1 million in the budget to support the implementation of the adopted housing strategies. More specifically, Housing Strategy 6: Allocate city-owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing, which enables additional units to be built as land is a major component of the cost of developing affordable housing and would provide a significant number of units for affordable housing.

The \$1 million allocated in the 2022 budget was unused and therefore rebudgeted in 2023. Also included in the 2023 budget is an anticipated \$502,500 from the 2% sales tax on Cannabis sales. The total of \$1,502,500 is available to support the implementation of the adopted housing strategies. Of these funds, \$750,000 will be utilized for a cash match for the Department of Local Affairs (DOLA) Affordable Housing Incentive Grant. In September 2022, a Letter of Interest was submitted to DOLA for the

Innovative Affordable Housing Incentives Grant to purchase a 15-acre property for Grand Junction Housing Authority (“The project”) for future affordable housing construction. DOLA notified City Staff in late December 2022 of the invitation to apply for the official grant application.

The project includes the acquisition by the City of 15 acres for future development by the Grand Junction Housing Authority (GJHA). GJHA would utilize the property to construct approximately 300 rental units in three different phases with two-thirds of the units serving 60% AMI and below, and the other one-third serving 80% AMI and below with a target construction start date of Phase 1 in 2025. The purchase price of the property is \$2,812,500 with approximately \$187,500 in due diligence work, architecture and engineering services required for a total acquisition cost of \$3 million.

The property is located in the 24 Road corridor, which is a high-growth area of the city and next to major employers, including Community Hospital and Mesa Mall. The location is within walking distance of Canyon View Regional Park, a City Market grocery store and Community Hospital’s childcare facility. The area currently has very limited housing options.

This project aligns with the criteria for the States Affordable Housing Grant whereby the city would leverage the \$750,000; the grant requires a 20% match. If the funds became available through the DOLA grant, the contract could be assigned to GJHA or to the City.

**FISCAL IMPACT:**

The estimated total cost for the Land Acquisition is \$3,000,000. \$2,250,000 will be requested from DOLA, with the \$750,000 match of City funds for a total project cost of \$3,000,000. City funds required for the match are included in the 2023 Adopted Budget.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 13-23, a resolution authorizing the City Manager to submit a Grant Request to the Department of Local Affairs for the land acquisition of 15 acres for future development by the Grand Junction Housing Authority.

**Attachments**

1. RES-DOLA Grant Request FINAL
2. Excerpts from GJ Housing Strategy 6



**CITY OF GRAND JUNCTION, COLORADO  
RESOLUTION NO. \_\_\_-23**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT  
REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (DOLA)  
INNOVATIVE AFFORDABLE HOUSING INCENTIVES GRANT**

**RECITALS.**

In May 2021, a Grand Valley Housing Needs Assessment (HNA) showed among other things, a 16 percent poverty rate in Grand Junction and a rental housing gap of 2168 units for households earning less than \$25,000 (roughly 30-50 percent Average Monthly Income (AMI)), a need for accessible housing units for the 15 percent of the City's population that are disabled, and a generalized substandard condition of housing units within the community.

In October 2021 in response to the HNA, the City Council adopted twelve housing strategies tailored to begin to address the needs identified in the HNA. One of those strategies, Strategy 6, provides for the allocation of city owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing.

In 2022 the Grand Junction City Council allocated \$1 million to support implementation of the adopted housing strategies. In the 2023 adopted budget, City Council carried forward the \$1 million for utilization for housing strategy implementation. Of those funds, the City has set aside \$750,000 to be utilized for a cash match for the Department of Local Affairs (DOLA) Innovative Affordable Housing Incentive Grant.

In September 2022, a Letter of Interest ("LOI") was submitted to DOLA for the Innovative Affordable Housing Incentives Grant ("Grant"). If the Grant is awarded it will assist with purchase of a 15-acre property for Grand Junction Housing Authority ("GJHA") for future affordable housing construction ("Project").

On December 22, 2022, DOLA notified City Staff that a grant application for the Project described in the LOI would be considered.

The Project includes the acquisition of 15 acres for future development by the GJHA. The GJHA would utilize the property to construct approximately 300 rental units in three different phases with two-thirds of the units serving 60% AMI and below, and the other one-third serving 80% AMI and below. The target construction start date of Phase 1 would be in 2025.

The purchase price of the property is \$2,812,500 with approximately \$187,500 in due diligence costs and work, architecture, and engineering services for a total acquisition cost of \$3 million. The Grant requires a 20% match

The property is in the 24 Road corridor which is a high growth area of the City and near major employers including Community Hospital and Mesa Mall. The location is

within walking distance to Canyon View Regional Park, City Market grocery store and Community Hospital's childcare facility. The area currently has very limited housing options.

This Project aligns with the criteria for the Grant whereby the City would leverage a \$750,000 grant match in support of the Project. If the Grant is approved, then the contract could be assigned to GJHA or to the City.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Grand Junction does hereby authorize the City Manager to submit an application to the Department of Local Affairs for the Innovative Affordable Housing Grant in the amount of \$2,250,000, with a \$750,000 City cash match, for a total Project cost of \$3 million all in accordance with and pursuant to the foregoing Recitals.

**FURTHERMORE**, if the Grant (\$2,250,000) is not approved or if there is a less than full award, then the City Manager is authorized to expend \$750,000 in support of the GJHA purchasing less than 15 acres if a purchase may be made, with the remainder of the site being acquired, if at all, when other funding is secured.

Dated this 18<sup>th</sup> day of January 2023.

---

Anna M. Stout  
President of the Council

ATTEST:

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Amy Phillips  
City Clerk

# Excerpt from Grand Junction Housing Strategy

## Strategy 6

### STRATEGY 6. ALLOCATE CITY OWNED LAND (AND/OR STRATEGICALLY ACQUIRE VACANT OR UNDERUTILIZED PROPERTIES) FOR AFFORDABLE AND MIXED-INCOME HOUSING.

Property acquisition costs, especially in developed areas of the city, is a major component of the cost of developing affordable housing. The city and other public agencies, such as Mesa County and the State, own properties which could potentially reduce costs and facilitate development of affordable housing. While much of this property is either already utilized for public facilities or is inappropriate for residential development, there may be opportunities to leverage additional affordable and mixed-income housing through better utilization of publicly owned property.

It is increasingly common for local governments to donate, discount, or lease vacant land or underutilized properties (e.g., closed schools, vacant or out-of-date public sector offices) for use as residential mixed-income or mixed-use developments. Some properties are acquired after businesses have been closed for illegal use or very delinquent taxes.

These properties are held in a "land bank" by the City and eventually redeveloped by nonprofit or private developers through a Request for Proposal (RFP) process. Land banks vary in forms from single parcels to multiple, scattered site properties, to large tracts of land. The land can be donated,

discounted, or offered on a land lease to the selected developer

who agrees to a specified affordability level or community benefit. A good starting point in this process for any community is creating an inventory of existing public land that could be used for housing sites in the future.

**Benefits.** Conducting an initial inventory of publicly owned land is a low/no-cost step. Land banking and donation can reduce future development costs (particularly if acquired when land costs are low) and maintains flexibility in meeting future needs because the land can be held and then used for acute needs as they arise. Converting vacant land or underutilized retail can also have tax benefits to the city (performing residential, even if with a lower property tax value, is better than vacant and abandoned land from a revenue perspective).

**Challenges.** Acquiring land can be costly (depending on market cycle); limited supply and can require quick response to land available (staffing/authority concern); and there is a risk that future needs will not align with expected land use.

**Expected outcomes and keys to success.** Outcomes depend on existing land inventory and committed resources though there is potential for high impact (substantial number of units). This works best in communities where there is land available to repurpose; when the city can acquire land at reasonable costs (e.g., during a down market); and when the city has strong partnerships with non-profit developers or existing land trust programs.

#### Recommended actions for Grand Junction:

- Inventory existing public land (including land owned by the City, the County, State, the schools district, and others) and evaluate feasibility for residential development.
- Establish partnerships with local affordable developers and land trusts who may be able to develop the land into affordable rental or ownership units.
- Evaluate funding sources for land/property acquisition that could be utilized to create or preserve affordable housing.
- Actively watch for property and land to acquire to repurpose (this could include vacant land, underutilized/vacant commercial, and/or small naturally occurring affordable multifamily housing).