

To access the Agenda and Backup Materials electronically, go to [www.gjcity.org](http://www.gjcity.org)



**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, MARCH 14, 2023 - 5:30 PM  
*Attend virtually:* <https://bit.ly/GJ-PC-3-14-23>**

---

**Call to Order - 5:30 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider a zone of annexation of an area consisting of 3.86 acres of enclaved property, from County PUD (Planned Unit Development) to R-5 (Residential – 5 dwelling units per acre) located in the Brookdale Subdivision, A Replat of Brookdale (book 13, page 47) (Brookdale) subdivision along and including Clear Creek Drive, Cripple Creek Court and Cascade Creek Court.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**February 14, 2023, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:31 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Ken Scissors, Kimberly Herek, Shanon Secrest, JB Phillips, Keith Ehlers, and Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 30 members of the public in attendance, and 4 virtually.

**CONSENT AGENDA**

---

**1. Approval of Minutes**

---

Minutes of Previous Meeting(s) from January 10, 2023.

**REGULAR AGENDA**

---

**1. Vista 5 LLP Rezone**

**RZN-2022-845**

Consider a request by Vista 5, LLP, Property Owner, to rezone 17.37 acres from R-1 (Residential – 1 du/ac) to R-5 (Residential – 5.5 du/ac) located at 2428 H Road.

**Staff Presentation**

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

Applicant Nate Porter was present and available for questions/comments.

**Questions for staff**

Commissioner Scissors asked what the implications of the proposed changes to the Zoning and Development Code would mean for this rezone to R-5.

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, February 7, 2023, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Bob Fuoco wondered if the increased density was completely necessary in this area. He stated that the City needed to maintain an inventory of lower density housing.

Dan Komlo stated that the proposed R-5 density would not be compatible with the character of the neighborhood. He listed his disagreements with the staff's findings.

Sarah Bajorek commented that the presentation wasn't an accurate representation of the surrounding area. She expressed concerns about neighbors moving away due to the increased density. She proposed an alternative location for the development. She is also concerned about the lack of sidewalks in the area coupled with the increase in foot traffic for children heading to Appleton Elementary. Finally, she stated her concerns about the potential reduction in property values for the surrounding area.

Craig Moulton noted that the character of the area was rural and that this development would impact property values.

Jim Marshall stated that all of the surrounding parcels were agricultural.

Dave Zolner stated that the proposed density would be 5-25x higher than the surrounding area. He listed various sections of the code pertaining to expanding housing options, protecting unique character, and identifying compatible land uses. He expressed concerns about future development on his own property.

Greg Tamburello noted the characteristics of rural communities and stated that the Planning Department should work with residents to preserve this heritage. He stated that the proposed development would increase noise pollution, create a sense of overcrowding, and decrease nearby property values.

Tyler Mundy stated the controversial nature of a "flagpole" annexation. He noted that all of the surrounding roads were County roads and that they were in disrepair. He also stated that 24 1/4 Road is actually on the deed of his grandmother's property and questioned whether it could be classified as a public road. Lastly, he argued that development does not always facilitate infrastructure improvements and gave the 25 Road corridor between Patterson and I-70 as an example.

Shiloh White stated that compatibility with a city planner "wish list" does not constitute an invalidating event. She echoed concerns that the available services are inadequate to properly support a housing development of the proposed size.

Andrew Bajorek stated that the claim that this area was close to urbanizing was not backed by measurable evidence. He echoed other's concerns about poor road conditions and walkability, proximity to amenities, and reduction in property values.

Mike Johnson brought up the poor condition of H Road and the increase in traffic this development would bring.

Nyann Davis expressed concerns with water scarcity in the area. She noted that H Road and Appleton Elementary are not currently in a state to accommodate the increased population this development would bring.

Nate Molse noted the lack of sidewalks in the area and that it was currently unsafe for foot traffic.

Cynthia Komlo asked if the Commissioners had visited the site or had ever tried to walk through the double roundabout on 24 Road and encouraged them to do so.

*The public hearing was closed at 6:28 p.m. on February 14, 2023.*

## **Discussion**

Representative, Ivan Geer, spoke on the proximity of available amenities to the proposed development. He spoke about the impact fees developers pay to reduce the impact of development. Lastly, he noted that enrollment rates were declining and that D-51 is considering closing schools.

Development Engineer, Rick Dorris, commented on the conditions of the surrounding area.

Commissioner Scissors asked why the applicant was requesting R-5 instead of R-4.

Applicant, Nate Porter, said that the R-5 zoning offered increased flexibility for housing options. He stated that they were not considering duplexes or multi-family development at the moment.

Commissioner Ehlers addressed the questions about what had changed between now and when the property was rezoned in 2019. He spoke about the community benefits of development and noted that compatibility does not mean uniformity when it comes to housing options. Additionally, he noted that this rezone would not have an impact on what current property owners were allowed to do on their land.

Commissioner Herek agreed with Commissioner Ehlers that this rezone met the requirements as outlined in the 2020 Comprehensive Plan.

Commissioner Secrest commented that property values may actually increase as there would be more housing and lot size options in the area. He noted the challenges for developers when designing attainable and desirable homes. Lastly, he wondered where development occur if not here.

Commissioner Scissors stated that the R-5 development did not match the character of the surrounding area and that future road improvements are probably a long way away. He noted the necessity for available and affordable housing, but that there are likely better locations for development closer to town.

Commissioner Duyvejonck noted that R-5 is still considered "low density".



Commissioner Phillips noted that the current roadways did not accommodate foot traffic or walkability.

Commissioner Teske noted the importance of upholding the comprehensive plan. He noted that historically new developments have not matched the increase in population density and that minimum densities had to be introduced.

**Motion and Vote**

Commissioner Phillips made the following motion “Mr. Chairman, on the Rezone request for the property located at 2428 H Road, City file number RZN-2022-845, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact as listed in the staff report.”

*Commissioner Secrest seconded; motion passed 6-1.*

**OTHER BUSINESS**

---

A good Samaritan had turned in a set of keys.

**ADJOURNMENT**

---

Commissioner Scissors moved to adjourn the meeting.  
*The vote to adjourn was 7-0.*

The meeting adjourned at 7:01 p.m.



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

---

**Meeting Date:** March 14, 2023  
**Presented By:** David Thornton, Principal Planner  
**Department:** Community Development  
**Submitted By:** David Thornton, Principal Planner

---

**Information**

**SUBJECT:**

Consider a zone of annexation of an area consisting of 3.86 acres of enclaved property, from County PUD (Planned Unit Development) to R-5 (Residential – 5 dwelling units per acre) located in the Brookdale Subdivision, A Replat of Brookdale (book 13, page 47) (Brookdale) subdivision along and including Clear Creek Drive, Cripple Creek Court and Cascade Creek Court.

**RECOMMENDATION:**

Staff recommends approval of the request.

**EXECUTIVE SUMMARY:**

A request to zone the 3.86 acre Clear Creek Enclave Annexation, consisting of a portion of the Brookdale subdivision consisting of twenty-four residential lots which have developed as 19 single family uses and two Brookdale Homeowners Association, Inc. (HOA)-owned parcels, less 0.86 acres of public right-of-way, to a R-5 (Residential – 5 dwelling units per acre) zone district. The R-5 zoning implements the City’s 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area a Residential Low 2 to 5.5 dwelling units per acre.

**BACKGROUND OR DETAILED INFORMATION:**

The proposed Clear Creek Enclave Annexation includes a portion of the Brookdale subdivision consisting of twenty-four residential lots which have developed as 19 single family uses and two HOA owned parcels located along Clear Creek Drive, Cripple Creek Court and Cascade Creek Court is eligible to be annexed and is proposed as the Clear Creek Enclave Annexation. The enclave area consists of 3.86 acres and includes the following address ranges, 3141 thru 3147 Cripple Creek Court and 3141 thru 3147 Cascade Creek Court in the Brookdale Subdivision. The road right-of-way for Clear Creek Drive, Cripple Creek Court and Cascade Creek Court are included in the

annexation.

The proposed zoning is Residential 5 (R-5) with densities between 3 and 5.5 dwelling units per acre. The R-5 zoning implements the City's 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area a Residential Low 2 to 5.5 dwelling units per acre. The annexation area consists of the developed portion of the Brookdale Subdivision with all existing residential properties conforming to the R-5 zone district and the total number of existing dwelling units falling within the R-5 density range of 3 to 5.5 dwelling units per acre. The nineteen dwelling units have been constructed on the 24 lots platted with the subdivision with some homes being built on two lots, utilizing the two lots for the home construction.

The property is currently zoned in the County as PUD (Planned Unit Development) and is completely built out with a density of just under 5 dwelling units per acre conforming to the density range of the Residential Low Land Use of the Comprehensive Plan. The proposed zone district of R-5 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan. The surrounding zoning is R-5 to the south and west and R-8 to the north and east.

Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area is developed at urban densities and has all urban services existing. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

In addition to the R-5 zoning as proposed by the City, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (2 to 5.5 du/ac).

- a. R -4 (Residential – 2 to 4)
- b. Community Services and Recreation (CSR)

**NOTIFICATION REQUIREMENTS**

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 February 17, 2023. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to the enclaved properties and surrounding property owners within 500 feet of the enclaved area on March 3, 2023. The notice of the Planning Commission public hearing was published March 7, 2023 in the Grand Junction Daily Sentinel.

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

A neighborhood meeting was held virtually on Wednesday, March 8th with the nineteen affected property owners.

**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 City is exercising its rights under State annexation laws to annex these properties after they have been enclaved by the city for more than 3 years and seeks to zone them in conformance with existing land use conditions and for conformance with the 2020 One Grand Junction Comprehensive Plan. The proposed zone district of R-5 is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5 du/ac). Since these properties are currently in the County, the annexation of these properties is a subsequent event that will invalidate one of these original premises, a county zoning designation.

However, staff has found this to not be enough justification and finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or The character or condition of the area has been changing over the past 20 years or more with the annexation of surrounding properties being annexed into the city for residential development at urban densities. This annexation area is already seen that urbanization with the existing 19 residential single family dwelling units that are part of this annexation. Infill development is occurring throughout the Pear Park planning area and the D 1/2 Road area is realizing much of that growth.

However, with this zoning request to R-5, it is a zone district that is compatible with the County zoning of PUD which permitted the 19 homes to be constructed on the 24 platted lots (some homes utilizing 2 lots) in the early 1980's, therefore this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or Existing public and community facilities and services are available in close proximity to the annexation area. These services are sufficient to serve land uses associated with the R-5 zone district. Nearby urban services include grocery and other retail goods and services available in the 32 Road area less than 2 miles to the northeast. Water and sewer services are available. This property is within the Clifton Water District service area. The area is served by Xcel Energy for natural gas and electricity.

The property is currently within the Persigo 201 Sewer Service Area and has an 8-inch sewer line in Clear Creek Drive right-of-way with available capacity to accommodate future development of this property.

This property is in the Clifton Fire Protection District, but will be served by the Grand Junction Fire Department upon annexation. Fire protection and emergency medical response will be available with annexation. Primary response will be from Fire Station 8, a new fire station located at 441 31 Road less than a mile away and from that location response times are within National Fire Protection Association guidelines. Fire Station 8 has the capacity to handle calls for service resulting from this annexation.

Children living in these 19 homes attend Chatfield Elementary School, one half mile to the east, Grand Mesa Middle school, 2 ½ miles to the north and Grand Junction Central High School 2 miles to the north. Two convenience stores with gas are located less than one mile to the north. Major goods and services can be found nearby on North Avenue two miles to the north and downtown Grand Junction is located less than two miles to the west.

Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses that are existing, therefore this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or The subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential Low (2 to 5.5 du/ac). The proposed zoning designation of R-5 includes the developed portion of the Brookdale subdivision with all existing lots sizes conforming to the R-5 zone district and the total number of existing dwelling units falling within the R-5 density range of 3 to 5.5 dwelling units per acre.

The Land Use Map defines much of the immediate quarter mile area around the subject property as Residential Low and located in Tier 2 of the Intensification and Growth Tiers Map. Staff finds that the R-5 zone district provides zoning that conforms to the existing land uses of the properties being annexed and is in conformance of the Pear Park Neighborhood Plan and the 2020 One Grand Junction Comprehensive Plan.

However there is no proposed land use, only existing single family residential land uses with each of the 19 residential lots built out, therefore, staff finds this criterion has not been met.

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

Annexation and zoning of the properties will create additional land within the City limits helping to fill in the patchwork of unincorporated urban area that is adjacent to and surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The R-5 zoning district will provide a city zone that accommodates the existing 19 homes being annexed with the appropriate density

range and ensure that higher density does not occur. For example if all property owners with two lots were to add another dwelling unit to their property creating a total of 24 units on 24 lots in this subdivision it would exceed the maximum density of 5.5 dwelling units per acre and not meet the Comprehensive Plan Land Use map designation of Residential Low, therefore not conforming to 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-4 and CSR zone districts could be considered in a Residential Low Land Use area, the R-5 zone district is consistent with the recommendations of the Comprehensive Plan and provides conformance to the Code for the existing residential density of approximately 5 dwelling units per acre as well as ensuring conformance to the lot size requirements of the R-5 zone district.

Consistency with Comprehensive Plan

The zoning request of R-5 is consistent with the Land Use Plan Map found in Chapter 3 of the Comprehensive Plan.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 where the focus is on areas that were developed in Mesa County. 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.

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 Clear Creek Enclave Zone of Annexation, ANX-2022-834 request for the properties located in the Brookdale subdivision along and including Clear Creek Drive, Cripple Creek Court and Cascade Creek Court from County PUD (Planned Unit Development) to R-5 (Residential – 5 dwelling units per acre), the following findings of facts have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

**SUGGESTED MOTION:**

Mr. Chairman, on the Zone of Annexation request for the properties located in the Brookdale Subdivision along and including Clear Creek Drive, Cripple Creek Court and Cascade Creek Court, City file number ANX-2022-834, I move that the Planning Commission forward a recommendation of approval to City Council of the R-5 (Residential – 5 dwelling units per acre) with the findings of fact as listed in the staff report.

**Attachments**

1. General Project Report
2. Maps and Photo of Area
3. Annexation Schedule - Table - Clear Creek Enclave Annexation
4. Clear Creek Enclave Annexation Plat-Annexation Plat
5. Neighborhood Meeting Letter
6. ORD-Zoning - Clear Creek Enclave ANX

# General Project Report

## Clear Creek Enclave Annexation

In 2017 the Caballero Annexation completed the 100% of surrounding the area proposed as the Clear Creek Enclave by city limits. Five years have past and as required under the 1998 Persigo Agreement, enclaves will be annexed within 3 to 5 years of being completely surrounded by the City.

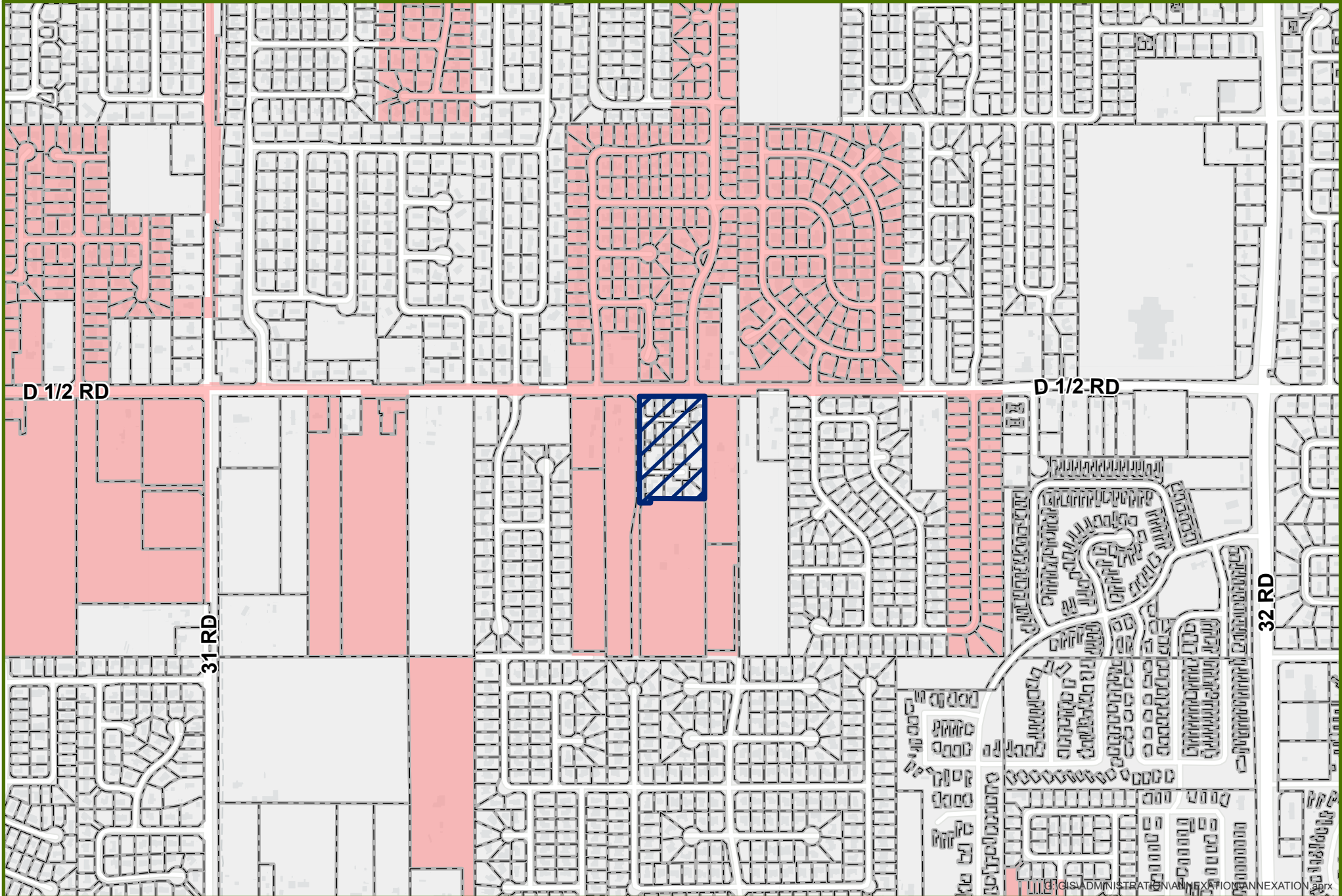


**Annexations surrounding the Clear Creek Enclave Annexation Area**





# CLEAR CREEK ENCLAVE ANNEXATION



GIS ADMINISTRATION ANNEXATION ANNEXATION.aprx



0 0.1 0.2 Miles

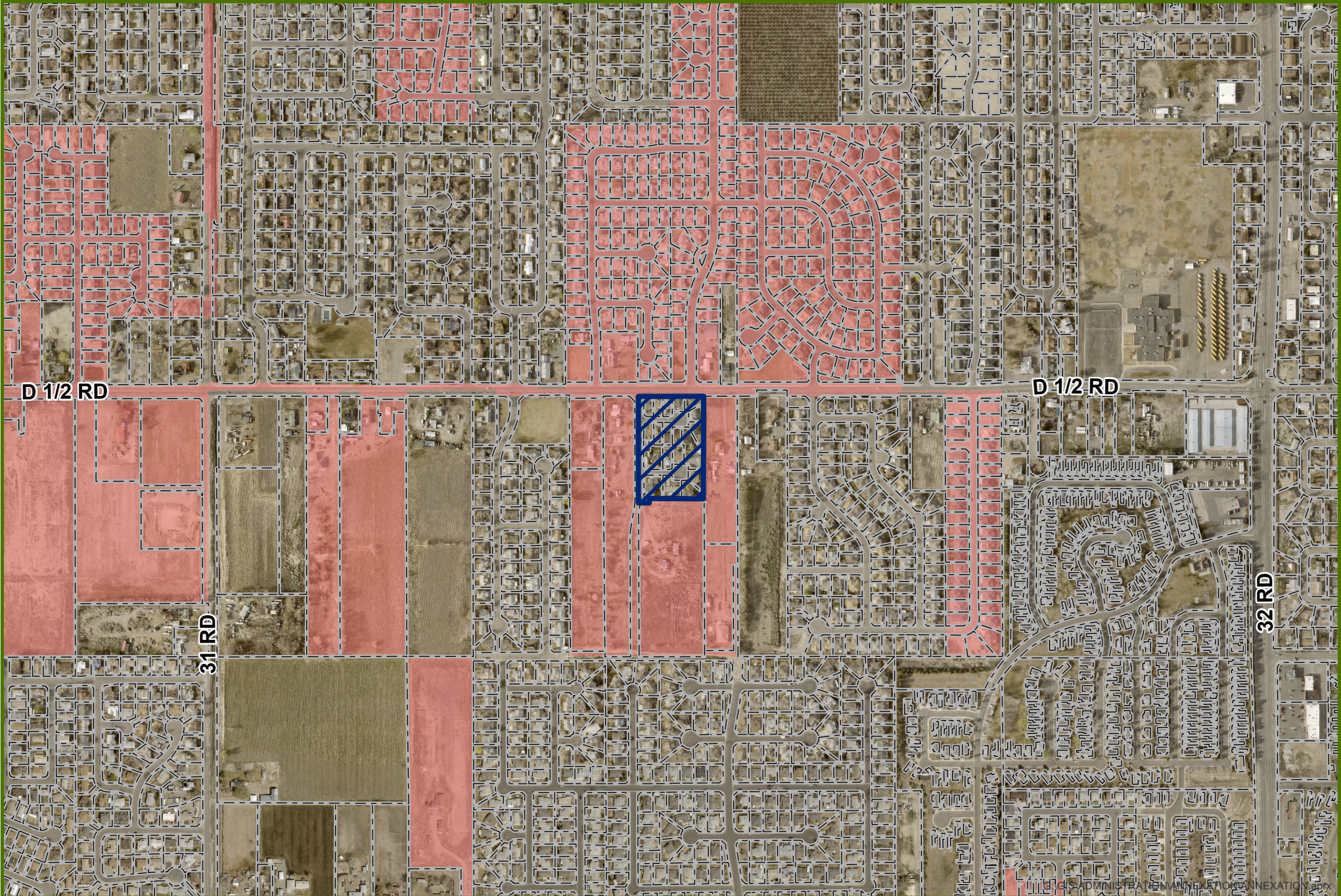
 Annexation  City Limits



Date Created: 2/8/2023



# CLEAR CREEK ENCLAVE ANNEXATION

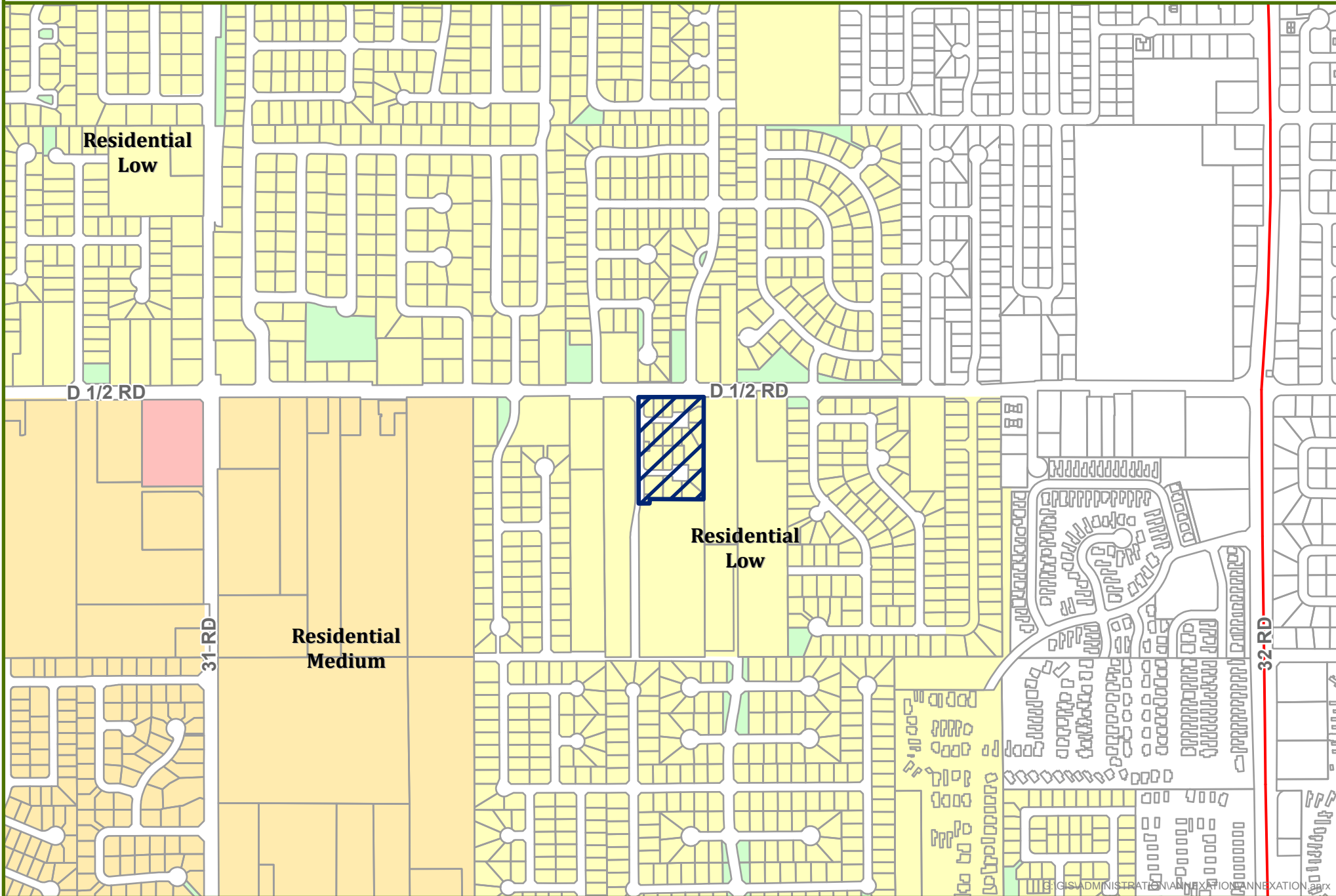


0 0.1 0.2 Miles

 Annexation  City Limits



# CLEAR CREEK ENCLAVE ANNEXATION - LAND USE



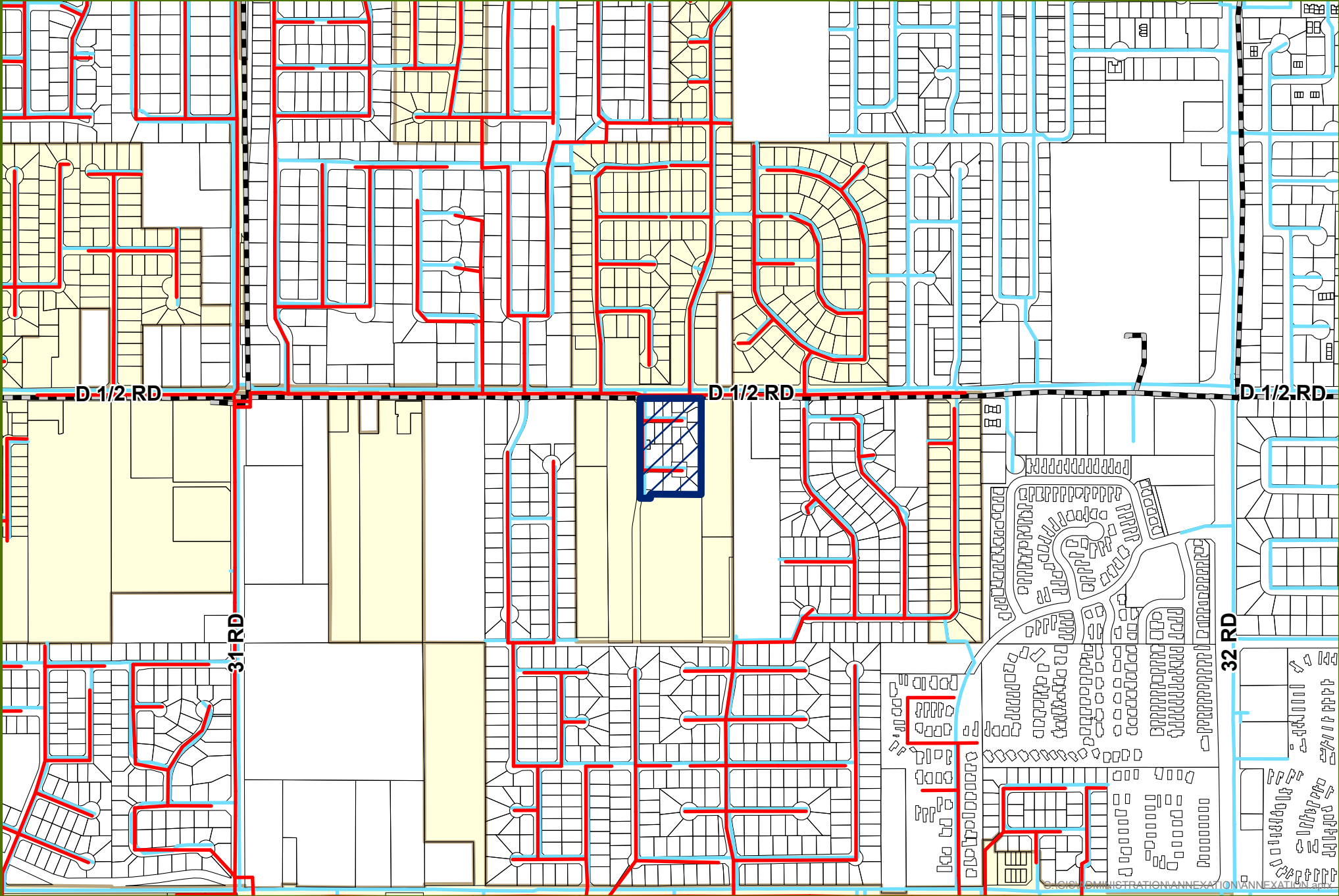
GIS ADMINISTRATION \ANNEXATION\ANNEXATION\_2023



0 0.1 0.2 Miles

 Annexation Boundary

# CLEAR CREEK ENCLAVE ANNEXATION - UTILITIES



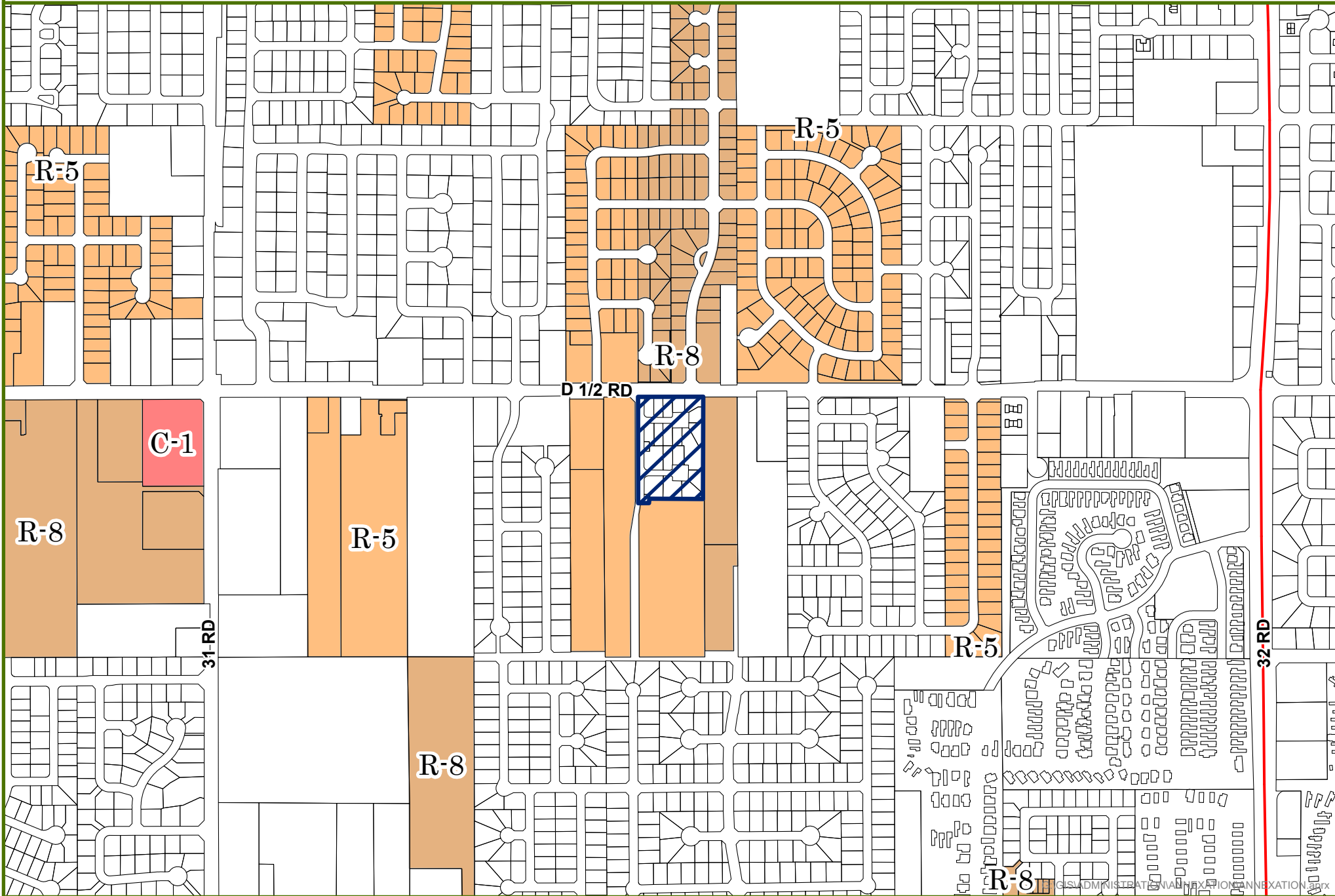
0 0.1 0.2 Miles

NON-CITY FIBER SEWER CLIFTON WATER CITY LIMITS

Date Created: 2/8/2023



# CLEAR CREEK ENCLAVE ANNEXATION - ZONING



0 0.1 0.2 Miles

 Annexation

City Zoning  
Packet Page 18

County Zoning

Date Created: 2/8/2023



GIS ADMINISTRATION AND ANNEXATION ANNEXATION.BOX



**View looking south from D ½ Road**

## CLEAR CREEK ENCLAVE ANNEXATION SCHEDULE

<b>March 1, 2023</b>	Notice of Intent to Annex (30 Day Notice), Exercising Land Use
<b>March 14, 2023</b>	Planning Commission considers Zone of Annexation
<b>March 15, 2023</b>	Introduction of Ordinance on Annexation and Zoning by City Council
<b>April 5, 2023</b>	Public Hearing on Annexation and Zoning by City Council
<b>May 7, 2023</b>	Effective date of Annexation and Zoning

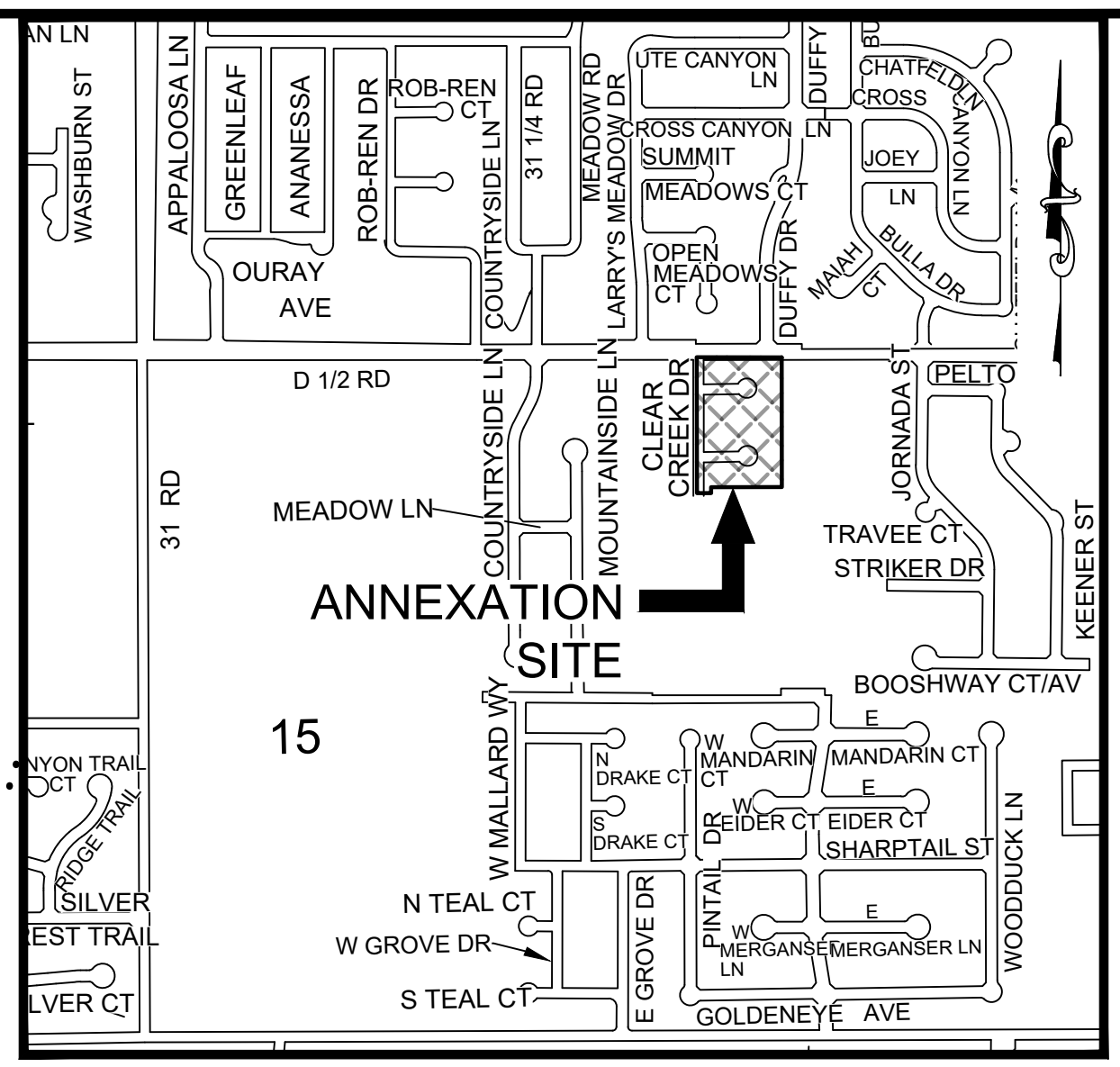
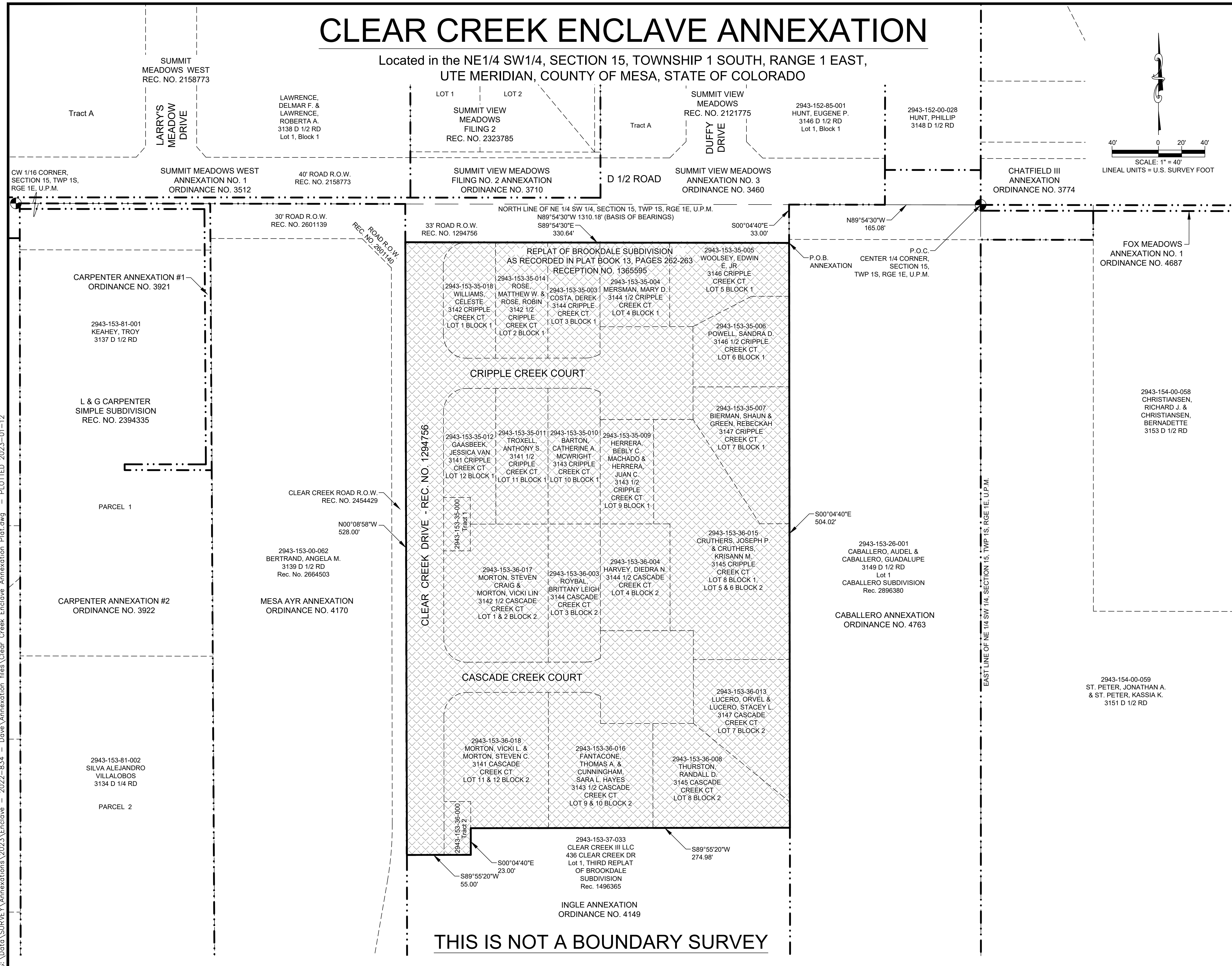
### ANNEXATION SUMMARY

<b>File Number:</b>	ANX-2022-834	
<b>Location:</b>	3141 thru 3147 Cripple Creek Ct; 3141 thru 3147 Cascade Creek Ct.	
<b>Tax ID Numbers:</b>	See Annexation Map	
<b># of Parcels:</b>	20	
<b>Existing Population:</b>	44	
<b># of Parcels (owner occupied):</b>	???	
<b># of Dwelling Units:</b>	19	
<b>Acres land annexed:</b>	3.86	
<b>Developable Acres Remaining:</b>	0	
<b>Right-of-way in Annexation:</b>	0.86 acres (Clear Creek Dr, Cripple Creek Ct, Cascade Creek Ct)	
<b>Previous County Zoning:</b>	PUD	
<b>Proposed City Zoning:</b>	R-5	
<b>Current Land Use:</b>	Vacant	
<b>Comprehensive Plan Land Use:</b>	Residential Low	
<b>Values:</b>	<b>Assessed:</b>	\$264,420
	<b>Actual:</b>	\$3,803,760
<b>Address Ranges:</b>	3141 thru 3147 Cripple Creek Ct; 3141 thru 3147 Cascade Creek Ct.	
<b>Special Districts:</b>	<b>Water:</b>	Clifton Water & Ute Water Conservancy District
	<b>Sewer:</b>	City of Grand Junction
	<b>Fire:</b>	Clifton Fire Protection District
	<b>Irrigation/Drainage:</b>	Grand Valley Irrigation Company
	<b>School:</b>	District 51
	<b>Pest:</b>	Grand River Mosquito District & Upper Grand Valley Pest
	<b>Other:</b>	Colorado River Water Conservancy



# CLEAR CREEK ENCLAVE ANNEXATION

Located in the NE1/4 SW1/4, SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**  
A parcel of land being a portion of Brookdale Subdivision Replat same as recorded at Reception Number 1365595 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 15, when the Center West Sixteenth Corner of said Section 15 bears N89°54'30"W a distance of 1,310.18 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the North line of said Northeast Quarter of the Southwest Quarter, N89°54'30"W a distance of 165.08 feet to a point on the west line of the CABALLERO ANNEXATION, ORDINANCE NO. 4763; thence along said west line of the annexation S00°04'40"E a distance of 33.00 feet to the Point of Beginning; thence continuing along said west line S00°04'40"E a distance of 504.02 feet to the Northeast Corner of the INGLE ANNEXATION, ORDINANCE NO. 4149; thence along the north line of said annexation the following three (3) courses, 1) S89°55'20"W a distance of 274.98 feet, 2) S00°04'40"E a distance of 23.00 feet, 3) S89°55'20"W a distance of 55.00 feet to a point on the east line of the MESA AYR ANNEXATION, ORDINANCE NO. 4170; thence along said east line of the annexation N00°08'58"W a distance of 528.00 feet to a point on the southerly line of the SUMMIT VIEW MEADOWS ANNEXATION NO. 3, ORDINANCE NO. 3460; thence along said southerly line of the annexation S89°54'30"E a distance of 330.64 feet to the Point of Beginning.

Said Parcel of land CONTAINING 167,918 Square Feet or 3.86 Acres, more or less.

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	1,715.64 FT.
CONTIGUOUS PERIMETER	1,715.64 FT.
AREA IN SQUARE FEET	167,918 FT <sup>2</sup>
AREA IN ACRES	3.86
AREA WITHIN R.O.W.	37,422 FT <sup>2</sup>
AREA WITHIN DEEDED R.O.W.	0.86 ACRES
	37,422 FT <sup>2</sup>
	0.86 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
RANGE	RANGE	BLK.	BLOCK
U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

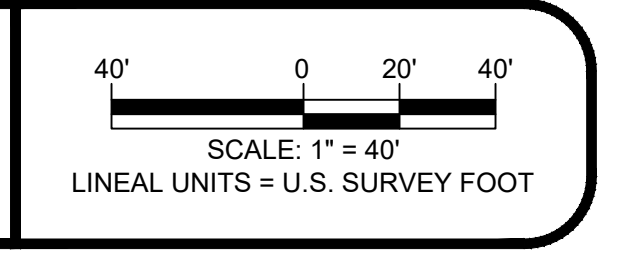
**ORDINANCE NO. PRELIMINARY**      **EFFECTIVE DATE PRELIMINARY**

**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 - P.L.S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
333 WEST AVENUE - BLDG. C  
GRAND JUNCTION, CO. 81501

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

DRAWN BY: MJH      DATE: 1/11/2023  
DESIGNED BY: RBP      DATE: 1/11/2023  
CHECKED BY: RBP      DATE: 1/11/2023



**PUBLIC WORKS ENGINEERING DIVISION**

**CLEAR CREEK ENCLAVE ANNEXATION**  
Located in the NE1/4 SW1/4, SECTION 15,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



February 24, 2023

Dear Property Owner,

You are invited to attend a virtual neighborhood meeting on Wednesday, March 8<sup>th</sup> at 5:30 pm regarding the Clear Creek Enclave Annexation that you were recently notified of to discuss city zoning and answer your questions on the annexation. You are being invited because you own property that is included in the annexation area.

The proposed zoning is Residential 5 (R-5) with densities between 3 and 5.5 dwelling units per acre. The R-5 zoning implements the City's 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area a Residential Low 2 to 5.5 dwelling units per acre. The annexation area consists of the developed portion of the Brookdale Subdivision with all existing lots sizes conforming to the R-5 zone district and the total number of existing lots falling within the R-5 density range of 3 to 5.5 dwelling units per acre. The nineteen properties each have an existing single-family home.

The property is currently zoned in the County as PUD (Planned Unit Development) and is completely built out with a density of just under 5 dwelling units per acre conforming to the density range of the Residential Low Land Use of the Comprehensive Plan. The proposed zone district of R-5 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan. The surrounding zoning on adjacent lands are R-5 to the south and west and R-8 to the north and east.

Zoning will be considered by Planning Commission at a public hearing at 5:30 pm on March 14<sup>th</sup> and by City Council at 5:30 pm at a public hearing on April 5<sup>th</sup>.

**Please join us online for this neighborhood meeting on March 8<sup>th</sup> at 5:30 pm at the following link.**

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/483284541>

**You can also dial in using your phone.**

Access Code: 483-284-541

United States: [+1 \(872\) 240-3212](tel:+18722403212)

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>



If you have any questions about the meeting or the proposed city annexation and zoning of R-5 for your property, please contact me.

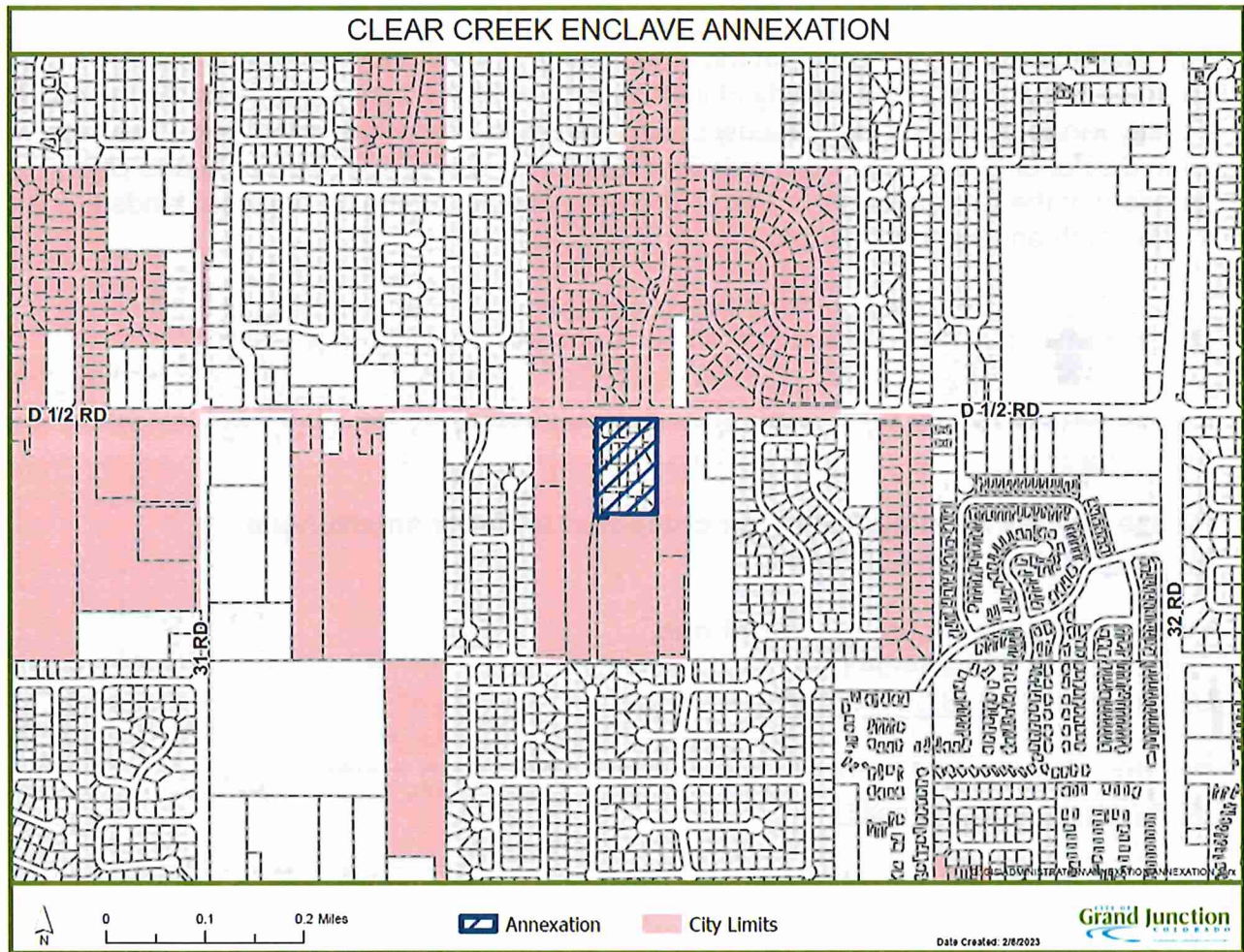
Respectfully,



David Thornton  
Principal Planner  
(970) 244-1450 or by e-mail to [davidth@gjcity.org](mailto:davidth@gjcity.org)

Please visit our website at [www.gjcity.org](http://www.gjcity.org) for information about the City of Grand Junction.

CC: Trent Prall, City Public Works Director  
Jodi Welch, City Finance Director  
Tamra Allen, City Community Development Director



**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING CLEAR CREEK ENCLAVE ANNEXATION  
TO R-5 (RESIDENTIAL – 5 DWELLING UNITS PER ACRE) ZONE DISTRICT**

**LOCATED IN THE BROOKDALE: A REPLAT OF BROOKDALE (BOOK 13, PAGE 47  
SUBDIVISION INCLUDING  
3141 THROUGH 3147 CRIPPLE CREEK COURT AND  
3141 THROUGH 3147 CASCADE CREEK COURT**

Recitals:

The enclave annexation is referred to as the “Clear Creek Enclave Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Clear Creek Enclave Annexation consisting of 3.86 acres from County PUD (Planned Unit Development) to R-5 (5 dwelling units per acre) finding that both the R-5 zone district conforms with the designation of Residential Low 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-5 (Residential – 5 dwelling units per acre) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

**ZONING FOR THE CLEAR CREEK ENCLAVE ANNEXATION**

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

A parcel of land being a portion of Brookdale: A Replat of Brookdale (book 13, page 47 subdivision same as recorded at Reception Number 1365595 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 15, whence the Center West Sixteenth Corner of said Section 15 bears N89°54'30"W a distance of 1,310.18 feet using the

Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the North line of said Northeast Quarter of the Southwest Quarter, N89°54'30"W a distance of 165.08 feet to a point on the west line of the *CABALLERO ANNEXATION, ORDINANCE NO. 4763*; thence along said west line of the annexation S00°04'40"E a distance of 33.00 feet to the Point of Beginning; thence continuing along said west line S00°04'40"E a distance of 504.02 feet to the Northeast Corner of the *INGLE ANNEXATION, ORDINANCE NO. 4149*; thence along the north line of said annexation the following three (3) courses, 1) S89°55'20"W a distance of 274.98 feet, 2) S00°04'40"E a distance of 23.00 feet, 3) S89°55'20"W a distance of 55.00 to a point on the east line of the *MESA AYR ANNEXATION, ORDINANCE NO. 4170*; thence along said east line of the annexation N00°08'58W a distance of 528.00 feet to a point on the southerly line of the *SUMMIT VIEW MEADOWS ANNEXATION NO. 3, ORDINANCE NO. 3460*; thence along said southerly line of the annexation S89°54'30"E a distance of 330.64 feet to the Point of Beginning.

Said Parcel of land CONTAINING 167,918 Square Feet or 3.86 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:

---

Wanda Winkelmann  
City Clerk