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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, SEPTEMBER 12, 2023 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-9-12-23***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by JHoward Enterprise, Inc. dba NorthStar Towing for a Conditional Use Permit to operate an Impound Lot on 1.24 acres located at 2105 H Road.
2. Consider a zone of annexation of an area consisting of 0.23 acres of enclaved property, from County RSF-4 (Residential Single Family – 4 dwelling units per acre) to City C-2 (General Commercial) located at 2738 B ¼ Road.
3. Consider a zone of annexation of a 23.35-acre enclaved area consisting of 10.04 acres of enclaved properties from County C-2 (General Commercial District) to City C-2 (General Commercial) located at 232 27 ¼ Rd through 241 27 ¼ Rd and 2739 Hwy 50 and 2739 Hwy 50, and 2.04 acres of enclaved properties from County RSF-4 (Residential Single Family – 4 District) to City C-2 located at 2736 ½ B ¼ Rd and 2735 Hwy 50, and 0.51 acres of enclaved property from County RSF-4 to City R-8 (Residential 8 du/ac) located at 2736 B ¼ Rd.
4. Consider a request by Senergy Builders, LLC to zone 0.23 acres from PD (Planned Development) to R-12 (Residential – 12 du/ac) located at the intersection of Brookwillow Loop and Orion Way, Parcel #2945-041-25-002

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
August 22, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Ken Scissors, Sandra Weckerly, Shanon Secrest, Melanie Duyvejonck, Kim Herek, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Kris Ashbeck (Principal Planner), Trent Prall (Public Works Director) and Madeline Robinson (Planning Technician).

There were 21 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from August 8, 2023.

REGULAR AGENDA

1. C ½ Road Gravel Pit CUP

CUP-2021-616

Consider a Request by M & D Enterprises for a Conditional Use Permit to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a CSR (Community Services and Recreation) Zone District located at 2855 C 1/2 Road.

Staff Presentation

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

Trent Prall, Kathleen Fisher with Colorado Parks and Wildlife, and mesa county present for any questions

Mark Austin with Austin Civil Group provided a presentation on behalf of the applicant.

Questions for staff/applicant

Commissioner Ehlers asked for clarification on what was being requested with the CUP in regard to state statutes. He asked why the requested operational timeline of the project was 10 years.

Commissioner Weckerly asked if all four of the approval criteria were required to be met. She inquired as to the proposed completion date of the Riverfront Trail. She asked about the financial

security for the gravel pit. She asked about the timeline of gravel pit operation and subsequent reclamation. Lastly, she asked if the size of the proposed pond was standard for gravel pits.

Trent Prall provided context on the status of negotiations for the completion of the Riverfront Trail.

Commissioner Duyvejonck asked why the site plan showed the property extending into the river.

Commission Scissors asked about staff's position on particular approval criteria. He asked about the required bike and pedestrian improvements for this project. He asked if gravel pit operations would begin prior to completion of the Riverfront Trail.

Commissioner Secrest asked how the water would be sourced to the site.

Staff and Mr. Austin responded to commissioner questions and comments.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, August 15, 2023, via www.GJSpeaks.org.

Sharon Bradshaw presented a video expressing her concerns with the gravel pit.

Jack Byrom asked for clarification on the number of trucks entering and exiting the gravel pit per day. He also requested clarification on the required street improvements for C ½ Rd.

Susanne Daniels shares a fence line with the proposed gravel pit and expressed her concerns with the increased traffic and homeless camps along the river.

Thaddeus Wilcox noted his concerns with the city securing the easements needed to complete the Riverfront Trail.

Ken Heinecke expressed his concerns about the wildlife and increased traffic.

Hanna Castanzo seconded all previously made comments and expressed concerns about the hours of operation of the gravel pit.

Michelle Wilcox seconded concerns about the increased traffic and dust from the gravel pit.

Glen Bishard shared concerns about the additional impact to the road.

Charles Guenther made comments about the impact to the community.

Greg Mueller spoke about employment opportunities for the community and the tax benefits for the city.

Sean Malone seconded comments about improving C ½ Road.

Keith Ensel commented on the need for another gravel pit and the benefit to the community.

Terri Heinecke seconded previously made comments about the safety of C ½ Road.

Ken Ehlenberger stated that the traffic survey needed to be redone.

Mark Austin responded to the public's comments.

Commissioner Ehlers asked if the individuals that conducted the studies pertaining to the gravel pit were licensed.

The public hearing was closed at 7:27 p.m. on August 22, 2023.

Discussion

Commissioner Weckerly asked how the city prioritized roads for improvement and what portion of the impact fess goes towards those road improvements. She commented that property owners have the right to develop property they own.

Commissioner Scissors asked about the possibility of widening C ½ Road to accommodate bicycle infrastructure. He asked how future road improvements would be paid for. He expressed that he wants to add a condition to the CUP that the Riverfront Trail must be completed before the gravel pit is operational.

Commissioner Secret asked how the city could assure that the proposed gravel pit wouldn't end up like those shown in Ms. Bradshaw's video.

Commissioner Ehlers asked when during a project right-of-way gets dedicated.

Commissioner Teske asked about the conditions of approval for the CUP.

All commissioners expressed gratitude for the public's comments and the in-depth presentations from city staff and applicant. They all also expressed concern about the Riverfront Trail not being fully secured to being built before mining operations begin.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report."

Commissioner Duyvejonck seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

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

The meeting adjourned at 8:47 p.m.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: September 12, 2023
Presented By: Jessica Johnsen, Senior Planner
Department: Community Development
Submitted By: Jessica Johnsen, Senior Planner

Information

SUBJECT:

Consider a request by JHoward Enterprise, Inc. dba NorthStar Towing for a Conditional Use Permit to operate an Impound Lot on 1.24 acres located at 2105 H Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant is requesting a Conditional Use Permit to operate an Impound Lot located at 2105 H Road. The subject property is zoned Light Industrial (I-1)

BACKGROUND OR DETAILED INFORMATION:

The Applicant is seeking to relocate its business to an existing property and operate an impound lot. The site is 1.24 acres and contains an 840 square foot office building at the northeast corner of the property.

The subject property is zoned Light Industrial (I-1). The properties to the east and south are also zoned Light Industrial (I-1), the properties to the north and west are in Mesa County; the property to the west is in a PUD and the properties to the north are zoned RSF-R. The 201 boundary ends at 21 Rd which abuts the subject property on the west. According to the 2020 Comprehensive Plan Land Use Map ("LUP"), this area is designated Industrial on the Map, except for some properties on the south along Hwy 6 & 50 which are designated Commercial.

The requested use is for an Impound Lot which is an allowed use with a Conditional Use Permit in the Light Industrial (I-1) zoning district. The Applicant proposes to install heavy duty screening fabric along the existing perimeter fence and add a security gate at the entrance.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Conditional Use Permit was held at 2105 H Rd. on June 14th, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.080(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on August 31, 2023. 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 August 31, 2023. The notice of the Planning Commission public hearing was published September 3, 2023 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between September 5, 2023 and September 11, 2023 through the GJSpeaks platform.

ANALYSIS

Section 21.02.110(c) of the Zoning and Development Code outlines the criteria by which a Conditional Use Permit is reviewed. Analysis of the proposal relative to the criteria is included below.

The application shall demonstrate that the proposed development will comply with the following:

- 1) **District Standards.** The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c);
 - i. The property is zoned I-1 (Light Industrial). The proposed development site and associated plans included with the CUP application indicates that all standards of the I-1 zone district will be met. This proposal includes a concurrent Site Plan Review to be approved upon successful completion of the CUP application. The Site Plan will ensure compliance with all district standards.
 - ii. No additional buildings or site improvements are being proposed outside of fencing upgrades, Existing structure is compliant with bulk regulations and the fence upgrade will meet requirements as well.
 - iii. Staff therefore finds that this criterion has been met.

- 2) **Use Specific Standards. The use-specific standards established in Chapter 21.04.030(d) GJMC;**
 - i. New Car/Auto Recycler, End Recycler (Salvage Yard), Wrecking Yards, Appliance Recycler, Impound Lots. (For existing uses see GJMC 21.04.040(h)(2)(iii).) New car/auto recycler, end recycler (salvage yard), wrecking yards, appliance recycler and impound lots shall be allowed to operate only with an approved conditional use permit and are subject to the following requirements. Salvage, dismantling, recycling or impound lot uses as accessory uses are permitted

under the same status as the principal use and are subject to all requirements of the principal use in addition to the following requirements:

- 1) Recycling/wrecking/salvage yards and impound lots shall provide the screening and buffering required by GJMC 21.06.040(k) and provide a six-foot-high wall along the street frontage and along the first 50 feet of the side perimeter from the street. The wall shall be increased to eight feet if the yard will contain any stored items in excess of six feet. The required wall shall meet the required front yard setback with landscaping in the setback area.

An existing 6 foot fence encloses the entire property, upgrades will include installing the screening fabric to the fence. Staff therefore finds that this criterion has been met.

- 2) The wall shall be of solid, 100 percent opaque construction of wood, masonry, or other material approved in writing by the Director (unless the screening and buffering required by GJMC 21.06.040(k) allows for only masonry or wood).

Pursuant to Section 21.06.040(l); "Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.", the director approves the existing six foot fence with the adding screening material. The property has an existing landscape buffer along H Road and 21 Road that is approximately 25 feet wide, and two streets separate the property from county zoning. In addition, the screening material will render the fence opaque.

- 3) All outdoor yards or storage lots shall comply with the following:
 - i. No yard or storage lot shall be placed or maintained within a required yard setback.

All required setbacks are shown on the site plan (attached as an exhibit to this staff report) to be met. Staff therefore finds that this criterion has been met.

- ii. Stored items shall not project above the screening except for integral units as defined in Chapter 21.10, Definitions; and stacking of no more than two vehicles on top of a wheel stand. Integral units shall include shelving up to 20 feet in height for the purpose of storing recyclable materials. Integral units shall not be stored within the first 20 feet of the property from any street frontage property line.

The Applicant has stated that vehicles will not be stacked nor stored within the first 20 feet of the property. Staff therefore finds that this criterion has been met.

- iii. All screening shall be installed in a professional and workmanlike manner, and maintained in good condition.

The Applicant has stated that the material will be installed in a professional manner and

maintained daily. Staff therefore finds that this criterion has been met.

- 4) All compaction, cutting and/or other material volume reducing operations shall be conducted to minimize the noise generated by the operation.

The Applicant has stated vehicles are not compacted or dismantled in any fashion. Staff therefore finds that this criterion has been met.

- 5) Unusable items shall be disposed of and not be allowed to collect on the premises.

The Applicant has provided that items not claimed are sold or removed from the property within approximately 45 days. Staff therefore finds that this criterion has been met.

- 6) All tires not mounted on operational vehicles shall be neatly stacked or placed in racks. If stacked, the stacks shall not be over six feet in height; if on racks, the top of any tire on any rack shall not be over 10 feet in height.

The Applicant has stated that no stacks shall exceed standards. Staff therefore finds that this criterion has been met.

- 7) No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises. Gasoline, oil, or other hazardous materials which are removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, State and local regulations. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations and health regulations shall apply to the operation of all such uses.

The Applicant has stated that fuel will not be stored at the property. Other standards will be met. Staff therefore finds that this criterion has been met.

- 3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities;

The site is located in an industrial zoning district with surrounding industrial uses, to the south and east are both general contractors. There is direct access to Highway 50 from 21 Rd., and transportation corridors (Highway 6 & 50, and I-70 Business Loop). Staff therefore finds this criterion has been met.

- 4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:
 - i. Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences,

walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

The Applicant will be installing screening on the existing fencing as required by the Zoning and Development Code Use Specific requirements. The hours of operation of the site are 8:00 am - 5:00 pm, Monday – Friday. The existing building will be used during business hours. Staff therefore finds this criterion has been met.

ii. Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

The surrounding properties within the City of Grand Junction are industrial uses, however, the property to the north is zoned RSF-R and the property to the west is a Planned Unit Development (PUD). Both properties are within Mesa County and if future redevelopment were to occur, they would be at a higher intensity zoning. The Impound Yard proposes to use a vacant portion of the property for outdoor storage on the property. Screening material will be added to the existing perimeter fence. The added visual barrier will minimize any potential impacts to the neighbors. Staff therefore finds this criterion has been met.

iii. Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The neighborhood consists of similar industrial uses with outdoor storage yards and similar hours of operation. As previously mentioned, the adjacent properties within Mesa County would be developed at a higher intensity zoning, and if annexed into the city the Comprehensive Plan designates this area as Industrial. With the added screening proposed on the fencing, the site is compatible with the surrounding properties. Staff therefore finds this criterion has been met.

GENERAL APPROVAL CRITERIA (Criteria for all applications requiring a public hearing)

1. Compliance with the Comprehensive Plan and any applicable adopted plan

The 2020 Comprehensive Plan provides the subject property with a land use designation of Industrial/Commercial. As outlined in the background section of this staff report, the proposed use of an impound lot is an allowed use with a Conditional Use Permit in I-1 zoning. A new business in this area will support economic diversity and further implement to Comprehensive Plan. Staff therefore

finds that this criterion has been met.

2. Compliance with this zoning and development code.

This proposal includes a concurrent Site Plan Review to be approved upon successful completion of the CUP application, however, no additional improvements or changes are being proposed to the site. Staff therefore finds that this criterion has been met.

3. Conditions of any prior approvals.

A previous CUP was granted to NorthStar Towing for a different property, they are proposing to move to this larger property. The current site was used for storage for an adjacent business with a similar use. Staff therefore finds that this criterion has been met.

4. Public facilities and utilities shall be available concurrent with the development.

No changes are proposed to the site beyond the screening to be added to the fencing. Utility services to the site are adequate for the Impound Yard, public safety facilities are adequate in this location, and site access and circulation have also been found to be adequate. Staff therefore finds that this criterion has been met.

5. Received all applicable local, State and federal permits.

The Applicant is required to have a Public Utilities Commission (PUC) license and a Department of Transportation (DOT) license and has both in a current status. Staff therefore finds this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the NorthStar Towing Conditional Use Permit request, CUP-2023-425, for the property located at 2105 H Road, the following findings of fact have been made:

1. The request is consistent with the goals and policies of the Comprehensive Plan; and
2. In accordance with Section 21.02.110 of the Grand Junction Zoning and Development Code, one or more of the criteria has been met.

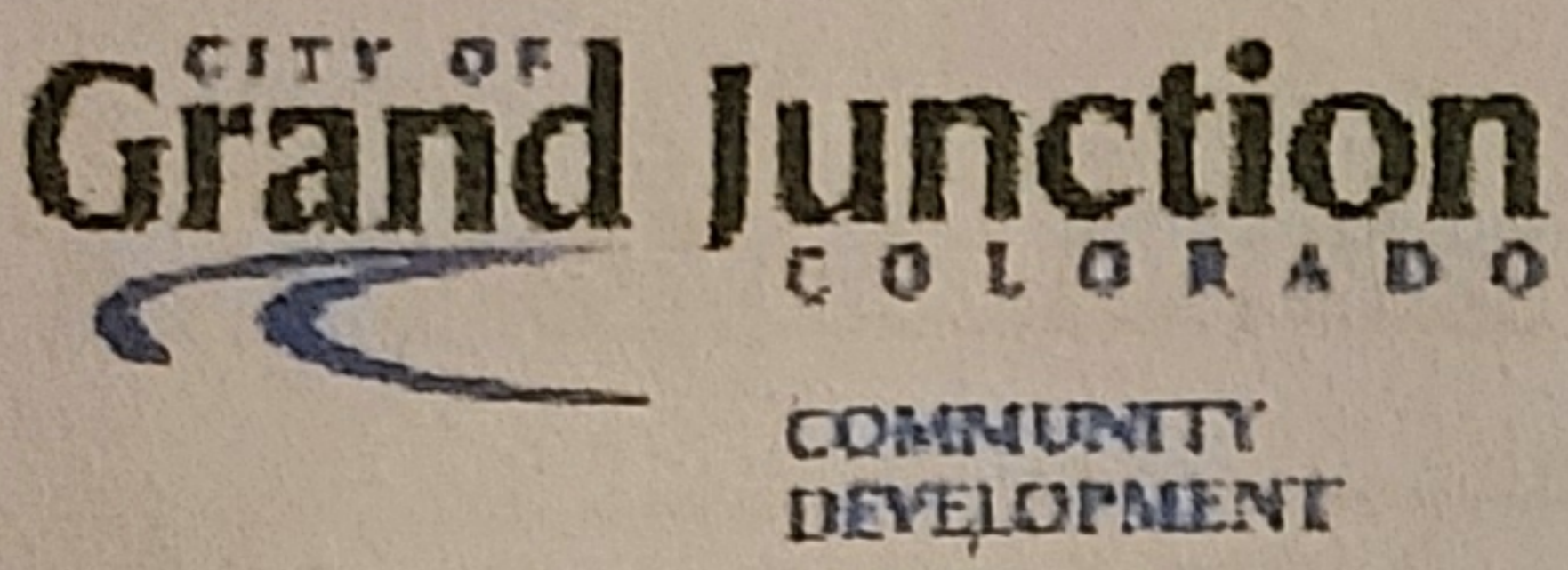
Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Conditional Use Permit for the property located at 2105 H Road, City File number CUP-2023-425, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.

Attachments

1. Exhibit 2 - Development Application
2. Exhibit 3 - Site Maps



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: Conditional Use Permit

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: Impound Yard Proposed Zoning: _____

Property Information

Site Location: 2105 H Rd Grand Junction CO 81505 Site Acreage: 1.24

Site Tax No(s): _____ Site Zoning: _____

Project Description: Impound Yard, Storage Yard

Property Owner Information

Name: Russ and Shelia Martin

Street Address: 1026 19 1/2 RD

City/State/Zip: Fruita CO 81521

Business Phone #: 9702162525

E-Mail: _____

Fax #: N/A

Contact Person: Shelia

Contact Phone #: 9702162525

Applicant Information

Name: JHoward Enterprise Inc

Street Address: 2275 Homestead Dr

City/State/Zip: Grand Junction CO

Business Phone #: 9704979130

E-Mail: jhoward2902@gmail.com

Fax #: N/A

Contact Person: Jenni

Contact Phone #: 9702602433

Representative Information

Name: _____

Street Address: _____

City/State/Zip: _____

Business Phone #: _____

E-Mail: _____

Fax #: _____

Contact Person: _____

Contact Phone #: _____

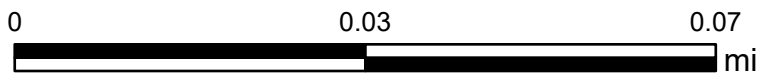
NOTE: Legal property owner is owner of record on date of submittal.

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

Signature of Person Completing the Application: Jennifer Henson *J. Henson* Date: 05/24/23
Please print and sign

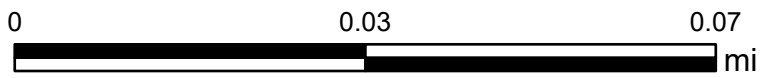
Signature of Legal Property Owner: Russ O. Martin *Russ O. Martin* Date: 05/28/23
Please print and sign

Site Map



Printed: 8/22/2023
1 inch equals 94 feet
Scale: 1:1,128
Packet Page 14

Zoning Map



Printed: 8/22/2023
1 inch equals 94 feet
Scale: 1:1,128
Packet Page 15



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: September 12, 2023
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: Dave Thornton, Principal Planner

Information

SUBJECT:

Consider a zone of annexation of an area consisting of 0.23 acres of enclaved property, from County RSF-4 (Residential Single Family – 4 dwelling units per acre) to City C-2 (General Commercial) located at 2738 B ¼ Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

A request to zone the 0.23-acre Adams Enclave Annexation, consisting of one parcel with an existing residence, to a C-2 (General Commercial) zone district. The C-2 zoning implements the City's 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area as Commercial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposed Adams Enclave Annexation consists of one parcel of land with a developed residence that is eligible to be annexed and is proposed as the Adams Enclave Annexation. The enclave area consists of 0.23 acres and includes one address, 2738 B ¼ Road. The small portion of road right-of-way for B ¼ Road is included in the annexation.

The proposed zoning is Commercial (C-2). The C-2 zoning implements the City's 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area Commercial. The annexation area consists of one parcel with a developed residential structure that will be legally non-conforming in the C-2 zone district when annexed into the city.

The property is currently zoned in the County as RSF-4 (Residential Single Family with a maximum density of 4 dwelling units per acre). A city equivalent zone to the County's RSF-4 is the R-4 zone district but R-4 zoning does not implement the Comprehensive Plan. In addition, the property is surrounded by C-2 zoning on three sides with residential zoning located across the street.

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 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

In addition to the C-2 zoning as proposed by the City, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial.

- Mixed Use (M-U)
- Business Park (B-P)
- Industrial Office Park (I-O)
- Light Commercial (C-1)
- Mixed Use Residential, High Intensity (MXR-8)
- Mixed Use General, Low, Medium and High Intensity (MXG-3,5,8)
- Mixed Use Shopfront, Low, Medium, High Intensity (MXS-3,5,8)
- Mixed Use Opportunity Corridors (MXOC)

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 other zone districts that implement the Commercial Land Use Category of the Comprehensive Plan could be considered, the C-2 zone district is consistent with the recommendations of the Comprehensive Plan and the property is surrounded on three sides by City C-2 zoning.

The existing residential land use is legally nonconforming since prior to annexation the County zoning was residential single family. Staff spoke with the landowner about the proposed C-2 commercial zoning and the property's existing residential land use. The owner was comfortable with the proposed zoning knowing that the existing residential use could continue as a legal nonconforming use.

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 August 21, 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 September 1, 2023. The notice of the Planning Commission public hearing

was published September 3, 2023 in the Grand Junction Daily Sentinel. An online hearing with opportunity to provide public comment was held between August 5, 2023 and September 11, 2023 through the GJSpeaks platform.

A neighborhood meeting was held in person on June 20, 2023 concurrently with the affected property owners of the Tallman Enclave Annexation located nearby. Staff sent notice and talked personally with the landowner of this 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 City is exercising its rights under State annexation laws to annex this property after it has been enclaved by the city for more than 3 years and seeks to zone it in conformance with the 2020 One Grand Junction Comprehensive Plan. The proposed zone district of C-2 is compatible with the Comprehensive Plan Land Use Map designation of Commercial. Since this property is currently in the County, the annexation of this property is a subsequent event that will invalidate one of the 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 development at urban intensities. The infill development occurring throughout the US 50 commercial corridor area within Orchard Mesa is realizing much of that growth. There has been a substantial amount of development activity around the annexation area over the last six years. Recent development activity includes four annexations (ANX-2017-451, ANX-2019-384, ANX-2021-153, ANX-2022-503) of areas totaling 19.62 acres, a medium density residential development of 55 homes on 12.86 acres (SUB-2022-161, SUB-2022-334), a townhome subdivision of 31 units (SUB-2023-133), two lot splits and a rezone (SSU-2021-155, SUB-2023-156, RZN-2022-110), as well as several retail and commercial developments (COU-2023-139, SPN-2018-655, SPN-2023-163, SPN-2021-180) in the immediate area. Infill development is occurring throughout the Orchard Mesa planning area and the B ¼ Road area is realizing much of that growth.

The 2020 Comprehensive Plan identifies this property for future commercial land uses a major change from the existing single family detached development found in the Mesa County zoning of RSF-4 and the current use on the property.

Therefore, this criterion has been met.

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

Existing public and community facilities and services are available in close proximity to the annexation area. These services are sufficient to serve land uses associated with the C-2 zone district. Nearby urban services include grocery and other retail goods and services available north of US 50 less than 2 miles to the northeast.

Water and sewer services are available. This property is within the Ute Water District service area. The area is served by Grand Valley Power Energy.

The property is currently within the Persigo 201 Sewer Service Area and has a 24-inch water line in B ¼ Rd right-of-way with available capacity to accommodate future development of this property. There is an 8-inch sanitary sewer line in the B ¼ Road adjacent to the annexation area.

This enclave area is in the Grand Junction Rural Fire Protection District which is served by the Grand Junction Fire Department through a contract with the district. When annexed the Grand Junction Fire Department will continue to serve the area.

Staff has found the public and community facilities are adequate to serve the type and scope of urban land use that are existing and future land uses that could develop in the C-2 zone district, 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 included in the annexation is designated on the Comprehensive Plan Land Use Map as Commercial. The surrounding areas have land use designations of Commercial, Residential Medium and Parks and Open Space. The direct zoning surrounding the annexation area is a combination of city C-2, PD and R-8. The immediate area contains a County R-4 zone district. As such, there is not a deficit of zone districts that are also able to implement the Commercial land use designations.

Staff finds that the proposed C-2 zone district provides zoning that conforms to Orchard Mesa Neighborhood Plan and the 2020 One Grand Junction Comprehensive Plan. However, there is nothing to show how there is an inadequate supply of suitably designated land available in the community, 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 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 zone district of C-2 will provide an opportunity for commercial businesses consistent with the Comprehensive Plan to meet the needs of the growing community. These principles are 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, and the goal for density/intensity identified in Plan Principle 3. Therefore, Staff finds that this criterion has been met.

Consistency with Comprehensive Plan

The zoning requests of C-2 is consistent with the Land Use Plan Map found in Chapter 3 of the Comprehensive Plan. In addition, under Chapter 3 Land Use and Growth, it states "When a property seeks a new zoning district the City is required to ensure the zoning district works to implement the land use designation as shown on the Land Use Map." The Orchard Mesa Neighborhood Plan adopted by the City of Grand Junction and Mesa County identifies this property within a Commercial area acknowledging that there are existing conflicts between the Future Land Use Map and current zoning for some properties. This zone of annexation will remedy this zoning conflict.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 where the focus is on intensifying residential and commercial areas through infill and redevelopment. Development in this Tier 1, does not generally require the expansion of services or extension of infrastructure. Tier 1 includes portions of Orchard Mesa particularly along the commercial corridor that offers the most significant opportunities for Tier 1 infill development and growth. It promotes 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. The City may bring forward zone changes for certain properties to align zoning with the adopted Comprehensive Plan land use as designated on the Land Use Map and in the descriptions of the land use categories."

This property is included within the "Commercial Corridor Area" established in the Comprehensive Plan under Commercial Area-Specific Policies found in Chapter 4.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Adams Enclave Zone of Annexation, ANX-2023-262 request for the property located at 2738 B ¼ Road from County RSF-4 (Residential Single Family – 4 dwelling units per acre) to City C-2 (General Commercial), the following findings of facts

have been made:

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

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 2738 B ¼ Road, City file number ANX-2023-262, I move that the Planning Commission forward a recommendation of approval to City Council of the C-2 (General Commercial) with the findings of fact as listed in the staff report.

Attachments

1. General Project Report - Adams Enclave
2. Annexation Schedule - Table - Adams Enclave Annexation
3. ADAMS-ENCLAVE-ANNEXATION MAP
4. Maps and Photos of Area
5. Tallman Enclave and Adams Enclave Neighborhood Meeting Notes
6. ORD-Zoning -Adams Enclave ANX

General Project Report

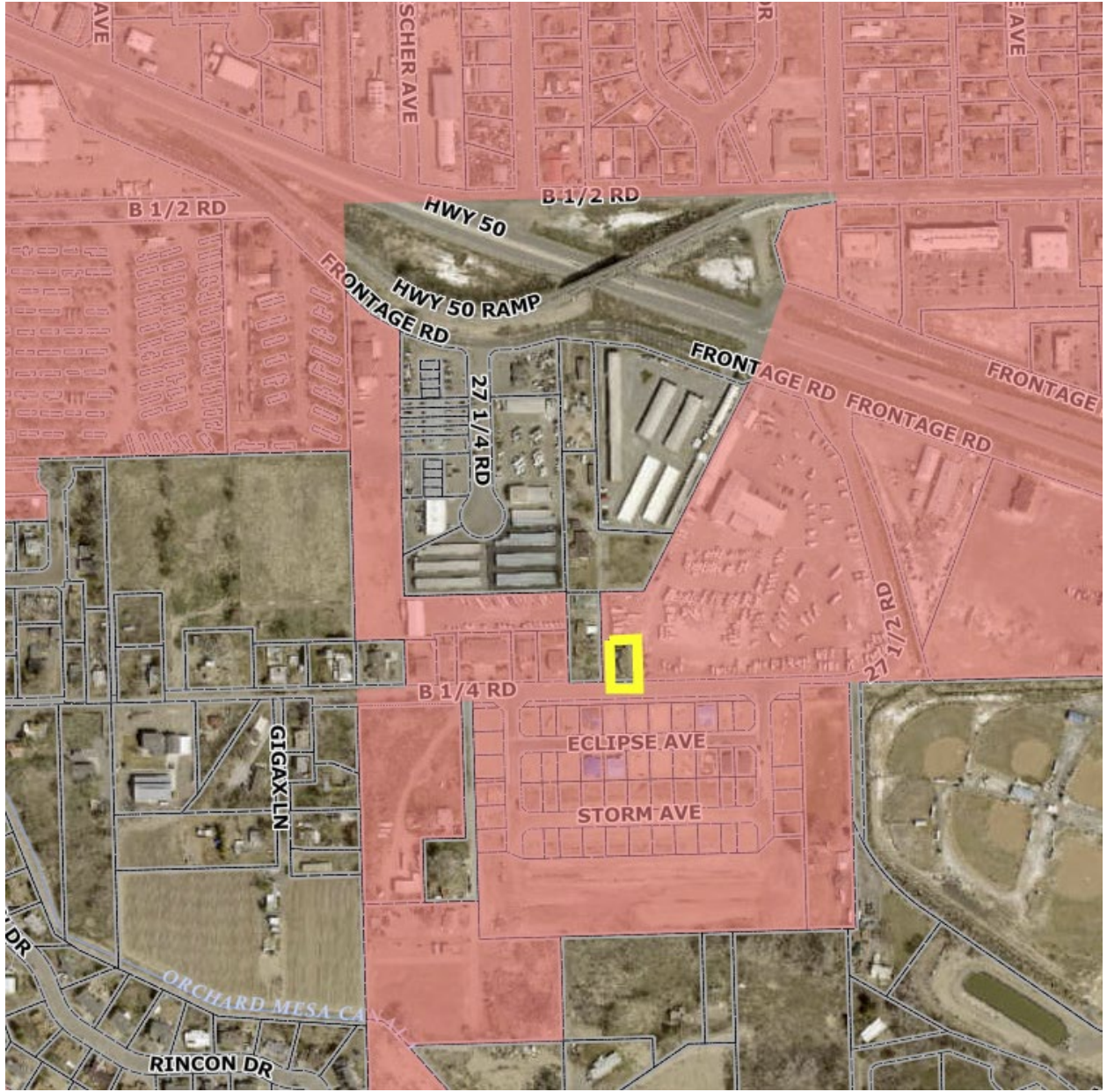
Adams Enclave Annexation

In March 2018 the Adams Annexation completed the 100% of surrounding the area proposed as the Adams Enclave by city limits. Five years have past and as required under the 1998 Persigo Agreement, enclaves will be annexed 3 to 5 years of being completely surrounded by the City.



Annexations surrounding the Adams Enclave Annexation Area





ADAMS ENCLAVE ANNEXATION SCHEDULE

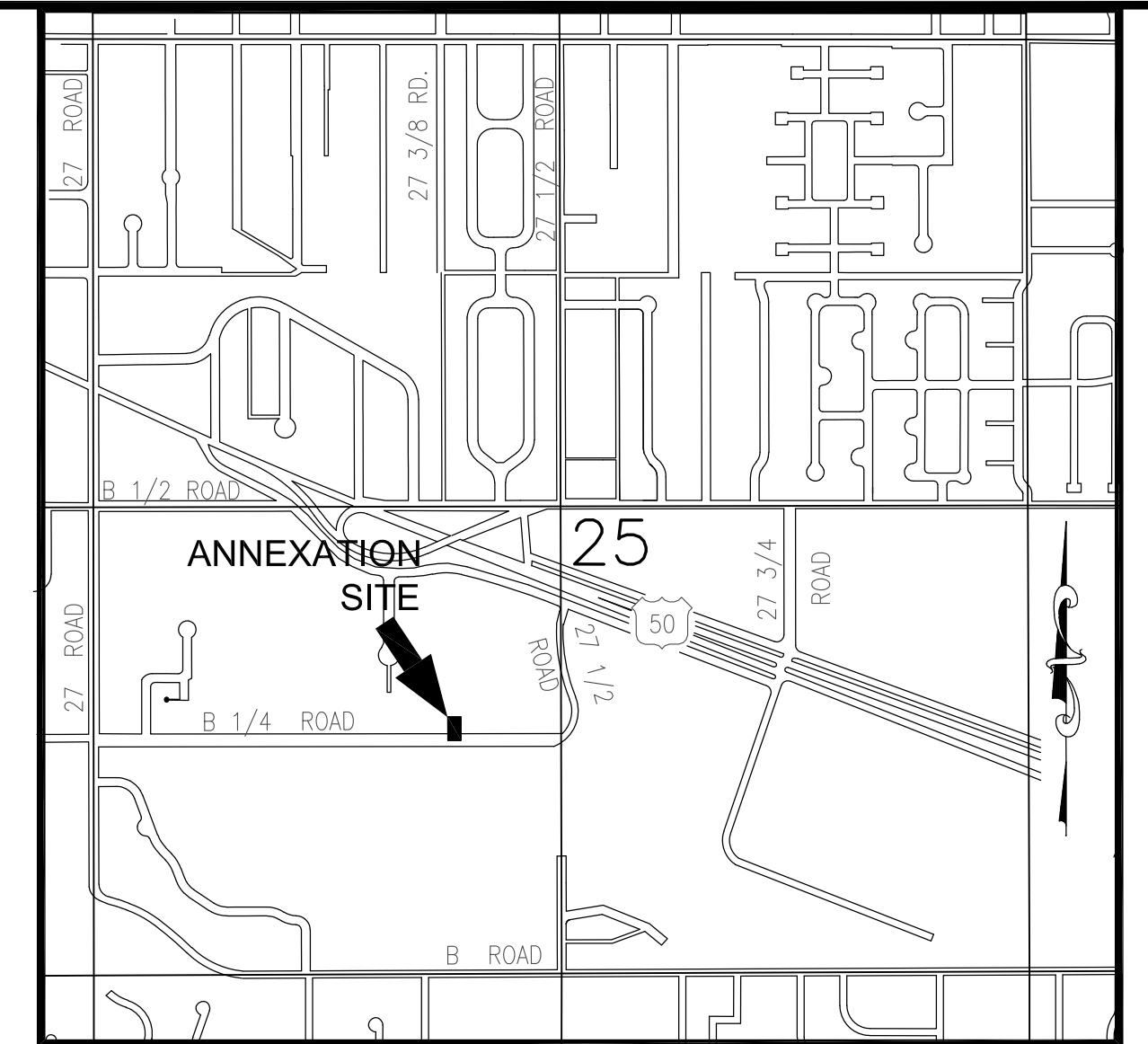
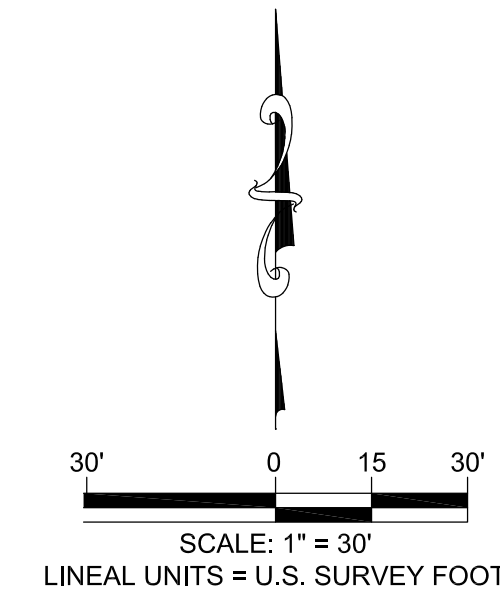
August 16, 2023	Notice of Intent to Annex (30 Day Notice), Exercising Land Use
Sept. 12, 2023	Planning Commission considers Zone of Annexation
Sept. 20, 2023	Introduction of Ordinance on Annexation and Zoning by City Council
October 4, 2023	Public Hearing on Annexation and Zoning by City Council
November 5, 2023	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

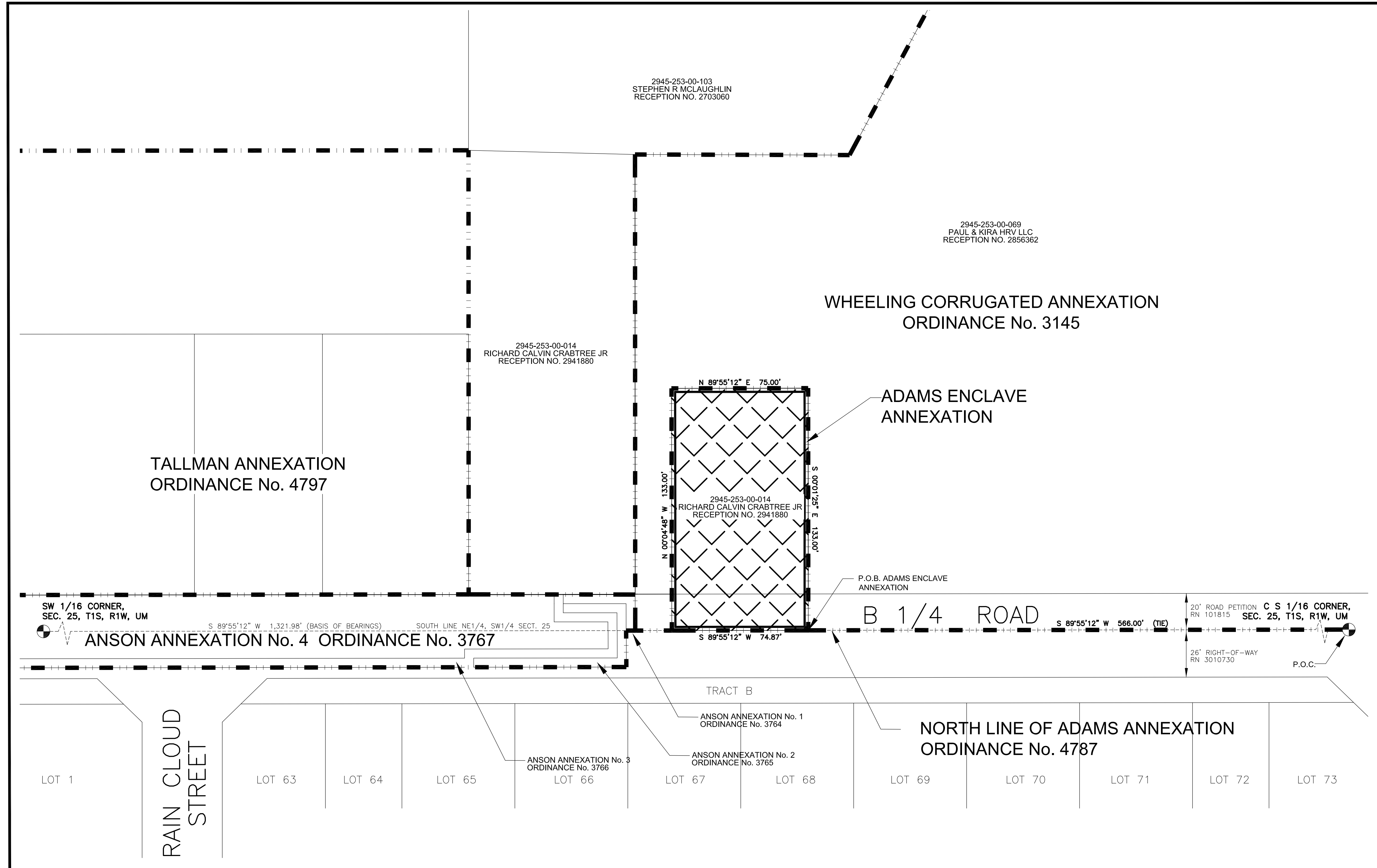
File Number:	ANX-2023-262	
Location:	2738 B 1/4 Road	
Tax ID Numbers:	2945-253-00-014	
# of Parcels:	1	
Existing Population:	2	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	1	
Acres land annexed:	0.23	
Developable Acres Remaining:	0	
Right-of-way in Annexation:	0.03 acres (B 1/4 Road)	
Previous County Zoning:	RSF-4	
Proposed City Zoning:	C-2	
Current Land Use:	Residential	
Comprehensive Plan Land Use:	Commercial	
Values:	Assessed:	\$23,780
	Actual:	\$342,150
Address Ranges:	2738 B 1/4 Road	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	City of Grand Junction
	Fire:	GJ Rural Fire District
	Irrigation/Drainage:	Orchard Mesa Irrigation
	School:	District 51
	Pest:	Grand River Mosquito Control District
	Other:	Colorado River Water Conservancy

ADAMS ENCLAVE ANNEXATION

Located in the NE1/4, SW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Center South One-Sixteenth Corner of said Section 25 when the Southwest One-Sixteenth Corner of said Section 25 bears S89°55'12\"

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	416 FT.	ANNEXATION BOUNDARY	—
CONTIGUOUS PERIMETER	416 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	9,967 FT ²	EXISTING CITY LIMITS	- - - - -
AREA IN ACRES	0.23		
AREA WITHIN R.O.W.	1,498 FT ²		
	0.03 ACRES		
AREA WITHIN DEEDED R.O.W.	0 FT ²		
	0.00 ACRES		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	AP	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

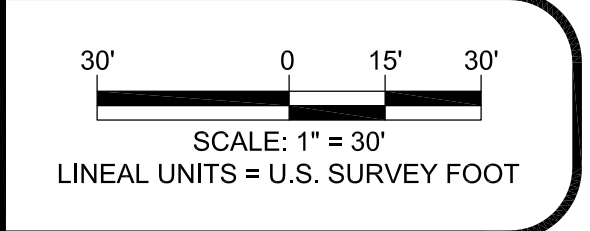
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

C:\Projects\C3407 ADAMS ANNEXATION\C3407-ADAMS-ENCLAVE-ANNEXATION.dwg - PLOTTED: 2023-05-08

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.

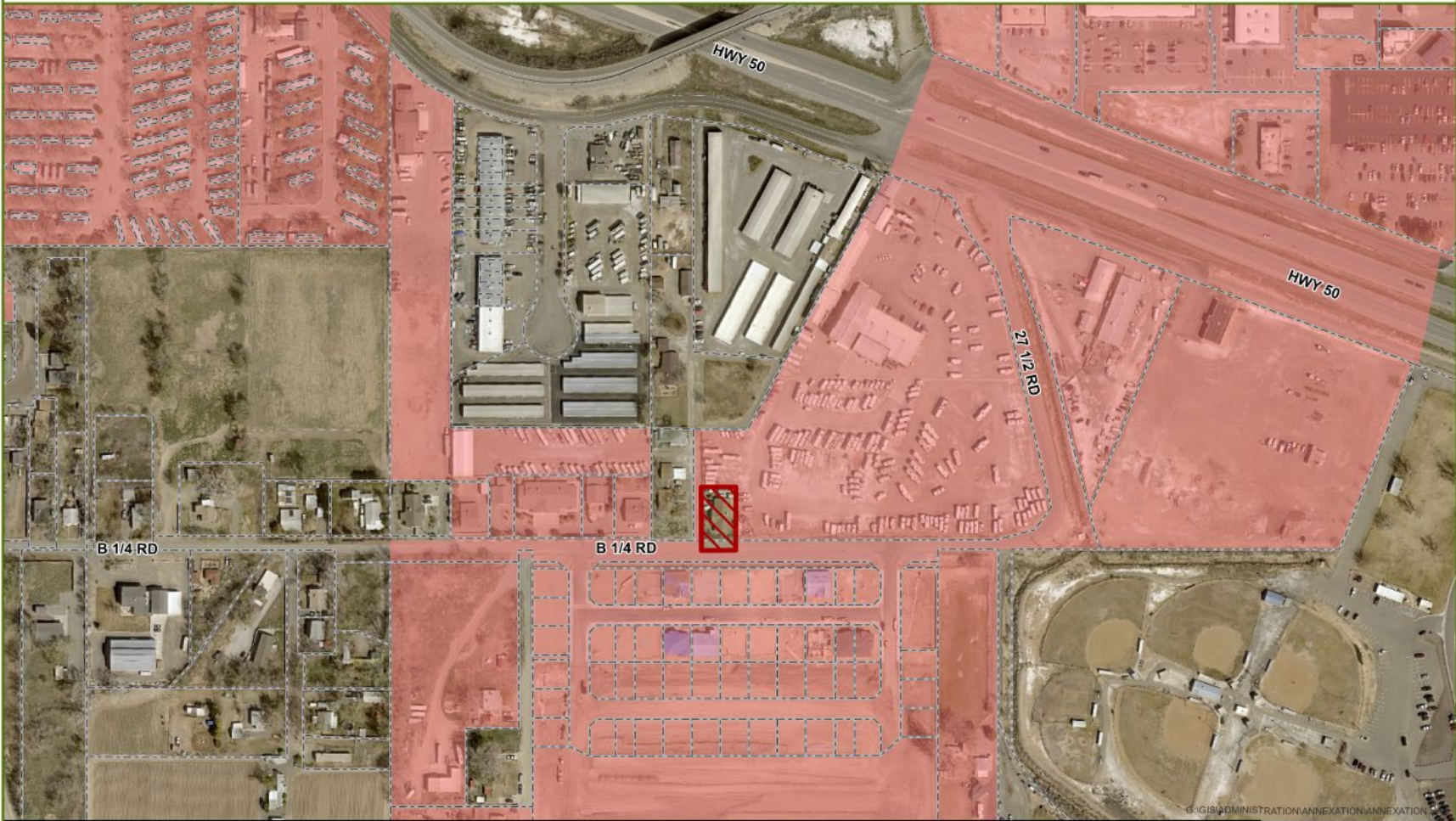
DRAWN BY: JAM DATE: 5/8/2023
DESIGNED BY: JLG DATE: 5/8/2023
CHECKED BY: JLG DATE: 5/8/2023



PUBLIC WORKS ENGINEERING DIVISION

ADAMS ENCLAVE ANNEXATION
Located in the NE1/4, SW1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

ADAMS ENCLAVE ANNEXATION



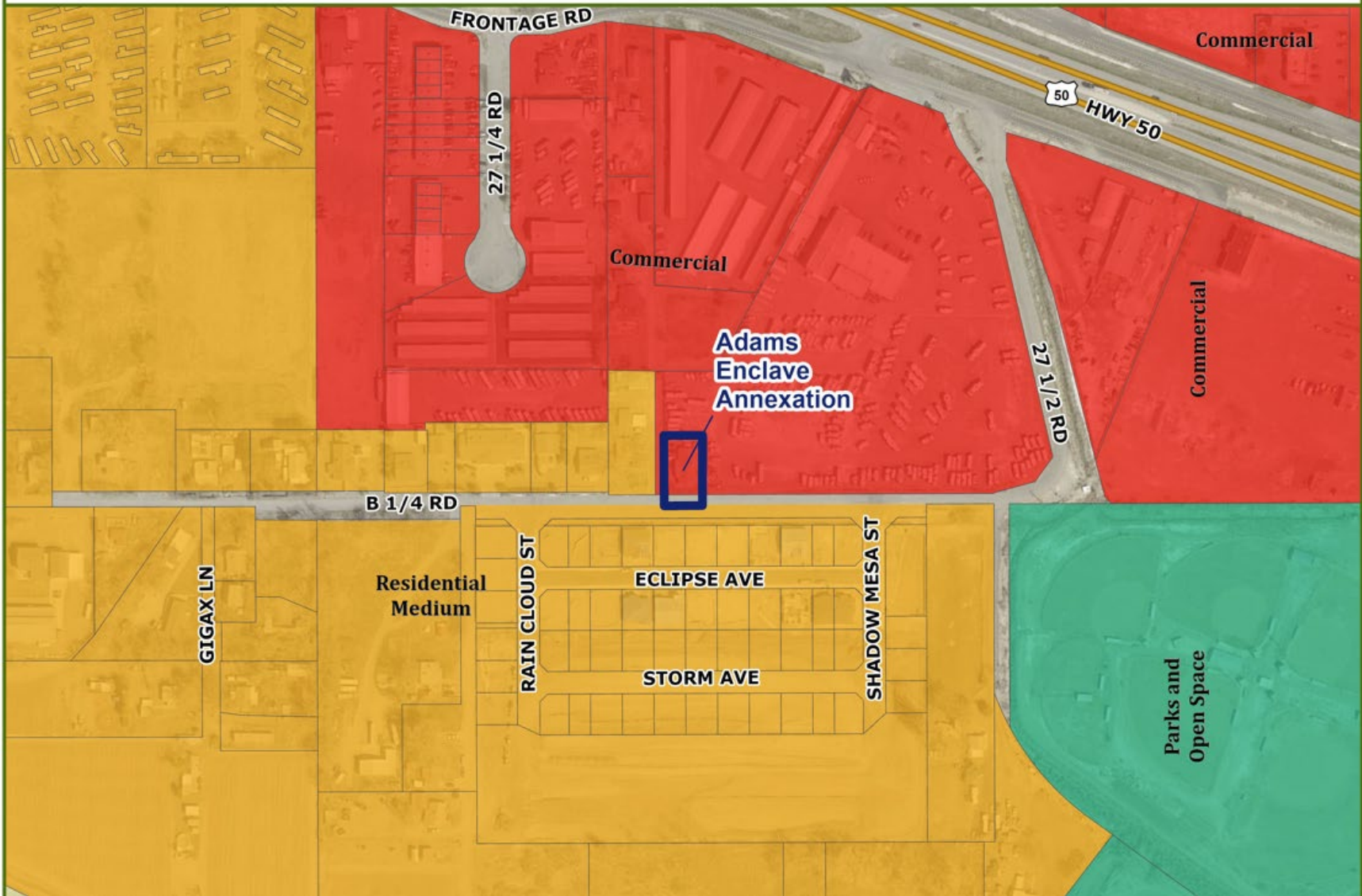
0 0.05 0.1 Miles

 Adams Enclave Annexation  City Limits

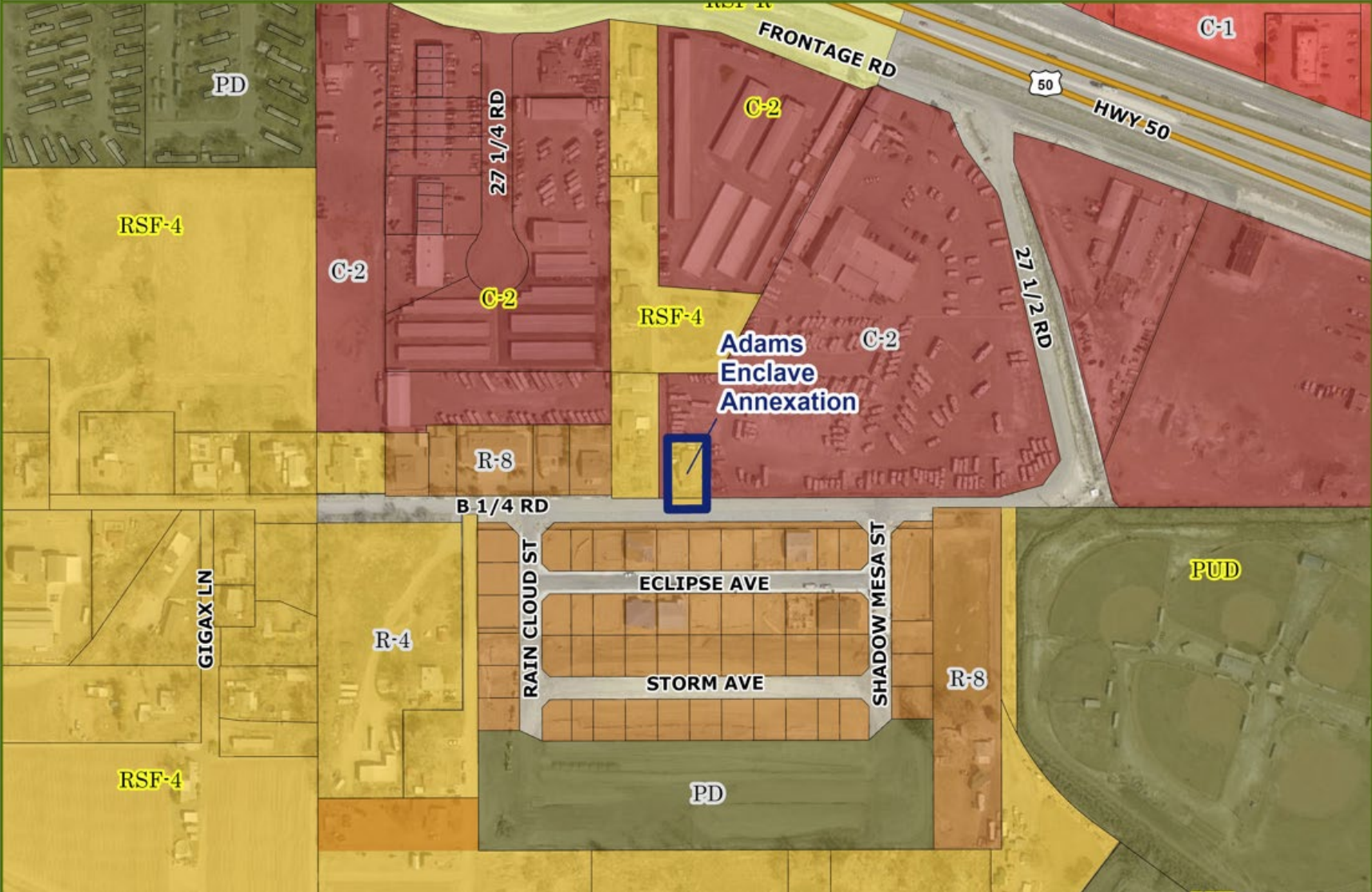
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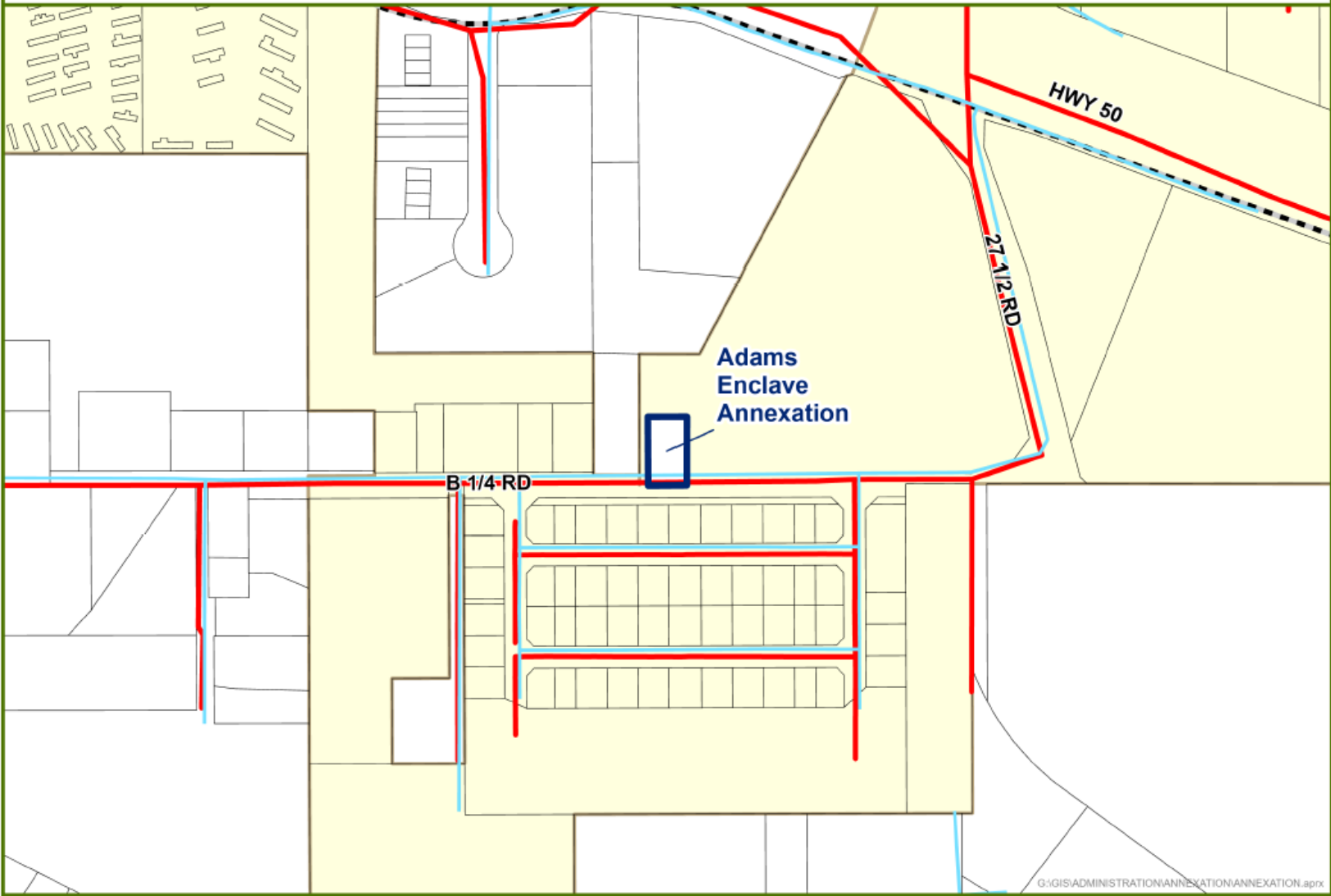
Adams Enclave Annexation - Land Use



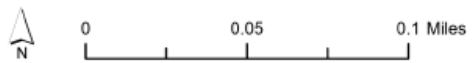
Adams Enclave Annexation - Zoning



Adams Enclave Annexation - Utilities



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



- CITY WATER
- UTE WATER
- SEWER
- CITY FIBER
- NON-CITY FIBER
- CITY LIMITS

Date Created: 7/20/2023





Site



Neighborhood Meeting Notes

Tallman Enclave and Adams Enclave Neighborhood Meeting – held Tuesday, June 20, 2023 @ 5:30 PM

In attendance were city staff members:

David Thornton, Principal Planner
Dani Acosta, Senior Planner
Tim Lehrbach, Senior Planner
Trent Prall, Public Works Director
Gus Hendricks, Deputy Fire Chief

and 8 property owners representing eight of the twenty-three properties included in the proposed enclave annexations.

Attendees included:

Steve McLaughlin
Rhonda Mock
Zane Thompson
Lori Thompson
Kevin Green
Noma
Jeff
Joyce Luster

Staff provided information about the two annexations, discussed the proposed zoning of C-2 and R-8 and how they will affect existing land uses, and talked about some of the city services they can expect following annexation including Spring Clean-up, Fall leaf pick-up, street maintenance and streetlights.

The property owners will be notified when the Public Hearings are scheduled. A notice will be sent to each of them regarding the hearing dates with Planning Commission and City Council.

Questions from property owners included:

- Annexation impacts on existing uses
- Annexation impacts on taxes
- Annexation and public hearing timelines
- Attendance requirements for public hearings

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING ADAMS ENCLAVE ANNEXATION
TO C-2 (GENERAL COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2738 B ¼ ROAD

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 Adams Enclave Annexation consisting of 0.23 acres from County RSF-4 (Residential Single Family – 4 dwelling units per acre) to C-2 (General Commercial) finding that both the C-2 zone district conforms with the designation of Commercial 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 C-2 (General Commercial) 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 ADAMS 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 part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Center South One-Sixteenth Corner of said Section 25 whence the Southwest One-Sixteenth Corner of said Section 25 bears S89°55'12”W a distance of 1,321.98 feet with all other bearings relative thereto;

Thence S89°55'12"W a distance of 566.00 feet along the North line of the ADAMS ANNEXATION, ORDINANCE No. 4787, to the Point of Beginning of the *ADAMS ENCLAVE ANNEXATION*;

Thence S89°55'12"W, continuing along said northerly line, a distance of 74.87 feet;
Thence along the following three (3) courses of *WHEELING CORRUGATED ANNEXATION, ORDINANCE No. 3145*:

N00°04'48"W a distance of 133.00 feet;

N89°55'12"E a distance of 75.00 feet;

S00°01'25"E a distance of 133.00 feet to the Point of Beginning;

Said Parcel of land CONTAINING 9,967 Square Feet or 0.23 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:

City Clerk



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: September 12, 2023
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Daniella Stine, Senior Planner

Information

SUBJECT:

Consider a zone of annexation of a 23.35-acre enclaved area consisting of 10.04 acres of enclaved properties from County C-2 (General Commercial District) to City C-2 (General Commercial) located at 232 27 ¼ Rd through 241 27 ¼ Rd and 2739 Hwy 50 and 2739 Hwy 50, and 2.04 acres of enclaved properties from County RSF-4 (Residential Single Family – 4 District) to City C-2 located at 2736 ½ B ¼ Rd and 2735 Hwy 50, and 0.51 acres of enclave property from County RSF-4 to City R-8 (Residential 8 du/ac) located at 2736 B ¼ Rd.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

A request to zone the 12.59 acres of the 23.35-acre Tallman Enclave Annexation, consisting of 20 commercial lots and two residential lots, to a C-2 zone district, and one residential lot to R-8. The C-2 zoning implements the City’s 2020 One Grand Junction Comprehensive Plan Land Use Map that designates approximately 12.08 acres of the 23.35-acre annexation area as Commercial. The R-8 zoning implements the City’s 2020 One Grand Junction Comprehensive Plan Land Use Map that designates approximately 0.51 acres of the 23.35-acre annexation area as Residential Medium. Included in the 23.35-acre annexation area is 10.76 acres of public right-of-way.

BACKGROUND OR DETAILED INFORMATION:

The proposed Tallman Enclave Annexation consists of 20 commercial lots and three residential lots, 10.76 acres of public right-of-way along US Hwy 50, the US Hwy 50 frontage road, a portion of the B ½ Rd bridge and 27 ¼ Rd, is eligible to be annexed and is proposed as the Tallman Enclave Annexation. The enclave area consists of 23.35 acres and includes the following addresses: 232 27 ¼ Rd, 235 27 ¼ Rd #D, 235

27 ¼ Rd #C, 235 27 ¼ Rd #B, 235 27 ¼ Rd #A, 237 27 ¼ Rd #I, 237 27 ¼ Rd #II, 237 27 ¼ Rd #III, 237 27 ¼ Rd #IV, 239 27 ¼ Rd #1, 239 27 ¼ Rd #2, 239 27 ¼ Rd #3, 239 27 ¼ Rd #4, 239 27 ¼ Rd #5, 240 27 ¼ Rd, 241 27 ¼ Rd #1, 241 27 ¼ Rd #2, 241 27 ¼ Rd #3, 241 27 ¼ Rd #4, 2739 Hwy 50, 2736 ½ B ¼ Rd, 2735 Hwy 50 and 2736 B ¼ Rd. Portions of the road right-of-way for US Hwy 50 and frontage road, B ½ Rd, and 27 ¼ Rd are included in the annexation.

The proposed zoning is C-2 and R-8. The C-2 and R-8 zoning implement the City's 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area as Commercial and Residential Medium, respectively. The annexation area consists of the 19 commercial lots within the Orchard Mesa Commercial Park and one commercial lot outside the commercial park at 2739 Hwy 50, conforming to the C-2 zone district, as well as three residential lots outside that commercial subdivision.

The commercial properties are currently zoned in the County as C-2 and the residential properties are currently zoned in the County as RSF-4. All the commercial properties and two of the three residential properties (2736 ½ B ¼ Rd and 2735 Hwy 50) within the annexation area have a land use designation of Commercial. The remaining residential property has a land use designation of Residential Medium. The proposed zoning of C-2 is consistent with the Commercial Land Use category and the proposed R-8 zoning is consistent with the Medium Residential Land Use category of the Comprehensive Plan. The surrounding zoning to the properties in the commercial park and 2739 Hwy 50 is C-2 to the east, west and the south and C-2 to the north. The surrounding zoning to the residential lots is R-8 to the south and C-2 to the east, C-2 and R-8 west, and C-2 to the north.

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 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

In addition to the C-2 zoning as proposed by the City for properties located at 232 27 ¼ Rd through 241 27 ¼ Rd, 2739 Hwy 50, 2736 ½ B ¼ Rd and 2735 Hwy 50, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial.

- Mixed Use (M-U)
- Business Park (B-P)
- Industrial Office Park (I-O)
- Light Commercial (C-1)
- Mixed Use Residential, High Intensity (MXR-8)
- Mixed Use General, Low, Medium and High Intensity (MXG-3,5,8)
- Mixed Use Shopfront, Low, Medium, High Intensity (MXS-3,5,8)

- Mixed Use Opportunity Corridors (MXOC)

In addition to the R-8 zoning as proposed by the City for the property located at 2736 B ¼ Rd, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium.

- Residential 8 du/ac (R-8)
- Residential 12 du/ac (R-12)
- Community Services and Recreation (CSR)
- Mixed Use Residential, Low Intensity (MXR-3)
- Mixed Use General, Low Intensity (MXG-3)

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. An online hearing with an opportunity for public comment was held between September 5, 2023 and September 11, 2023 through the GJSpeaks platform.

A neighborhood meeting was held in person on June 20, 2023 with the impacted 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 C-2 and R-8 are compatible with the Comprehensive Plan Land Use Map designations of Commercial and Residential Medium (5.5 to 12 du/ac), respectively. 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.

Therefore, staff has found 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 been changing over the past 20 years or more with the annexation of surrounding properties being annexed into the city for A mixture of commercial and residential development at urban densities. This annexation area is already seen that urbanization with the existing 20 commercial lots that are part of this annexation. The infill development occurring throughout the US 50 commercial corridor area within Orchard Mesa is realizing much of that growth. There has been a substantial amount of development activity around the annexation area over the last six years. Recent development activity includes four annexations (ANX-2017-451, ANX-2019-384, ANX-2021-153, ANX-2022-503) of areas totaling 19.62 acres, a medium density residential development of 55 homes on 12.86 acres (SUB-2022-161, SUB-2022-334), a townhome subdivision of 31 units (SUB-2023-133), two lot splits and a rezone (SSU-2021-155, SUB-2023-156, RZN-2022-110), as well as several retail and commercial developments (COU-2023-139, SPN-2018-655, SPN-2023-163, SPN-2021-180) in the immediate area.

Additionally, the 2020 Comprehensive Plan identifies the properties located at 2736 ½ B ¼ Rd and 2735 Hwy 50 for future commercial land uses, a major change from the existing single-family detached development found in the County zoning of RSF-3 and the current use of the property.

Therefore, this criterion has been met.

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

Existing public and community facilities and services are available in close proximity to the annexation area. These services are sufficient to serve land uses associated with the C-2 and R-8 zone districts. Nearby urban services include grocery and other retail goods and services available north of US 50 less than 2 miles to the northeast. Water and sewer services are available. This property is within the Ute Water District service area. The area is served by Grand Valley Power Energy. The properties are currently within the Persigo 201 Sewer Service Area and have a 24-inch water line in B ¼ Rd right-of-way with available capacity to accommodate future development of these properties. There is an 8-inch sanitary sewer line in B ¼ Rd, 27 ¼ Rd and US 50 frontage Rd adjacent to the annexation area. This enclave area is in the Grand Junction Rural Fire Protection District which is served by the Grand Junction Fire Department through a contract with the district. Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses that exist. 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

All but one of the subject properties included in the annexation are designated on the Comprehensive Plan Land Use Map as Commercial. The one subject property located at 2736 B ¼ Rd has a designation of Residential Medium. The surrounding areas have land use designations of Commercial, Residential Medium and Parks and Open Space. The direct zoning surrounding the annexation area is a combination of city C-2, PD and R-8. The vicinity contains R-8, R-4, and C-1 zone districts. As such, there is not a deficit of zone districts that are also able to implement the Residential and Commercial land use designations. Therefore, finds that this criterion has not been met.

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

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 zone district of C-2 will provide an opportunity for industrial and commercial businesses consistent with the Comprehensive Plan to meet the needs of the growing community. The zone district of R-8 will provide an opportunity for additional medium density residential development consistent with the Comprehensive Plan. These principles are 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, and the goal for density/intensity identified in Plan Principle 3.d. Therefore, Staff finds that this criterion has been met.

Therefore, Staff finds that this criterion has been met.

Consistency with Comprehensive Plan

The zoning requests of C-2 and R-8 are 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 Tier1 where the focus is on intensifying residential and commercial areas through infill and redevelopment. Development in this Tier 1, does not generally require the expansion of services of extension of infrastructure. Tier 1 includes portions of Orchard Mesa particularly along the commercial corridor, offering the most significant opportunities. for Tier 1 infill development and growth.

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.

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 other zone districts that implement the Commercial Land Use and Residential Medium Land Use categories of the Comprehensive Plan could be considered, the C-2 zone district for properties located at 232 27 ¼ Rd through 241 27 ¼ Rd, 2739 Hwy 50, 2735 Hwy 50, and 2736 ½ B ¼ Rd, and the R-8 zone district for the property located at 2736 B ¼ Rd are consistent with the recommendation of the Comprehensive Plan. The properties located at 232 27 ¼ Rd through 241 27 ¼ Rd, 2739 Hwy 50, 2735 Hwy 50, and 2736 ½ B ¼ Rd are surrounded on two sides by City C-2 zoning, while the property located at 2736 B ¼ Rd has more is surrounded by City R-8 zoning on two sides.

The existing residential land uses on 2736 ½ B ¼ Rd and 2735 Hwy 50 is legally nonconforming since prior to annexation the County zoning was residential single-family. Staff spoke with the landowner at 2736 ½ B ¼ Rd about the proposed C-2 commercial zoning and the property's existing residential land use. The owner was comfortable with the proposed zoning, knowing that the existing residential use could continue as a legal nonconforming use. The landowner for 2735 Hwy 50 was not present at the Neighborhood Meeting but did receive notice of the meeting time and date.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Tallman Enclave Zone of Annexation, ANX-2023-263, request for the properties located at 232 27 ¼ Rd through 241 27 ¼ Rd and 2739 Hwy 50 from County C-2 (General Commercial District) to City C-2 (General Commercial), and for properties located at 2735 Hwy 50 and 2736 ½ B ¼ Rd from County RSF-4 (Residential Single Family – 4 District) to City C-2 and for the property located at located at 2736 B ¼ Rd from County RSF-4 to City R-8 (Residential 8 du/ac), the following findings of facts have been made:

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

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

1st Motion: Mr. Chairman, on the Zone of Annexation request for the properties located at 232 27 ¼ Rd through 241 27 ¼ Rd and 2739 Hwy 50, 2735 Hwy 50 and 2736 ½ B ¼ Rd, City file number ANX-2023-263, I move that the Planning Commission forward recommendation of approval to City Council of the C-2 (General Commercial) with the findings of fact as listed in the staff report.

2nd Motion: Mr. Chair, on the Zone of Annexation request for the property located at 2736 B ¼ Rd, City file number ANX-2023-263, I move that the Planning Commission forward recommendation of approval to City Council of the R-8 (Residential 8 du/ac) with the findings of fact as listed in the staff report.

Attachments

- 1. Exhibit 1. Annexation Schedule Table - Tallman Enclave Annexation
- 2. Exhibit 2. General Project Report - Tallman Enclave
- 3. Exhibit 3. Neighborhood Meeting Documentation
- 4. Exhibit 4. Maps and Street Photos
- 5. Exhibit 5. TALLMAN-ENCLAVE-ANNEXATION MAP
- 6. Exhibit 6. ORD-Zoning Tallman Enclave Annexation
- 7. Exhibit 7. Enclave Annexation Property Data
- 8. Exhibit 8. Acreage Breakdown

TALLMAN ENCLAVE ANNEXATION SCHEDULE

August 16, 2023	Notice of Intent to Annex (30 Day Notice), Exercising Land Use
Sept. 12, 2023	Planning Commission considers Zone of Annexation
Sept. 20, 2023	Introduction of Ordinance on Annexation and Zoning by City Council
October 4, 2023	Public Hearing on Annexation and Zoning by City Council
November 5, 2023	Effective date of Annexation and Zoning

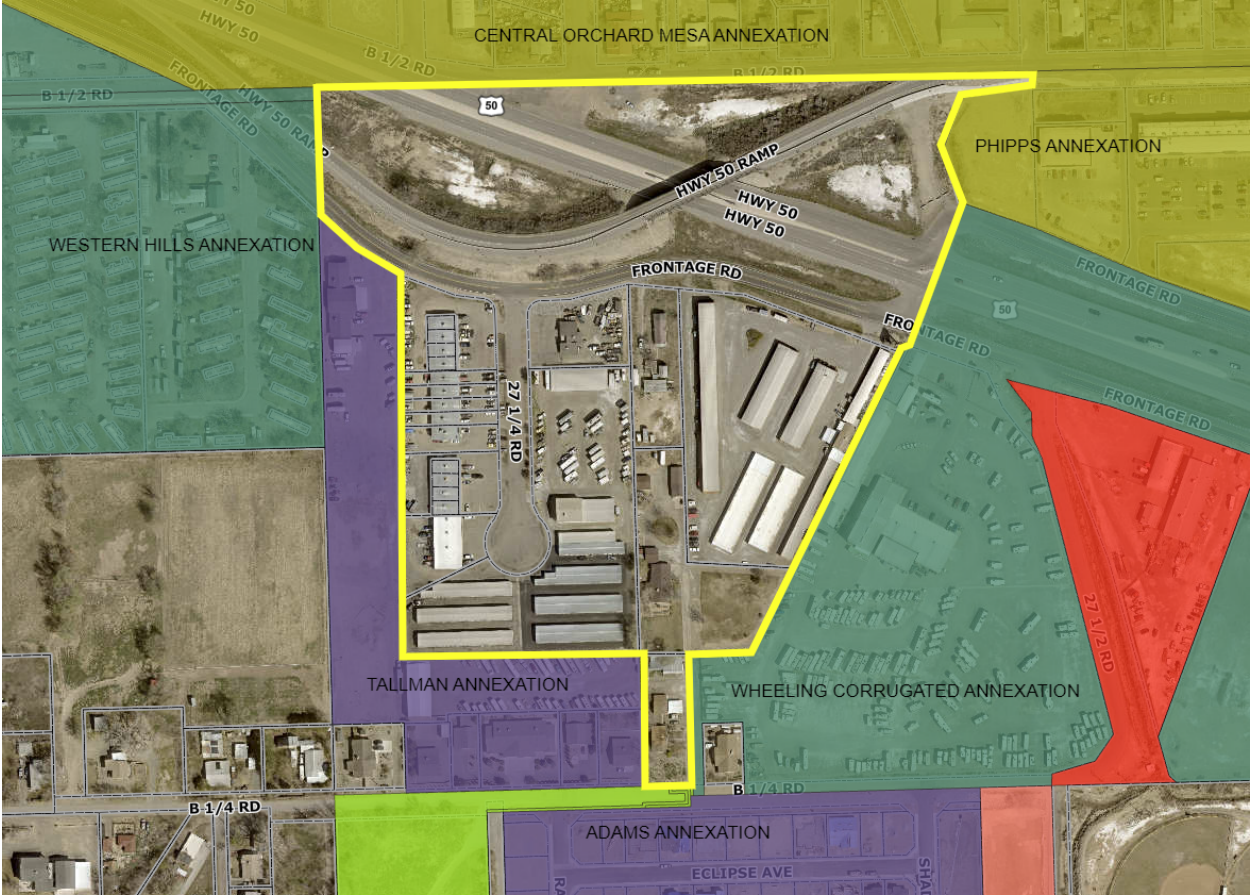
ANNEXATION SUMMARY

File Number:	ANX-2023-263	
Location:	22 1/4 Road, B 1/4 Road & Hwy 50 (frontage Rd)	
Tax ID Numbers:	See list	
# of Parcels:	23	
Existing Population:	7	
# of Parcels (owner occupied):	3	
# of Dwelling Units:	3	
Acres land annexed:	23.35	
Developable Acres Remaining:	1	
Right-of-way in Annexation:	10.76 acres (27 1/4 Road, B 1/4 Road), B 1/2 Rd, Hwy 50)	
Previous County Zoning:	C-2 and RSF-4	
Proposed City Zoning:	C-2 and R-8	
Current Land Use:	Commercial	
Comprehensive Plan Land Use:	Commercial	
Values:	Assessed:	\$1,909,650
	Actual:	\$6,042,940
Address Ranges:	232 - 241 27 1/4 Rd, 2735 Hwy 50, 2736 & 2736 1/2 B 1/4 Rd	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	City of Grand Junction
	Fire:	GJ Rural Fire District
	Irrigation/Drainage:	Orchard Mesa Irrigation
	School:	District 51
	Pest:	Grand River Mosquito Control District
	Other:	Colorado River Water Conservancy

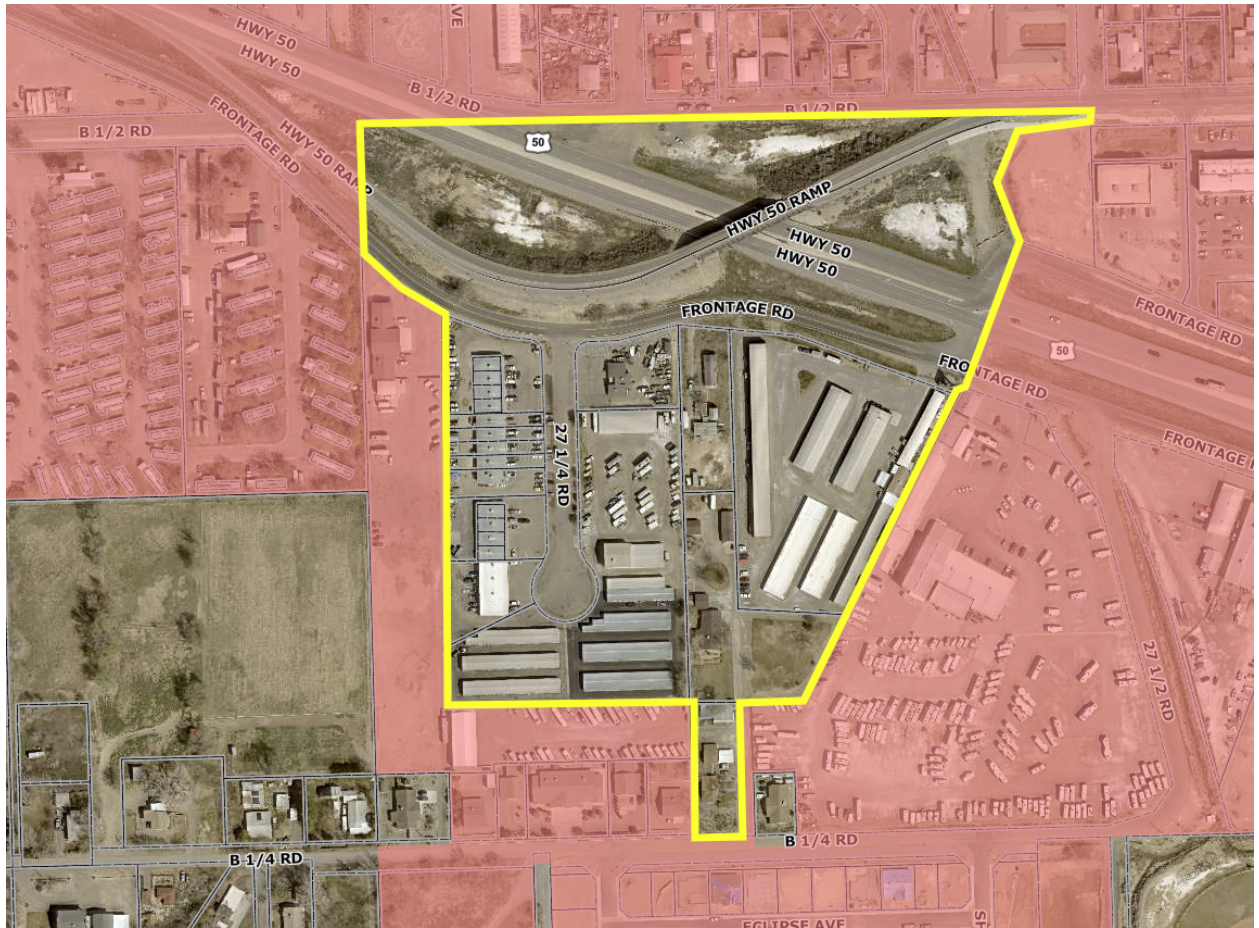
General Project Report

Tallman Enclave Annexation

In June 2018 the Tallman Annexation completed the 100% of surrounding the area proposed as the Adams Enclave by city limits. Five years have past and as required under the 1998 Persigo Agreement, enclaves will be annexed 3 to 5 years of being completely surrounded by the City.



Annexations surrounding the Adams Enclave Annexation Area



ACE AUTOMOTIVE OF GRAND
JUNCTION LLC
241 27 1/4 RD STE 3 & 4
GRAND JUNCTION CO 81503

CRABTREE RICHARD CALVIN JR
2738 B 1/4 RD
GRAND JUNCTION CO 81503

GARCIA ANTHONY D
GARCIA KARLENE
10339 W HINSDALE CT
BOISE ID 83704

GERHART SCOTT WAYNE
2735 HIGHWAY 50
GRAND JUNCTION CO 81503

HWY 50 SELF STORAGE LLC
HWY 50 SELF STORAGE PARKING LLC
9515 HILLWOOD DR
LAS VEGAS NV 89134

JMS PROPERTIES LLC
580 GREENFIELD CIR W
GRAND JUNCTION CO 81504

JOYCE LUSTER LLC
2730 B 1/2 RD UNIT B
GRAND JUNCTION CO 81503

MCLAUGHLIN STEPHEN R
2736 1/2 B 1/4 RD
GRAND JUNCTION CO 81503

STODDART KEITH D
2736 B 1/4 RD
GRAND JUNCTION CO 81503

SURGES ALAN DONALD
9055 E CONQUISTADORES DR
SCOTTSDALE AZ 85255

SURGES ANN
THOMPSON LORI ANN
4195 HIGHWAY 50
WHITEWATER CO 81527

THOMPSON ZANE F
THOMPSON LORI
545 RED TAIL CT
WHITEWATER CO 81527

TOP TIER PROPERTIES LLC
1902 O RD
FRUITA CO 81521

WALKER DEJOHN
WALKER AMY M
2829 NORTH AVE STE 109
GRAND JUNCTION CO 81501

OCCUPANT
241 27 1/4 RD #2
GRAND JUNCTION CO 81503

OCCUPANT
239 27 1/4 RD #2
GRAND JUNCTION CO 81503

OCCUPANT
239 27 1/4 RD #5
GRAND JUNCTION CO 81503

OCCUPANT
237 27 1/4 RD #IV
GRAND JUNCTION CO 81503

OCCUPANT
237 27 1/4 RD #III
GRAND JUNCTION CO 81503

OCCUPANT
239 27 1/4 RD #1
GRAND JUNCTION CO 81503

OCCUPANT
2739 HIGHWAY 50
GRAND JUNCTION CO 81503

OCCUPANT
232 27 1/4 RD
GRAND JUNCTION CO 81503

OCCUPANT
235 27 1/4 RD
GRAND JUNCTION CO 81503

OCCUPANT
241 27 1/4 RD STE 4
GRAND JUNCTION CO 81503

Neighborhood Meeting Notes

Tallman Enclave and Adams Enclave Neighborhood Meeting – held Tuesday, June 20, 2023 @ 5:30 PM

In attendance were city staff members:

David Thornton, Principal Planner
Dani Acosta, Senior Planner
Tim Lehrbach, Senior Planner
Trent Prall, Public Works Director
Gus Hendricks, Deputy Fire Chief

and 8 property owners representing eight of the twenty-three properties included in the proposed enclave annexations.

Attendees included:

Steve McLaughlin
Rhonda Mock
Zane Thompson
Lori Thompson
Kevin Green
Noma
Jeff
Joyce Luster

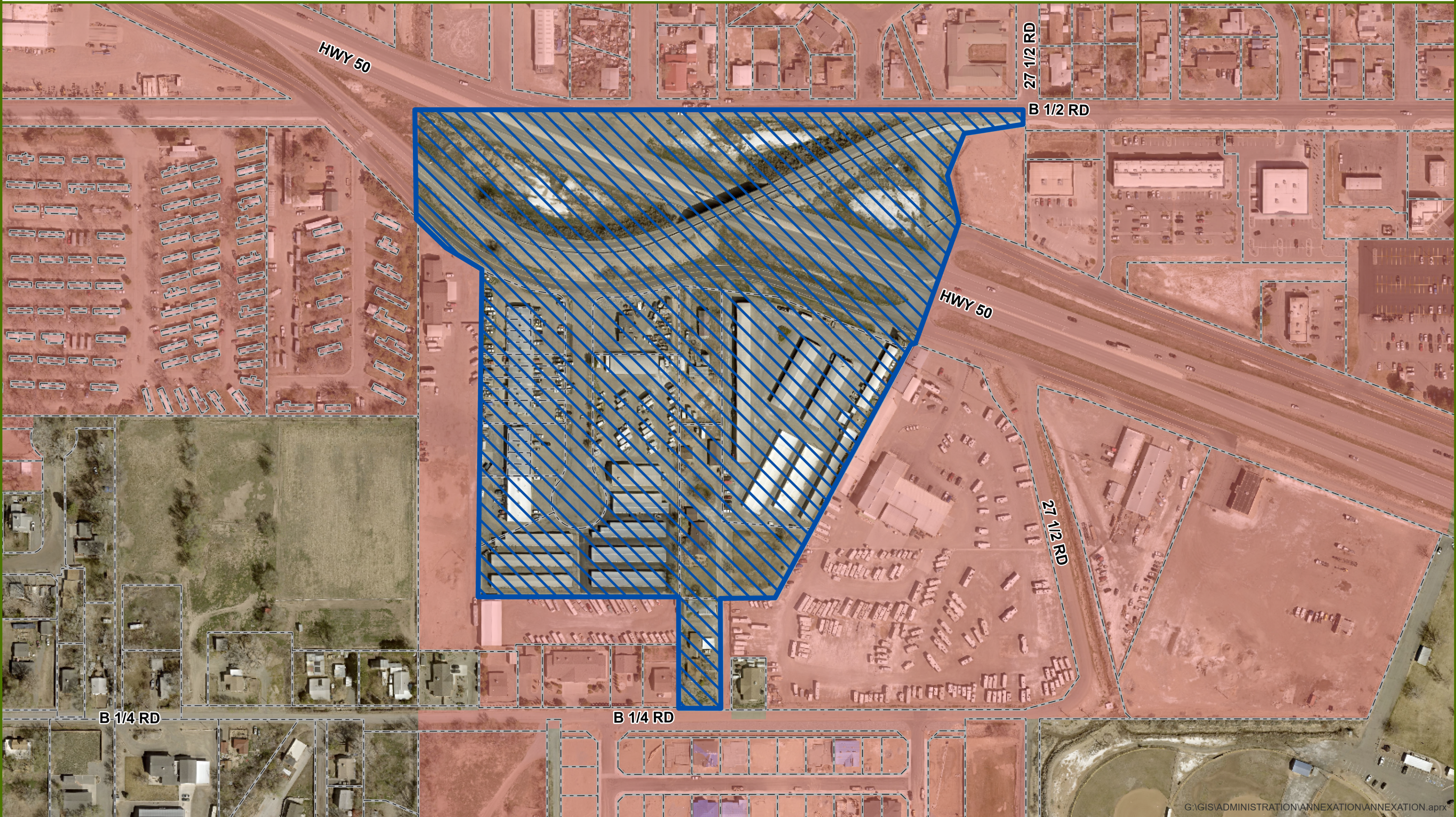
Staff provided information about the two annexations, discussed the proposed zoning of C-2 and R-8 and how they will affect existing land uses, and talked about some of the city services they can expect following annexation including Spring Clean-up, Fall leaf pick-up, street maintenance and streetlights.

The property owners will be notified when the Public Hearings are scheduled. A notice will be sent to each of them regarding the hearing dates with Planning Commission and City Council.

Questions from property owners included:

- Annexation impacts on existing uses
- Annexation impacts on taxes
- Annexation and public hearing timelines
- Attendance requirements for public hearings

TALLMAN ENCLAVE ANNEXATION



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



0 0.05 0.1 Miles

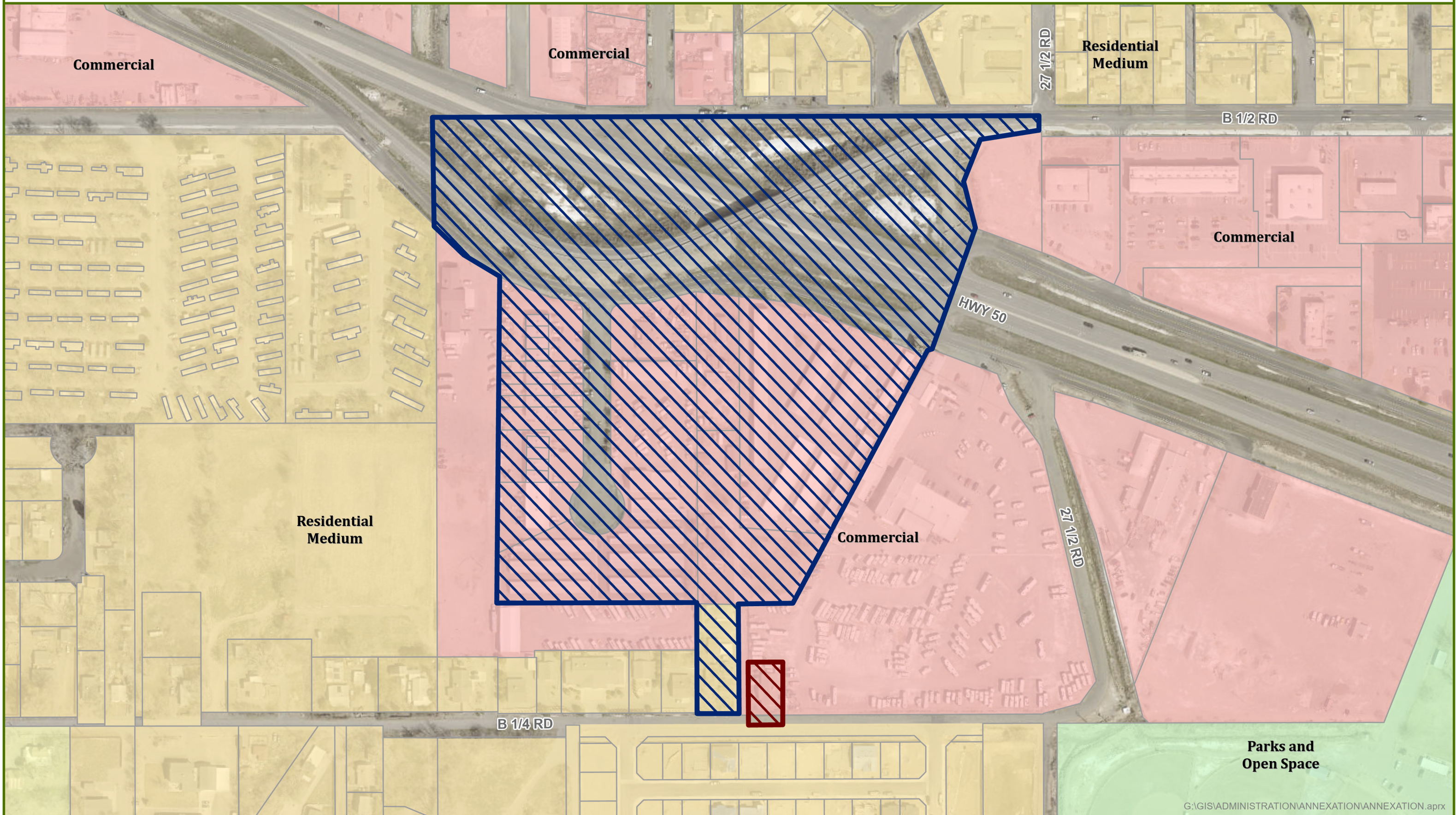
 Tallman Enclave Annexation

 City Limits



Date Created: 5/24/2023

COMPREHENSIVE PLAN FUTURE LAND USE



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0 0.05 0.1 Miles



Adams Enclave Annexation



Tallman Enclave Annexation

Date Created: 5/24/2023





View of annexation area southeast of US-50 frontage road.

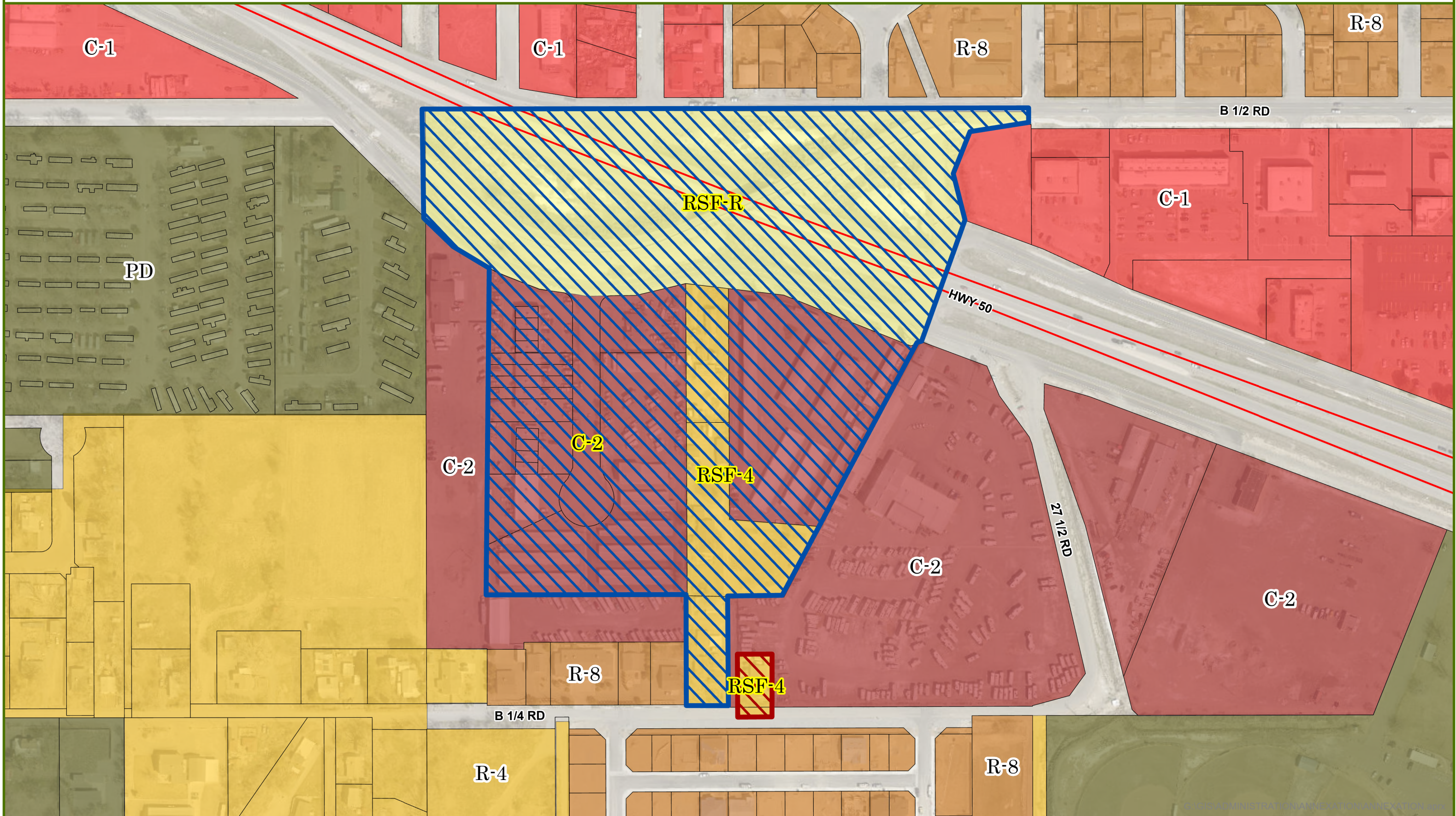


View of annexation area southwest of US-50 frontage road.



View of annexation area north of B ¼ Rd.

Existing County and City Zoning



0 0.05 0.1 Miles

 Adams Enclave Annexation

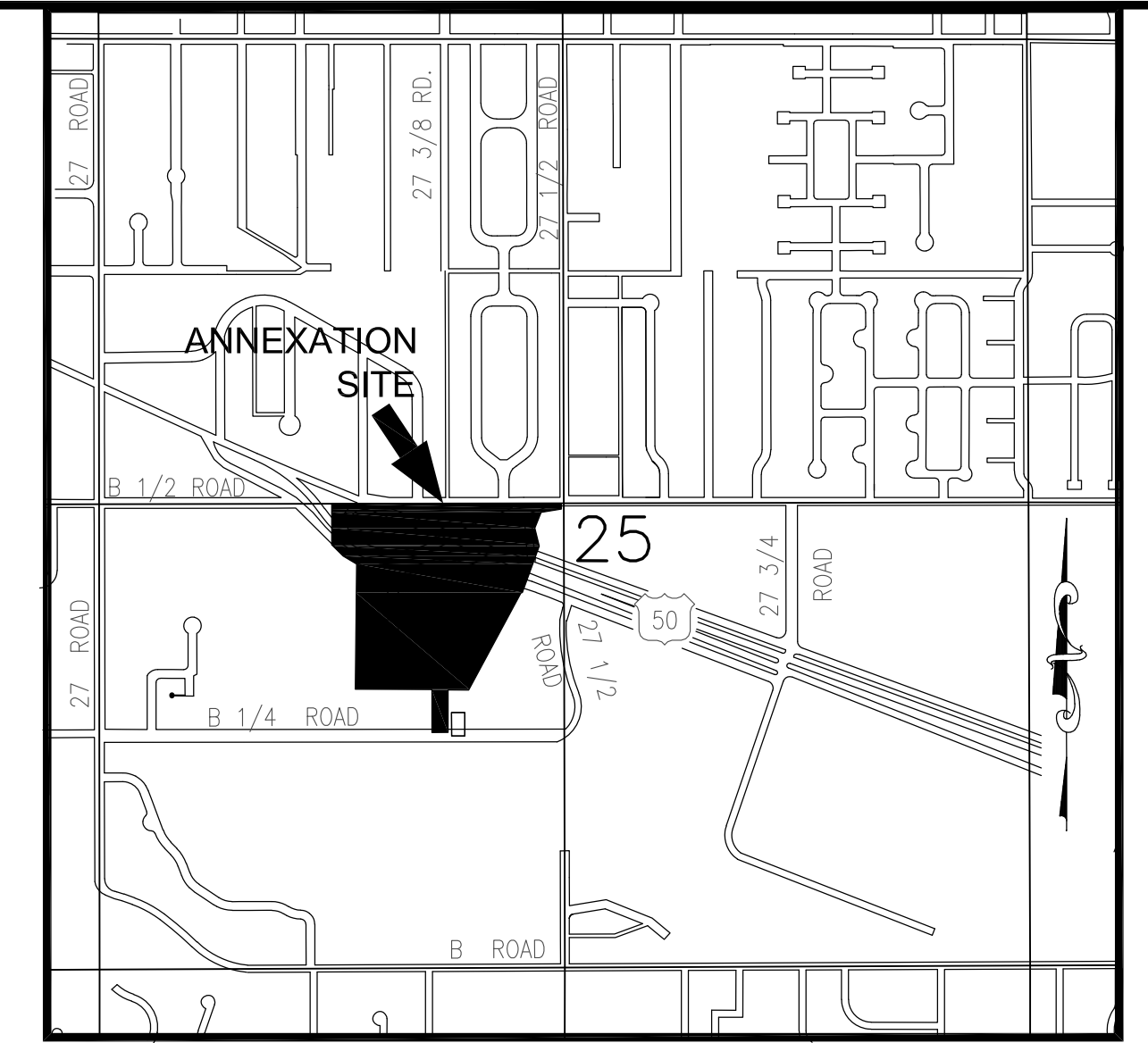
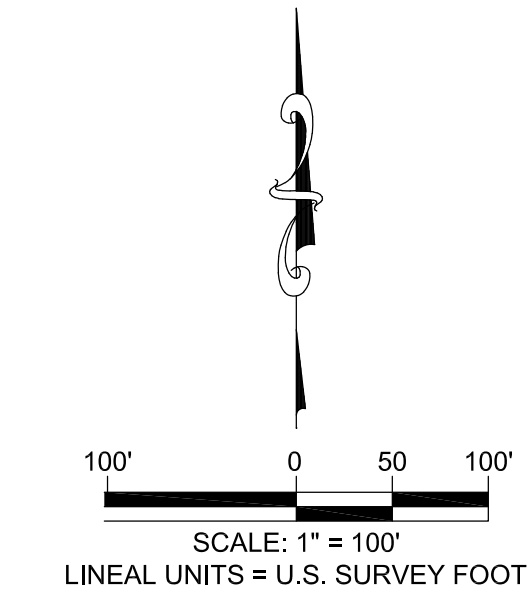
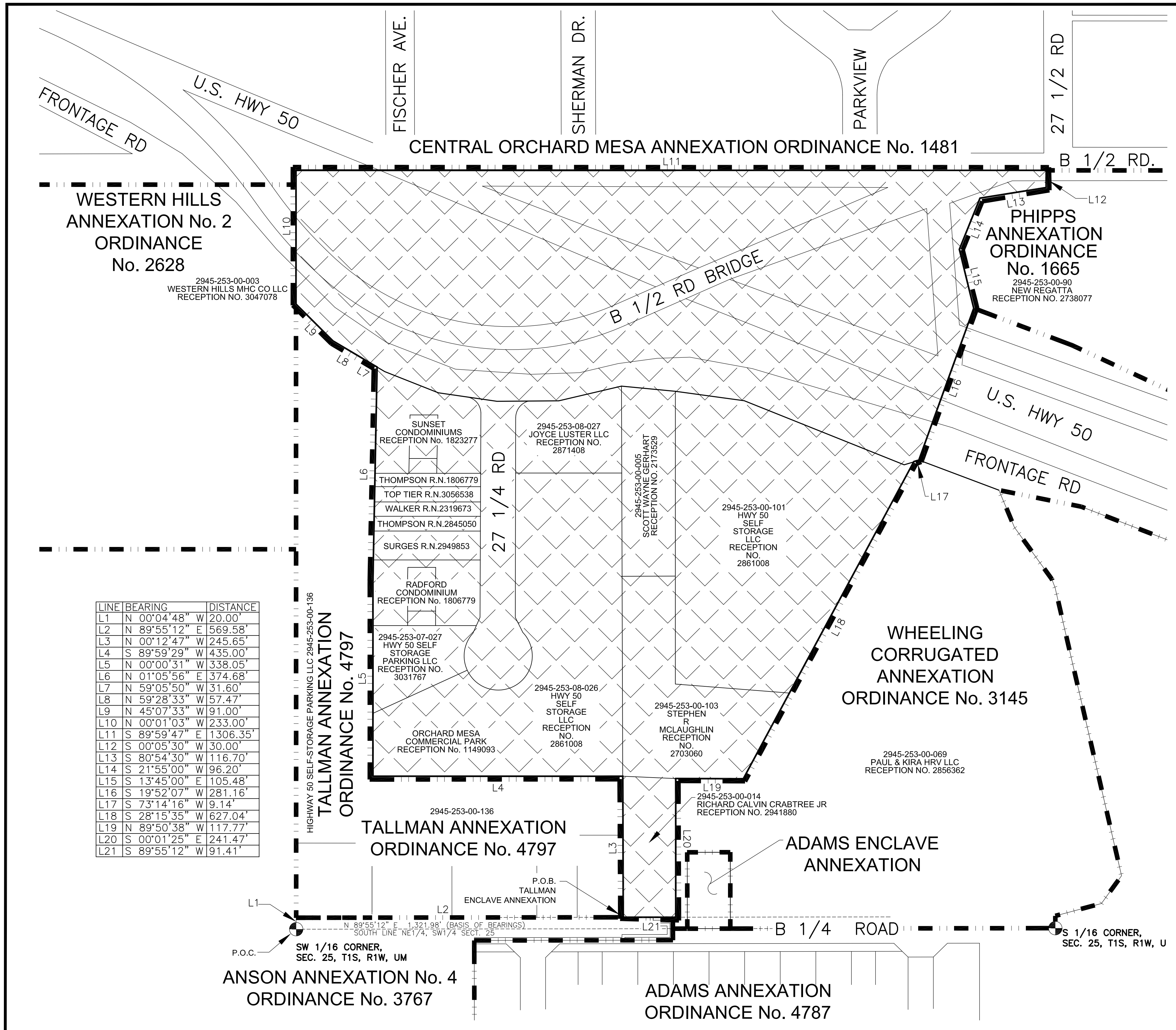
 Tallman Enclave Annexation

Date Created: 5/24/2023



TALLMAN ENCLAVE ANNEXATION

Located in the NE1/4, SW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:
 Commencing at the Southwest 1/16 Corner of said Section 25 when the South 1/16 Corner of said Section 25 bears N89°55'12"E a distance of 1,321.98 feet with all other bearings relative thereto;
 Thence N00°04'48"W a distance of 20.00 feet to a point on the northerly Right-of-Way of B 1/4 Road and the southerly line of TALLMAN ANNEXATION, ORDINANCE No. 4797;
 Thence N89°55'12"E along the southerly line of said annexation, a distance of 569.58 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;
 Thence along the easterly line of the aforementioned TALLMAN ANNEXATION, the following seven (7) courses: N00°12'47"W a distance of 245.65 feet; S89°59'29"W a distance of 435.00 feet; N00°00'31"W a distance of 338.05 feet; N01°05'56"E a distance of 374.68 feet; N59°05'50"W a distance of 31.60 feet; N59°28'33"W a distance of 57.47 feet;
 N45°07'33"W a distance of 91.00 feet to a point on the easterly line of said annexation, the following five (5) courses: S19°52'07"W a distance of 281.16 feet; S73°14'16"W a distance of 9.14 feet; S28°15'35"W a distance of 627.04 feet; N89°50'38"W a distance of 117.77 feet; S00°01'25"E a distance of 241.47 feet to a point on the northerly Right-of-Way of B 1/4 Road; Thence S89°55'12"W a distance of 91.41 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;
 Said Parcel of land CONTAINING 1,017,303 Square Feet or 23.35 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	4,829 FT.
CONTIGUOUS PERIMETER	4,829 FT.
AREA IN SQUARE FEET	1,017,303 FT ²
AREA IN ACRES	23.35
AREA WITHIN R.O.W.	468,556 FT ²
	10.76 ACRES
AREA WITHIN DEEDED R.O.W.	0 FT ²
	0.0 ACRES

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	AP	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	ARC	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	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.

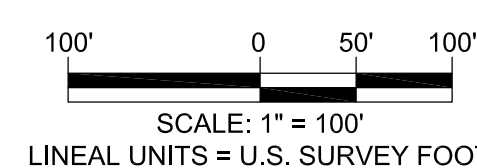
PRELIMINARY

JODIE L GREIN DATE
 STATE OF COLORADO - P.L.S. NO. 38075
 FOR ROLLAND CONSULTING ENGINEERS
 405 RIDGES BLVD. - SUITE A
 GRAND JUNCTION, CO. 81507

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: JAM DATE: 5/9/2023
 DESIGNED BY: JLG DATE: 5/9/2023
 CHECKED BY: JLG DATE: 5/9/2023



PUBLIC WORKS ENGINEERING DIVISION

TALLMAN ENCLAVE ANNEXATION

Located in the NE1/4, SW1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING TALLMAN ENCLAVE ANNEXATION
TO C-2 (GENERAL COMMERCIAL) ZONE DISTRICT
AND R-8 (RESIDENTIAL 8 DU/AC) ZONE DISTRICT**

**LOCATED IN THE ORCHARD MESA COMMERCIAL PARK SUBDIVISION (BOOK 11,
PAGE 319) INCLUDING 2735 THROUGH 2739 HIGHWAY 50 AND
2736 ½ THROUGH 2736 B ¼ ROAD**

Recitals:

The enclave annexation is referred to as the “Tallman 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 properties comprising the Tallman Enclave Annexation which consists of approximately 22.84 acres located at 232 27¼ Rd through 241 27¼ Rd, and 2739 Highway 50 from County C-2 (General Commercial District) to City C-2 (General Commercial), and 2736½ B¼ Rd and 2735 Highway 50 from County RSF-4 (Residential Single-Family – 4 District) to City C-2 (General Commercial), and zoning the property consisting of 0.51 acres located at 2736 B¼ Rd from County RSF-4 (Residential Single-Family – 4 District) to City R-8 (Residential 8 du/ac) finding that the C-2 zone district conforms with the designation of *Commercial* and that the R-8 zone district conforms with the designation of *Residential Medium* as shown on the Land Use Map of the Comprehensive Plan, and each designated zone conforms 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 C-2 (General Commercial) and the R-8 (Residential 8 du/ac) zone districts, are 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:

The foregoing Recitals are incorporated as substantive terms and findings in support for the ZONING FOR THE TALLMAN ENCLAVE ANNEXATION as provided herein:

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned C-2 as follows:

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest 1/16 Corner of said Section 25 whence the South 1/16 Corner of said Section 25 bears N89°55'12"E a distance of 1,321.98 feet with all other bearings relative thereto;

Thence N00°04'48"W a distance of 20.00 feet to a point on the northerly Right-of-Way of B 1/4 Road and the southerly line of TALLMAN ANNEXATION, ORDINANCE No. 4797;

Thence N89°55'12"E along the southerly line of said annexation, a distance of 569.58 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Thence along the easterly line of the aforementioned TALLMAN ANNEXATION, the following seven (7) courses: N00°12'47"W a distance of 245.65 feet; S89°59'29"W a distance of 435.00 feet; N00°00'31"W a distance of 338.05 feet; N01°05'56"E a distance of 374.68 feet;

N59°05'50"W a distance of 31.60 feet; N59°28'33"W a distance of 57.47 feet;

N45°07'33"W a distance of 91.00 feet to a point on the easterly line of WESTERN HILLS ANNEXATION No.2, ORDINANCE 2628; Thence N00°01'03"W a distance of 233.00 feet

along said easterly line to a point on the southerly line of CENTRAL ORCHARD MESA ANNEXATION, ORDINANCE No. 1481; Thence S89°59'47"E along said southerly line, a distance of 1,306.35 feet to the northwesterly corner of PHIPPS ANNEXATION, ORDINANCE No. 1665; Thence along the westerly line of said annexation, the following four (4) courses:

S00°05'30"W a distance of 30.00 feet;

S80°54'30"W a distance of 116.70 feet; S21°55'00"W a distance of 96.20 feet; S13°45'00"E a distance of 105.48 feet to the northwesterly corner of WHEELING CORRUGATED

ANNEXATION, ORDINANCE No. 3145; Thence along the easterly line of said annexation, the following five (5) courses: S19°52'07"W a distance of 281.16 feet; S73°14'16"W a distance of 9.14 feet;

S28°15'35"W a distance of 627.04 feet; N89°50'38"W a distance of 117.77 feet;

S00°01'25"E a distance of 241.47 feet to a point on the northerly Right-of-Way of B 1/4 Road;

Thence S89°55'12"W a distance of 91.41 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Excluding the following parcel as described: COMM SW COR NE4SW4 SEC 25 1S 1W N 89DEG55'45SEC E 132.00FT N 00DEG00'30SEC W 20.00FT N 89DEG55'45SEC E 437.56FT N 00DEG01'18SEC W 244.00FT N 89DEG59'59SEC E 91.41FT S 00DEG01'18SEC E 244.00FT S 89DEG55'45SEC W 91.41FT AKA PARCEL TWO TALLMAN BDY LI ADJ DEP NO 3726-06 MESA CO SURV

Said Parcel of land CONTAINING 995,087 Square Feet or 22.84 Acres, more or less.

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned R-8 as follows:

COMM SW COR NE4SW4 SEC 25 1S 1W N 89DEG55'45SEC E 132.00FT N 00DEG00'30SEC W 20.00FT N 89DEG55'45SEC E 437.56FT N 00DEG01'18SEC W 244.00FT N 89DEG59'59SEC E 91.41FT S 00DEG01'18SEC E 244.00FT S 89DEG55'45SEC

W 91.41FT AKA PARCEL TWO TALLMAN BDY LI ADJ DEP NO 3726-06 MESA CO SURV - 0.51AC

Said Parcel of land CONTAINING 22,216 Square Feet or 0.51 Acres, more or less.

See Exhibit A.

INTRODUCED on first reading this 20th day of September 2023 and ordered published in pamphlet form.

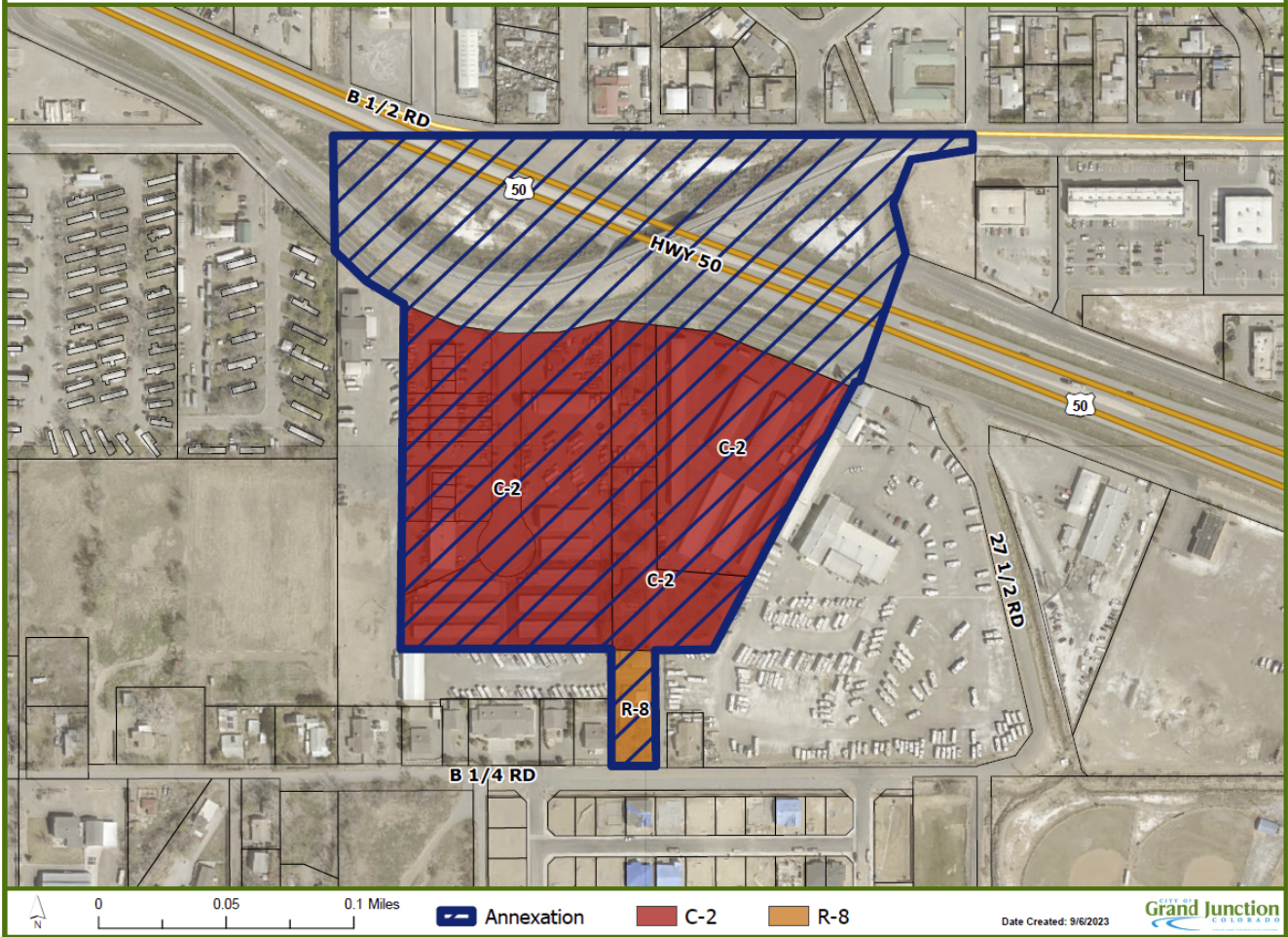
ADOPTED on second reading this ____ day of _____, 2023 and ordered published in pamphlet form.

Anna M. Stout
President of the City Council

ATTEST:

Amy Phillips
City Clerk

EXHIBIT A



Annexation	Property Address	Acreage	Tax ID	Current Zoning	Comprehensive Plan Future Land Use	Proposed Zoning	Current Use	Existing Conditions / Notes
	241 27 1/4 RD #1	0.028696	2945-253-07-040	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Unknown buiness
	241 27 1/4 RD #2	0.028696	2945-253-07-041	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Unknown
	241 27 1/4 RD #3	0.028696	2945-253-07-042	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Ace Automotive
	241 27 1/4 RD #4	0.028696	2945-253-07-043	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Unknown
	239 27 1/4 RD #5	0.104795	2945-253-07-035	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Vacant - For Rent
	239 27 1/4 RD #4	0.105071	2945-253-07-034	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Vacant - For Rent
	239 27 1/4 RD #3	0.105344	2945-253-07-029	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Here or There Automotive
	239 27 1/4 RD #2	0.105619	2945-253-07-032	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Unknown
	239 27 1/4 RD #1	0.212063	2945-253-07-033	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	J & M Auto Body
	237 27 1/4 RD #IV	0.027146	2945-253-07-039	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Unknown
Tallman Enclave	237 27 1/4 RD #III	0.027896	2945-253-07-038	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Bledon Bros Carpentry

Annexation

237 27 1/4 RD #II	0.027901	2945-253-07-037	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	US Glass
237 27 1/4 RD #I	0.028918	2945-253-07-036	County C-2	Commercial	City C-2 (General Commercial)	Heavy Commercial/Contractor Shop	Xtract Environmental Services
235 27 1/4 RD #A	0.43413	2945-253-07-027	County C-2	Commercial	City C-2 (General Commercial)	Self-Storage	Unknown
235 27 1/4 RD #B	0.43413	2945-253-07-027	County C-2	Commercial	City C-2 (General Commercial)	Self-Storage	For Rent
235 27 1/4 RD #C	0.43413	2945-253-07-027	County C-2	Commercial	City C-2 (General Commercial)	Self-Storage	Out There Vans
235 27 1/4 RD #D	0.43413	2945-253-07-027	County C-2	Commercial	City C-2 (General Commercial)	Self-Storage	For Rent
232 27 1/4 RD	3.084679	2945-253-08-026	County C-2	Commercial	City C-2 (General Commercial)	Self-Storage	RV Storage/Self Storage
240 27 1/4 RD	0.566946	2945-253-08-027	County C-2	Commercial	City C-2 (General Commercial)	TBD	Office
2735 HIGHWAY 50	0.635741	2945-253-00-005	County RSF-4	Commercial	City C-2 (General Commercial)	Residential	Residence
2736 1/2 B 1/4 RD	1.400346	2945-253-00-103	County RSF-4	Commercial	City C-2 (General Commercial)	Residential	Residence
2736 B 1/4 RD	0.509049	2945-253-00-124	County RSF-4	Residential Medium	City R-8 (Residential 8 du/ac)	Residential	High Country Racing/Residence
2739 Hwy 50	3.414432	2945-253-00-101	County C-2	Commercial	City C-2 (General Commercial)	Self-Storage	Self-storage

Table 1	Acres
Total Annexation Area	23.35
ROW Area	10.76
Private Property Area	12.59
C-2 Properties	12.08
R-8 Property	0.51

Table 2	Acres
Total Annexation Area	23.35
ROW Area	10.76
Private Property Area	12.59
Properties Going from County C-2 to City C-2	10.04
Properties Going from County RSF-4 to City C-2	2.04
Properties Going from County RSF-4 to City R-8	0.51



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: September 12, 2023

Presented By: Niki Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Consider a request by Senergy Builders, LLC to zone 0.23 acres from PD (Planned Development) to R-12 (Residential – 12 du/ac) located at the intersection of Brookwillow Loop and Orion Way, Parcel #2945-041-25-002

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Senergy Builders, LLC is requesting a rezone to R-12 (Residential – 12 du/ac) for approximately 0.23 acres of land located at the intersection of Brookwillow Loop and Orion Way. The subject property is part of the Brookwillow Village Filing 6 multifamily development. The zone district of R-12 is consistent with the Residential Medium Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants are requesting a zone district of R-12 (Residential – 12 du/ac). The property is currently zoned as PD (Planned Development). The proposed zone district of R-12 is consistent with the Residential Medium Land Use category of the Comprehensive Plan.

Development surrounding is zoned PD as part of the Brookwillow Village planned development, R-16 (Residential – 16 du/ac; the remainder of the Filing 6 development), R-12 (Residential – 12 du/ac), and R-8 (Residential – 8 du/ac). The subject property and all surrounding properties have a Land Use designation of Residential Medium, except for some slivers of Parks and Open Space throughout the neighborhoods.

The property is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through redevelopment in this area. The “Residential Medium” land use designation within this category is implemented through zone districts which provide for housing, with a range of housing types and densities, near commercial and employment areas, often in areas within walking distance of services and amenities and public transit.

The property is currently zoned PD, having been a part of the Brookwillow Village planned development. The property that composes the main portion of the Filing 6 development, directly adjacent to the subject property, was rezoned in 2018 to allow for multifamily development as the Brookwillow Village PD had lapsed. The subject property was not included in that rezone; this request is intended to clean up the zoning on the property and create clear entitlements for development. This portion of the site is shown on the site plan for the Filing 6 development as parking; the development is able to conform with the Zoning and Development Code separate from this property.

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:

- R-8 (Residential – 8 du/ac)
- CSR (Community Services & Recreation)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held in person at Pomona Elementary on Tuesday, May 2, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant’s representative was in attendance, along with representatives from City staff and 1 neighbor. The owner’s representative provided an overview of the proposed rezone request. The neighbor in attendance had questions regarding if there would be an increase in traffic and what the construction timeline was.

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 a new application sign on April 19, 2023. 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 August 31, 2023. The notice of this public hearing was published September 3, 2023 in the Grand Junction Daily Sentinel. An online hearing with opportunity to provide public comment was held between August 5, 2023 and September 11, 2023 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which provides 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 was zoned to PD (Planned Development) in 1999 as part of the Hall Development, now known as Brookwillow Village. After multiple extensions, the PD lapsed in 2014. In order for development to occur on the property, a rezone is required. 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 site is currently vacant, with the remaining portion of the block under construction for multifamily development. The surrounding properties have developed at uses and densities that are consistent with the Comprehensive Plan Land Use Map. As part of this development, a concern that has been raised from neighbors in this area is that there is insufficient parking. The proposed rezone would allow for additional availability of supplemental parking on the multifamily site will reduce the potential to for the new development to aggravate an issue that accompanied the dense growth in this neighborhood. Staff finds this criterion has been met.

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

Existing public and community facilities and services are available to the site. The property has access from Brookwillow Loop and Orion Way. Sanitary sewer, domestic water service, and Xcel energy service are currently serving the multifamily development that is under construction on the site.

Staff has found the public and community facilities are adequate to serve the type and scope of the proposed R-12 zone district, therefore Staff finds this criterion has been met.

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

This is the last remaining piece of property within the Brookwillow Village development that is undeveloped. There is no vacant land with a medium density zoning within the immediate neighborhood that remains for development. Most of the properties in the broader surrounding area are zoned R-8 (Residential – 8 du/ac), leaving a similar gap in availability R-12 designated land. 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.

As mentioned in Criterion 2 above, there are parking pressures on the existing infrastructure in the area. At a previous neighborhood meeting on the Filing 6 multifamily development, the primary concern of neighbors who came out was the availability of existing parking and the potential the new development had to exacerbate the issue. The rezone of this property and inclusion into the multifamily project site will mitigate this issue, allowing the development to exceed its minimum standards not creating additional overflow onto the surrounding roadways. Therefore, Staff finds that this criterion has been met.

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 relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The following narrative evaluates the proposed rezone to R-12 (Residential – 12 du/ac) against the 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 implements the Residential Medium designation.

- Plan Principle 3: Responsible and Managed Growth
Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about an increasing population that may be outpacing available services. The focus on growth has been infill and redevelopment that take advantage of existing infrastructure. Future growth will need to minimize leap-frog development and prioritize infill.

How We Will Get There – The policies in this Principle address the manner in which growth must happen within the City. One such policy is to encourage infill and redevelopment to leverage existing infrastructure. The location of this property within a developed neighborhood allows for it to utilize access and utilities that are already existing.

- Plan Principle 4: Strong Neighborhoods and Housing Choices
Where We are Today (and Where We are Going) – Housing within the City of Grand Junction is in crisis. The majority of the existing stock is single-family homes, with

little of other product types. This principle outlines how in the decade preceding its adoption, the City saw an increase of over 70% in the cost of for-sale housing and more than 50% of renters are cost-burdened. To address these issues, more units are needed, and those units must be diverse. The development should be high quality, focusing on development near amenities and with high levels of walkability and bikeability. Neighborhoods should be strengthened not only through the creation of third places where people can interact, such as cafes, parks, trails, and restaurants, but also through diverse and interspersed housing options.

How We Will Get There – Since the adoption of the Comprehensive Plan approvals for multifamily developments have increased, with hundreds of apartment units being approved. However, the ‘missing middle’ housing type – duplexes, triplexes, townhomes, and other non-traditional multifamily products, have been pursued in insignificant quantities. The R-12 zone district allows for those housing options to be built. The 2020 One Grand Junction Comprehensive Plan encourages a variety of housing types, which can assist in increasing density while maintaining neighborhood character. The subject property is intended to be part of a multifamily development, which is located in close proximity to many daily destinations within walking and biking distance, such as schools, a park, and a grocery store.

- Intensification and Tiered Growth Plan
Tier 1: Urban Infill – Tier 2 is intended to apply to areas where urban services already exist and focuses on intensifying commercial areas through infill and redevelopment. The subject property has all urban services available to it.

RECOMMENDATION AND FINDINGS OF FACTS

After reviewing the Brookwillow Village Filing 6 Rezone, RZN-2023-160 request for the property located at the intersection of Brookwillow Loop and Orion Way from PD (Planned Development) to R-12 (Residential – 12 du/ac), the following findings of facts have been made:

- 1) The request has met one or more of the criteria in 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.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for Tract H, Brookwillow Village, located at the intersection of Brookwillow Loop and Orion Way, City file number RZN-2023-160, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of facts as listed in the staff report.

Attachments

1. Development Application
2. BWV F6 Site Maps & Pictures of Site

3. Neighborhood Meeting Summary
4. BWV F6 Proposed Zoning Ordinance



Development Application

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

Petition For:

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

Existing Land Use Designation	<input type="text" value="Residential"/>	Existing Zoning	<input type="text" value="Expired PD"/>
Proposed Land Use Designation	<input type="text" value="Residential"/>	Proposed Zoning	<input type="text" value="R-16"/>

Property Information

Site Location:	<input type="text" value="24 1/2 Rd & Brookwillow Loop"/>	Site Acreage:	<input type="text" value="0.231261"/>
Site Tax No(s):	<input type="text" value="2945-041-25-002"/>	Site Zoning:	<input type="text" value="PD"/>
Project Description:	<input type="text" value="Rezone to R-16"/>		

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application	<input type="text" value="Kim Kerk"/>	Date	<input type="text" value="2/3/2023"/>
Signature of Legal Property Owner	<input type="text" value="Fred Adams"/>	Date	<input type="text" value="2/7/2023"/>

DocuSigned by: 38233E0936784BA...

General Project Report-Rezone
Brookwillow Village Filing 6
Grand Junction, Colorado 81501

Date: February 23rd, 2023
Prepared by: Kim Kerk, Project Manager

Submitted to: City of Grand Junction- Community Development
250 N. 5th Street Grand Junction, CO 81501

Attn: Nicole Galehouse Planner
Project: Brookwillow Village Filing 6 Rezone
Property Address: 24 1/2 Rd and Brookwillow Loop, TBD
Tax Parcel Numbers: # 2945-041-25-002

Brookwillow Village Filing 6

A: Project Description & Introduction:

Kim Kerk Land Consulting & Development is the representative for the property owner, PXP 1 Brookwillow, LLC. This Rezone request is submitted on behalf of PXP 1 Brookwillow for Brookwillow Village F6 Tract H. The subject property contains 0.23 +/- acres and is located near the intersection of Brookwillow Loop and 24 ½ Rd in Grand Junction, CO 81505. The address is to be determined and the tax parcel id # is 2945-041-25-002. The parcel was zoned PD (Planned Development), but that zoning designation has since expired, leaving Tract H without a zoning designation. Tract H is also the subject of a Simple Subdivision request to be combined with the adjacent property which is zoned R-16.

Therefore, this request is to zone the Tract H property to R-16. (Residential– 16 units per acre). The purpose of R-16 is to provide for high density residential use. This district allows multifamily development within specified densities.

21.02.140 Code amendment and rezoning.

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

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

Subsequent events have invalidated the original premises because the parcel does not have a zoning designation. Previously the parcel was zoned PD which has expired.

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

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or Public and community facilities are adequate to serve the type of scope and land use proposed. All services and currently exist to serve the property.

(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

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

Thank you.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) PXP1 Brookwillow, LLC ("Entity") is the owner of the following property:

(b) LOT 100 BROOK WILLOW VILLAGE FILING V AND TRACT H OF BROOKWILLOW VILLAGE SITUATED IN THE S4/4 NE1/4 SECTION 4 TOWNSHIP 4 SOUTH RANGE 4 WEST OF THE 11TH MERIDIAN

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

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

[Empty box for limited authority details]

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

[Empty box for other owners]

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

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: *Fred Adams*

Printed name of person signing: Fred Adams, Manager/Authorized Agent
PXP1 Brookwillow, LLC

State of Colorado

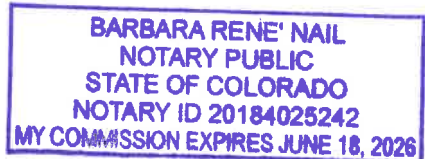
County of Mesa) ss.

Subscribed and sworn to before me on this 27th day of July, 2023

by *Fred Adams*

Witness my hand and seal.

My Notary Commission expires on June 18, 2023



Barbara Rene' Nail
Notary Public Signature

WHEN RECORDED
RETURN TO:



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

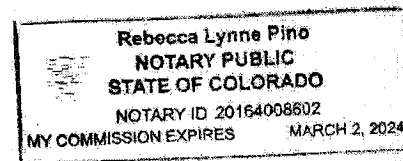
- This Statement of Authority relates to an entity¹ named **PXP1 BROOKWILLOW, LLC**
- The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
- The entity is formed under the laws of **Delaware**
- The mailing address for the entity is **8310 S. VALLEY HWY, SUITE 110, ENGLEWOOD, CO 80112**
- The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **JESSICA LANKES AND/OR FREDERICK ADAMS AS AUTHORIZED AGENTS**
- The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows:
- Other matters concerning the manner in which the entity deals with interests in real property:
- This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
- This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of April 29th, 2022

PXP1 BROOKWILLOW, LLC

JESSICA LANKES AND/OR FREDERICK ADAMS AS AUTHORIZED AGENTS



State of Colorado)
)ss.
County of **JESSICA LANKES AND/OR FREDERICK ADAMS AS AUTHORIZED AGENT OF PXP1 BROOKWILLOW, LLC**)
Arapahoe

The foregoing instrument was acknowledged before me on this day of April 29th, 2022 by **JESSICA LANKES AND/OR FREDERICK ADAMS AS AUTHORIZED AGENTS FOR PXP1 BROOKWILLOW, LLC**

Witness my hand and official seal

My Commission expires: March 2, 2024
Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



LEGAL DISCRIPTION

TRACT H BROOKWILLOW VILLAGE SEC 4 1S 1W UM PER PLAT B-4135 P-855-861 DECL RECD B-4135 P-862 RN 2311973 MESA CO RECDS - 0.23AC PER PLAT

IMPROVEMENT SURVEY

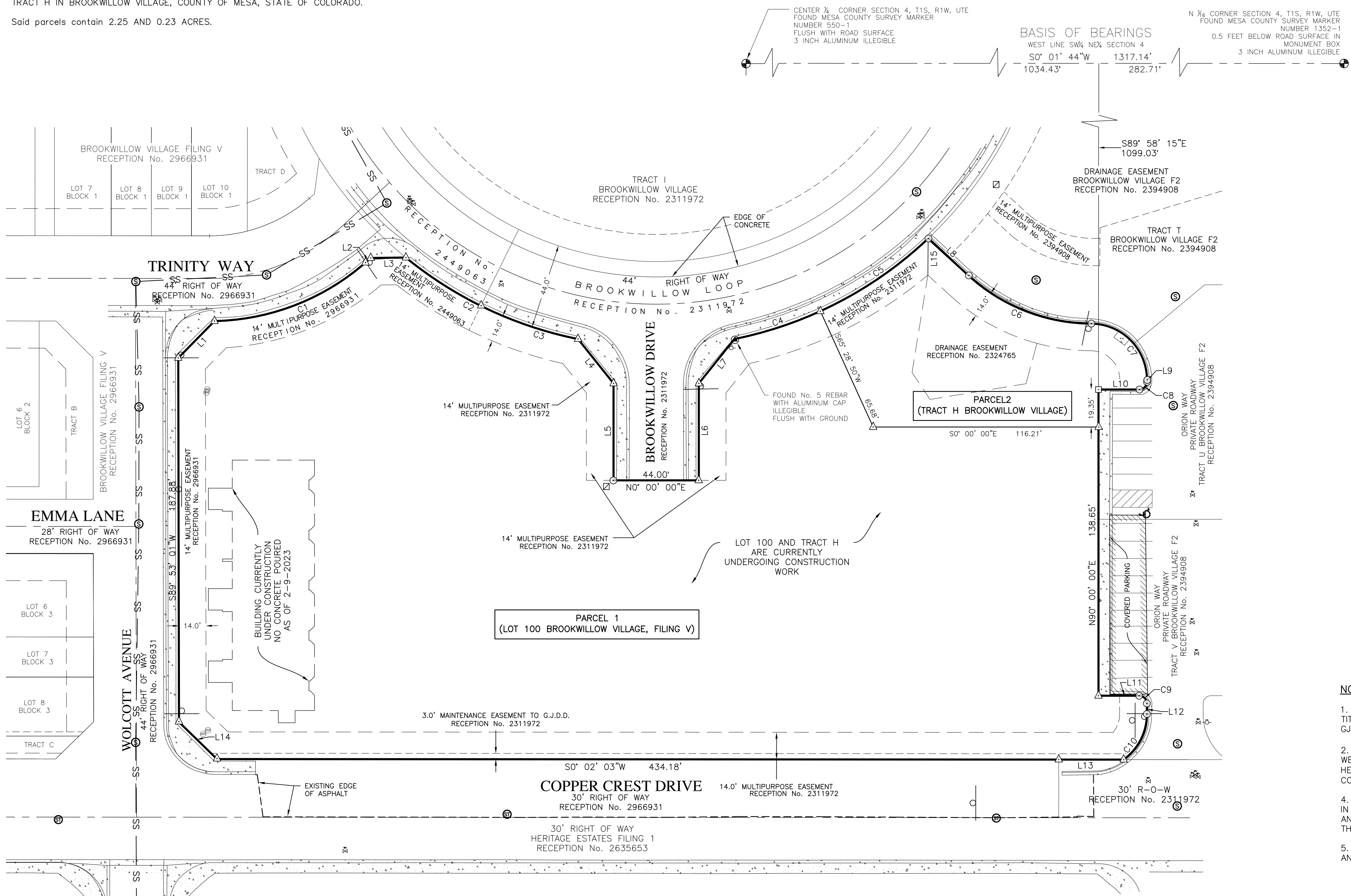
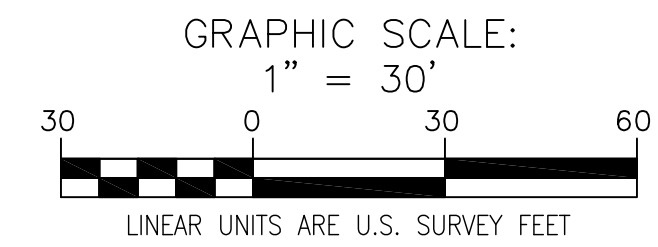
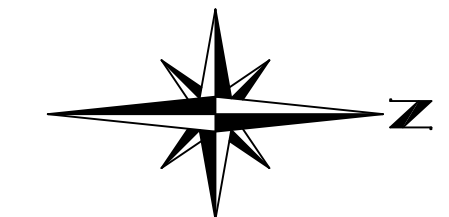
LOT 100 BROOKWILLOW VILLAGE FILING V
AND TRACT H OF BROOKWILLOW VILLAGE
SITUATED IN THE SW¼ NE¼ SECTION 4
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL 1:
LOT 100 OF BROOKWILLOW VILLAGE FILING V, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:
TRACT H IN BROOKWILLOW VILLAGE, COUNTY OF MESA, STATE OF COLORADO.

Said parcels contain 2.25 AND 0.23 ACRES.



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- RECOVERED No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 20677
- FOUND PROPERTY CORNER AS DESCRIBED
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING UTILITY PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SIGN
- EXISTING IRRIGATION FEATURE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- SQ SQUARE
- FT FEET
- AVE. AVENUE
- ST. STREET
- CT. COURT
- LN. LANE
- DR. DRIVE
- U.S. UNITED STATES
- L.C.E. LIMITED COMMON ELEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

CURVE LABEL ABBREVIATIONS:

- RAD RADIUS
- L ARC LENGTH
- CHORD LONG CHORD DISTANCE
- BRG LONG CHORD BEARING
- Δ CURVE CENTRAL ANGLE

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITH CURRENT TITLE POLICIES PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBERS: GJIF65052784 AND GJL65051678.1-3.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE SW¼ NE¼ SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AS SHOWN HEREON. THE BEARING USED S0°01'44"W IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
5. THIS IMPROVEMENT SURVEY IS BASED ON THE DEEDS RECORDED AT RECEPTION NUMBERS 3029337 AND 3048267.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	122.00'	85.24'	040° 02' 03"	83.52'	N21° 11' 00"W
C2	204.00'	46.11'	012° 57' 06"	46.02'	N32° 47' 33"E
C3	204.00'	53.10'	014° 54' 48"	52.95'	N18° 51' 36"E
C4	204.00'	46.70'	013° 07' 00"	46.60'	N17° 57' 40"W
C5	204.00'	67.36'	018° 55' 08"	67.05'	N33° 58' 44"W
C6	94.50'	69.47'	042° 07' 17"	67.92'	N21° 25' 30"E

Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C7	29.00'	45.37'	089° 38' 07"	40.88'	N45° 10' 56"E
C8	4.00'	6.28'	090° 00' 00"	5.66'	S45° 00' 00"E
C9	4.00'	6.28'	090° 00' 00"	5.66'	N45° 00' 00"E
C10	29.00'	27.41'	054° 09' 39"	26.40'	S62° 55' 10"E

Line #	Direction	Length
L1	N45° 29' 29"W	26.69'
L2	N41° 12' 02"W	3.59'
L3	N00° 39' 30"W	18.12'
L4	N51° 18' 51"E	29.33'
L5	N90° 00' 00"E	50.04'
L6	N90° 00' 00"W	50.04'
L7	N51° 18' 51"W	29.33'
L8	N42° 29' 27"E	28.24'

Line #	Direction	Length
L9	N90° 00' 00"E	1.00'
L10	S00° 00' 00"E	21.00'
L11	N00° 00' 00"E	21.00'
L12	N90° 00' 00"E	5.46'
L13	S00° 01' 53"W	33.46'
L14	S44° 13' 54"W	27.37'
L15	S89° 36' 11"E	18.87'

COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY
LOT 100 OF BROOKWILLOW VILLAGE, FILING V
AND TRACT H OF BROOKWILLOW VILLAGE
SITUATED IN THE SW¼ NE¼ SECTION 4
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
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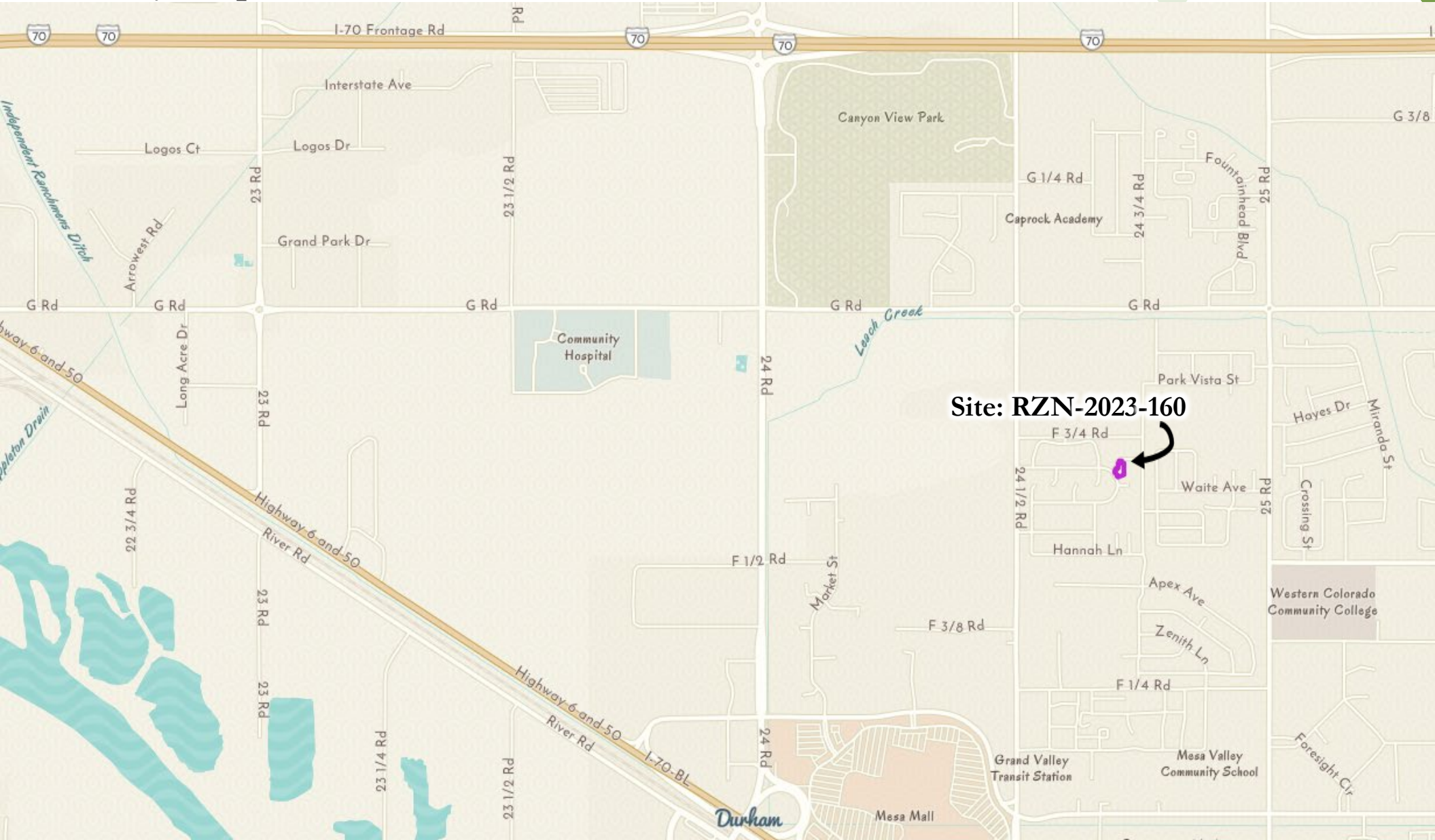
JOB #: 2021-083 FIELD WORK: KM DRAWN BY: KM
DATE: 2/9/23 DRAWING NUMBER: 2021-083 CHECKED BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

Brookwillow Village Filing 6 Rezone

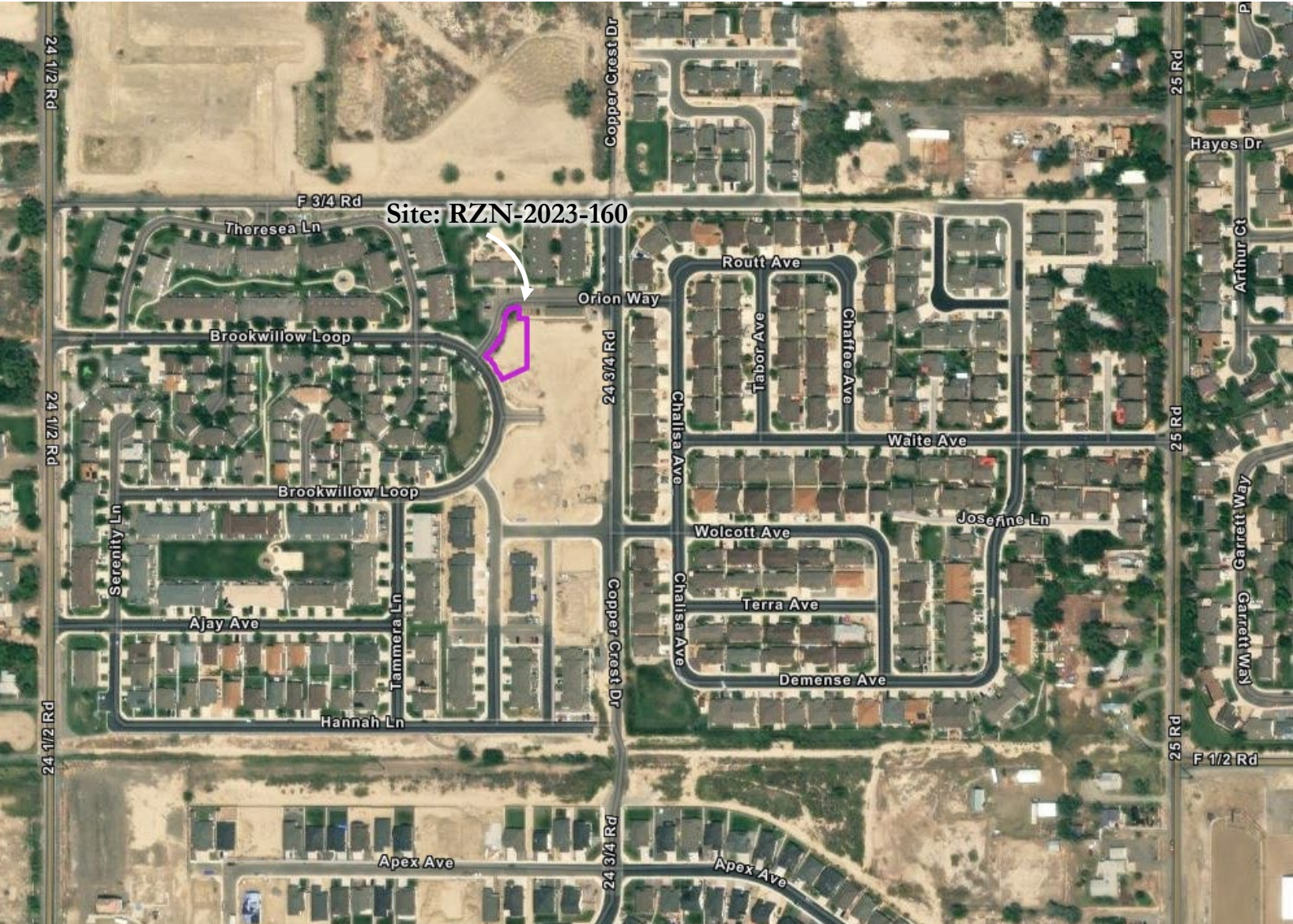
Vicinity Map



Site: RZN-2023-160

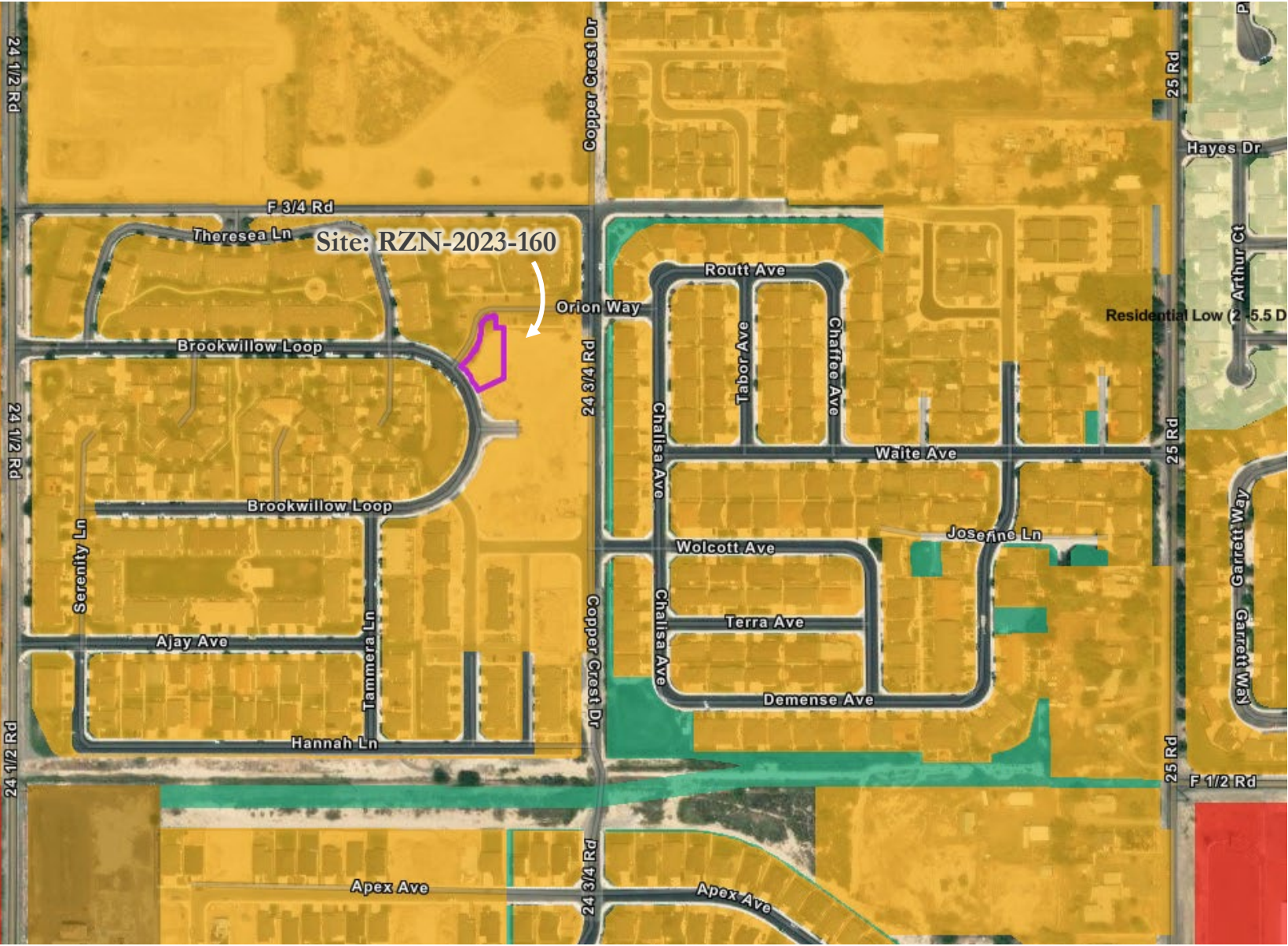
Brookwillow Village Filing 6 Rezone

Site Location Map



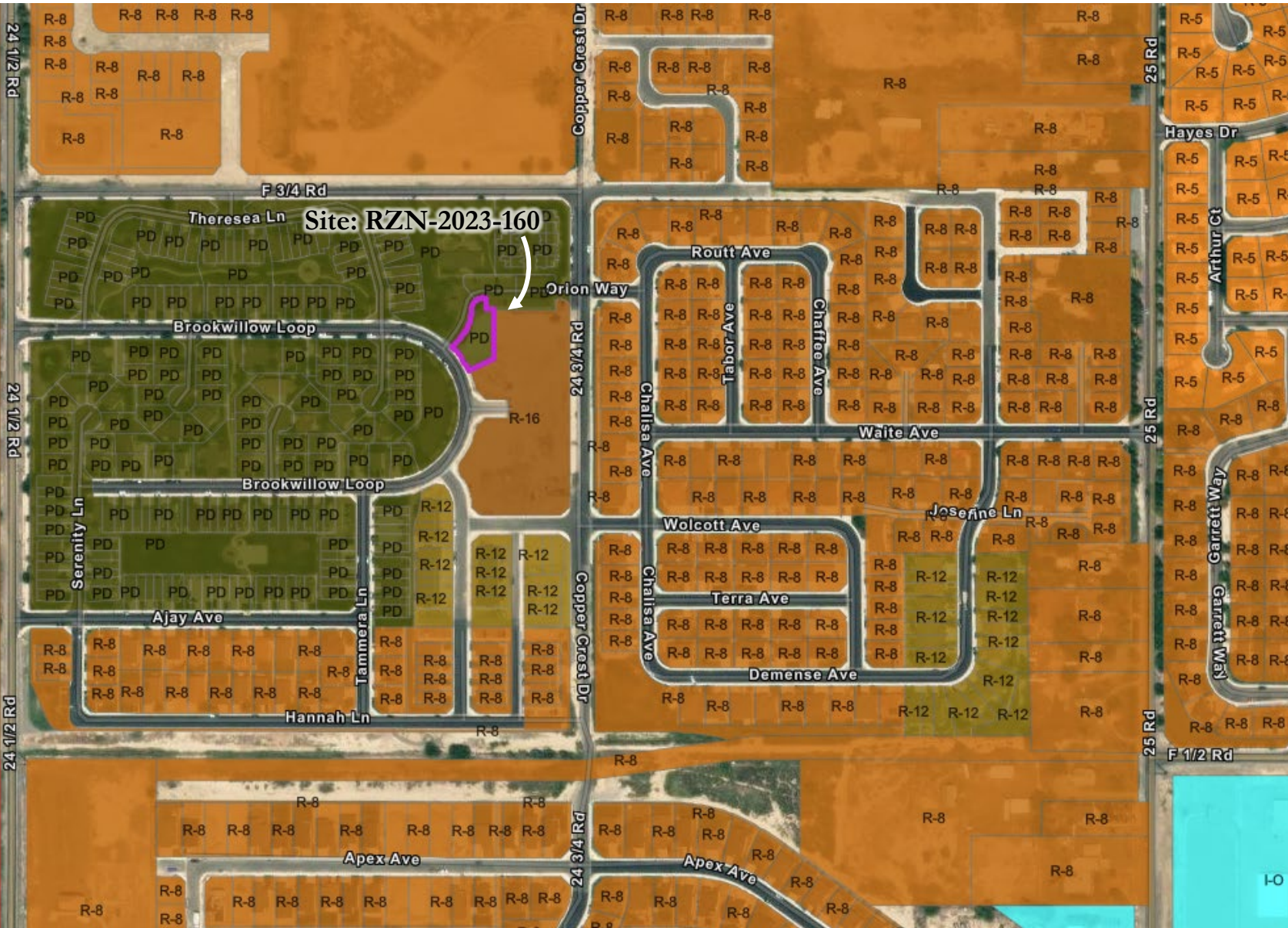
Brookwillow Village Filing 6 Rezone

Land Use Map



Brookwillow Village Filing 6 Rezone

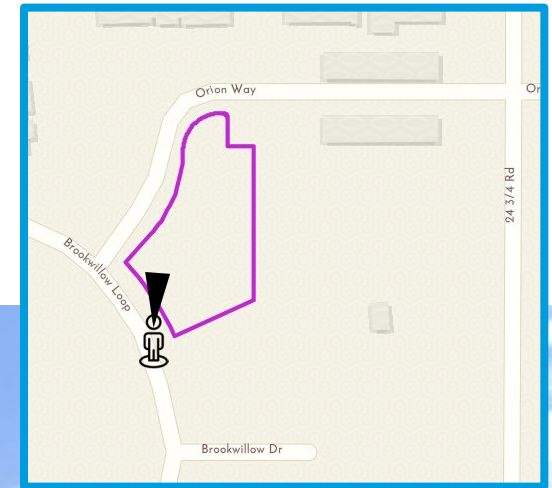
Zoning Map



Brookwillow Village Filing 6 Rezone

Site Photo

Google Maps street view of property looking northeast from Brookwillow Loop
(pink line approximates boundary of Tract H)



5/2/2023

PXP1 Properties, LLC- BWV F6 Neighborhood Meeting (Rezone)

Attendees: Kim Kerk, Nicole Galehouse, Jessica Johnsen & 1 neighbor

Meeting started at 5:40 pm at Pomona Elementary School

Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Nicole Galehouse

Kim started the meeting by explaining that this is the same owner. PD zoning expired and there is no zone attached, so we are requesting a re-zone to be R-12. There will still be 4 buildings & 10 units. Kim showed the neighbor what the approval rezone would look like with landscaping & parking.

The neighbors' main concern was an increase in traffic and asked if they would be widening Copper Crest where the bridge crosses the ditch?

A. No, not improving past the ditch

His last concern was when construction would be done due to kids messing around in that area?

B. No completion timeline yet.

The neighbor left happy with no more questions or concerns.

Meeting ended at 5:49 pm

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING APPROXIMATELY 0.23 ACRES FROM PD (PLANNED DEVELOPMENT) TO R-12 (RESIDENTIAL – 12 DU/AC) LOCATED AT THE INTERSECTION OF BROOKWILLOW LOOP AND ORION WAY

Recitals:

PXP1 Brookwillow, LLC, Property Owner, owns a parcel located at the intersection of Brookwillow Loop and Orion Way totaling approximately 0.23 acres (referred to herein and more fully described below as the “Property”). The Property is designated by the Comprehensive Plan Land Use Map as having a Residential Medium designation. The Owner proposes that the property be rezoned from PD (Planned Development) to R-12 (Residential – 12 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Property to the R-12 (Residential – 12 du/ac) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Residential Medium, 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 and Development Code.

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

The following property shall be zoned R-12 (Residential – 12 du/ac):

Parcel No. 2945-041-25-002

TRACT H BROOKWILLOW VILLAGE SEC 4 1S 1W UM PER PLAT B-4135 P-855-861 DECL RECD B-4135 P-862 RN 2311973 MESA CO RECDS - 0.23AC PER PLAT

Introduced on first reading this 20th day of September, 2023 and ordered published in pamphlet form.

Adopted on second reading this 4th day of October, 2023 and ordered published in pamphlet form.

ATTEST:

Amy Phillips
City Clerk

Anna Stout
President of City Council/Mayor