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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JANUARY 9, 2024 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-1-9-24***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Robert Culver, Rosa Culver, and Brian Scherping to rezone approximately 0.75 acres located at 696 Sperber Lane from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac)

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
December 12, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:51 p.m. by Commissioner Scissors.

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

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Dani Stine (Senior Planner), Dave Thornton (Principal Planner), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 25 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from November 28, 2023.

2. Lowell Village Townhomes Extension

SUB-2019-687

Consider a Request by Downtown Grand Junction REgeneration LLC to Extend for Two Years until November 12, 2025 the Conditional Administrative Approval to Record the Plat for Lowell Village Phase 2, 32 Lots on 1.63 acres in an B-2 (Downtown Business) zone district.

REGULAR AGENDA

1. Recla Metals CUP

CUP-2023-47

Consider a request for a Conditional Use Permit (CUP) for a metal recycling facility and manufacturing facility, with a wholesale retail portion on a 9.11-acre property located at 479 30 Road in a I-1 (Light Industrial) zone district.

Staff Presentation

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

Applicant Jeffery Fleming with Colorado Land Advisor Ltd was present and available for questions.

Questions for staff

Commissioner Ehlers asked if 6 foot was the max height materials could be stacked.

Commissioner Weckerly asked if the refuse materials bound for the landfill would ever be left in the front of the property while awaiting haul-away.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 5, 2023, via www.GJSpeaks.org.

There were no comments from the public or from online attendees.

The public comment period was closed at 6:25 p.m. on December 12, 2023.

Discussion

Commissioner Weckerly asked if there would be any enforcement to ensure that the site didn't end up looking like a junk yard.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Recla Metals request for a Conditional Use Permit, file number CUP-2023-47, I move that the Planning Commission approve the Conditional Use Permit for Recla Metals with the Findings of Fact listed in the staff report."

Commissioner Weckerly seconded; motion passed 5-0.

2. LDG Multi-Family Rezone RZN-2023-681

Consider a request by Applewood South LLC to rezone 6.78 acres from R-4 (Residential – 4 du/ac) to R-12 (Residential – 12 du/ac) and a request by Ken Co LLC to rezone 7.11 acres from R-4 (Residential – 4 du/ac) to R-24 (Residential – 24 du/ac).

This application was withdrawn by the applicant.

3. Vista 5 LLP Rezone RZN-2023-555

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

The applicant requested a continuance of this item.

Motion and Vote

Commissioner Secrest made the following motion "I would like to make a motion to grant the request for a continuance."

Commissioner Duyvejonck seconded; motion passed 4-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Secret moved to adjourn the meeting.
The vote to adjourn was 5-0.

The meeting adjourned at 6:31 p.m.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: January 9, 2024
Presented By: Timothy Lehrbach, Senior Planner
Department: Community Development
Submitted By: Tim Lehrbach, Senior Planner

Information

SUBJECT:

Consider a request by Robert Culver, Rosa Culver, and Brian Scherping to rezone approximately 0.75 acres located at 696 Sperber Lane from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Robert and Rosa Culver and Brian Scherping (collectively, the applicant), request approval of a rezone from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac) in anticipation of compatible single-family residential development on the approximately 0.75 acres at 696 Sperber Lane. The requested R-4 zone district implements the Comprehensive Plan Land Use Map designation of Residential Low assigned to the subject property.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property, located at 696 Sperber Lane, was annexed in 1996 as part of the Cascade Enclave. The property is currently vacant. The property is zoned R-2 (Residential – 2 du/ac). The 2020 One Grand Junction Comprehensive Plan assigned a land use designation of Residential Low (2-5.5. du/ac) to the subject property and vicinity. The Residential Low land use designation does not support the R-2 district. The adopted 2023 Zoning and Development Code, once effective, will transition the R-2 district to R-2R (Residential 2 Retired), under which properties zoned as R-2 may retain their development rights, but this district does not implement the Residential Low designation, and properties may not be rezoned to the R-2R district.

The Residential Low land use designation is implemented through zone districts which are designed to provide a transition between the less-developed edges of the City and the denser urban areas. In the context of this property, however, the area has long been urbanized but at lower densities than the City's core, making the Residential Low designation and its implementing districts appropriate for providing opportunities for infill in alignment with the Comprehensive Plan's principles without compromising neighborhood integrity.

The applicant is requesting an R-4 (Residential – 4 du/ac) zone district. The purpose of the R-4 district is to provide for medium-low density single-family and two-family residential uses where adequate public facilities and services are available.

In addition to the R-4 zoning requested by the applicant, the following zone districts would also be consistent with the Residential Low land use designation:

- a. R-5 (Residential – 5.5 du/ac)
- b. CSR (Community Services and Recreation)

Surrounding properties in the Beach, Elton Heights, Galaxy, McMillin, and Tooker subdivisions are zoned R-2. There exists a mix of lots in these subdivisions, most of which are conforming with R-2 development standards, others of which are nonconforming with respect to minimum lot size. The Sunset Terrace subdivision to the west and Highlander Subdivision to the east, each approximately 0.8 miles from the subject property, are zoned R-4 within the Residential Low land use designation.

A note about the implementation of the Zoning & Development Code Update: Upon effectiveness on January 21, 2024, the R-4 zone district will transition to RL-4 (Residential Low - 4) and the development rights under the zone district will be as found in the new Zone District and Dimensional Standards. As this application was received prior the effective date of this update, the analysis that follows is pursuant to the previous/existing Zoning & Development Code language.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at Tope Elementary School on Monday, October 16, 2023, in accordance with Section 21.02.080(e) of the Zoning and Development Code. The owners, Robert and Rosa Culver and Brian Scherping, Kim Kerk, the applicants' representative, and two neighbors were present. Questions concerned the housing type to be developed and the development process. The applicants responded that detached single-family homes will be constructed following the rezone and simple subdivision processes.

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 application signs on each street frontage on October 25, 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 December 29,

2023. The notice of the Planning Commission public hearing was published December 31, 2023 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between January 2 and January 8, 2024 through the GJSpeaks platform.

ANALYSIS

Rezone

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 if the proposal meets one or more of the following rezone criteria as identified below:

(1) Subsequent events have invalidated the original premises and findings; and/or
The 2010 Comprehensive Plan assigned a land use designation of Residential Low (RL) (0.5-2 du/ac) to the subject property and vicinity south of G Road. The R-2 zone district was compatible with the RL designation. Upon adoption of the 2020 Comprehensive Plan, the property and vicinity received a land use designation of Residential Low. Under the 2020 Comprehensive Plan, the current zoning of R-2 (Residential – 2 du/ac) is not supported to implement the Residential Low land use designation. While the property is permitted to retain its R-2 zoning and develop according to R-2 development standards, the requested R-4 (Residential – 4 du/ac) district implements the Residential Low land use designation. Therefore, staff finds this criterion is met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
Many of the residential developments in the neighborhood of the subject property on the south side of G Road have been in existence since the early 2000s, with those on the north side dating back to the 1960s/1970s. The general character of the area has remained that of low-density residential development. While there has been growth in nonresidential development along Horizon Drive, the overall character and/or condition of the area remains relatively unchanged. Therefore, staff finds that this criterion is not met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and or
Ute Water and City sanitary sewer are available within the Sperber Lane right-of-way to serve the property. The property can be served by Grand Valley Power electric. Fire Station #6 is located approximately 0.6 miles to the northeast. Tope Elementary School is approximately 1.5 miles to the southwest, and St. Mary's Regional Medical Center is approximately 1.25 miles to the southwest. The Horizon Drive Business District and other commercial retail centers are available between 0.5-1 mile to the east and southeast. The available public and community facilities are adequate to serve the residential uses allowed within the R-4 district and anticipated to be developed. Therefore, staff finds that this criterion is met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate that proposed land use; and/or There are other properties within a half-mile radius of the subject property that implement the Residential Low land use designation. While there are not many vacant properties which could support subdivision for infill development, there is generally suitably designated land zoned to accommodate the proposed land use within the area and broader community. Therefore, staff finds that this criterion is not met.

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

Rezoning properties within the Residential Low land use designation from the R-2 district to an implementing district supports Comprehensive Plan goals for increasing housing options and minimizing extensions of utility and transportation infrastructure through infill development. Additionally, the 2021 Grand Junction Housing Strategy prioritizes increasing the stock of attainable workforce housing and promoting infill development. There is a citywide shortfall of such housing, as evidenced by the increasing percentage of the population which is cost-burdened by available housing options. The proposed rezone benefits the community by applying development standards for single-family or two-family housing on the subject property that are consistent with the intent of the Residential Low land use designation and by supporting the incremental development of the neighborhood as a whole to one which maximizes utilization of existing infrastructure, thereby mitigating the need for outward expansion to the City's periphery. Therefore, staff finds that this criterion is 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-4 (Residential – 4 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 Low. The proposed R-4 zone district implements the Residential Low designation.

- *Plan Principle 3: Responsible and Managed Growth*

How We Will Get There

2. Encourage infill and redevelopment to leverage existing infrastructure.

As discussed above under criterion 5 of the rezone analysis, the Comprehensive Plan emphasizes infill development to maximize the effectiveness of existing utility and transportation infrastructure and limit outward growth with its concurrent, costly, and network-burdening impacts. The proposed rezone would apply development standards for single-family or two-family housing on the subject property that are consistent with the intent of the Residential Low land use designation and that reduce minimum lot size, frontage, and side yard setback by more than half, thereby increasing the ability to appropriately develop and responsibly utilize existing infrastructure.

- *Plan Principle 5: Strong Neighborhoods and Housing Choices*

How We Will Get There

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

As discussed above under criterion 5 of the rezone analysis, the Comprehensive Plan and Grand Junction Housing Strategy prioritize the creation of additional, attainable workforce housing and diversifying housing types. Under existing conditions, the subject property may develop in accordance with R-2 development standards but not in a manner which supports citywide housing goals or the intent of the Residential Low land use designation. A rezone to R-4 applies development standards that increase the ability to develop on the subject property at a scale that is appropriate to the surrounding neighborhood.

- *Intensification and Tiered Growth Plan*

Tier 1: Urban Infill – Tier 1 applies to areas where urban services already exist. Development should be directed towards vacant and underutilized parcels located primarily within Grand Junction’s municipal limits.

The proposal utilizes existing infrastructure and allows for appropriate infill development on a vacant parcel within the City limits.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Culver-Scherping Rezone request, RZN-2023-684, for a rezone from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac), located at 696 Sperber Lane, the following findings of fact have been made:

1. The request meets one or more criteria in Section 21.02.140 of the Zoning and Development Code pertaining to rezone approval.
2. The request is consistent with and implements the principles and goals of the 2020 One Grand Junction Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the request to rezone the approximately 0.75 acres located at 696 Sperber Lane from "R-2" (Residential - 2) to "R-4" (Residential - 4), City file number RZN-2023-684, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact as listed in the staff report.

Attachments

- 1. Exhibit 1 - Development Application
- 2. Exhibit 2 - Neighborhood Meeting Summary
- 3. Exhibit 3 - Location & Zoning Maps
- 4. Exhibit 4 - Draft 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="R-2"/>
Proposed Land Use Designation	<input type="text" value="Residential"/>	Proposed Zoning	<input type="text" value="R-4"/>

Property Information

Site Location: <input type="text" value="696 Sperber Lane Grand Junction, CO 81506"/>	Site Acreage: <input type="text" value="0.753924"/>
Site Tax No(s): <input type="text" value="2945-021-02-001"/>	Site Zoning: <input type="text" value="R-2"/>
Project Description: <input type="text" value="3/4 of an acre needs to be split and rezoned with request to change from R2 to R4 for creation of ADU & 3 car garage with left and car ports"/>	

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="September 1, 2023"/>
Signature of Legal Property Owner <input type="text" value="Bob M. Scherping"/> <i>x Bob M. Scherping</i> <i>x Rf</i>	Date <input type="text" value="9-19-23"/> <input type="text" value="9-19-23"/> <input type="text" value="9-19-23"/>

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Brian Scherping, am the owner of the following real property:

(b) 696 Sperber Lane Grand Junction, CO 81506 Parcel #2945-021-02-001

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

I am the sole owner of the property.

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

Robert & Rosa Culver

I have reviewed the application for the (d) Rezone pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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

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

Owner signature as it appears on deed: B. Scherping

Printed name of owner: Brian Scherping

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 19th day of September, 20 23

by Brian Scherping

Witness my hand and seal.

My Notary Commission expires on 10/5/2024

YOLANDA MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038171
MY COMMISSION EXPIRES OCTOBER 05, 2024

Yolanda Maestas
Notary Public Signature

OWNERSHIP STATEMENT - NATURAL PERSON

RECEPTION#: 3081080
12/11/2023 1:42:21 PM, 1 of 1
Recording: \$13.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

I, (a) Robert & Rosa Culver, am the owner of the following real property:

(b)

696 Sperber Lane Grand Junction, CO 81506 Parcel #2945-021-02-001

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

I am the sole owner of the property.

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

Brian Scherping

I have reviewed the application for the (d) Rezone pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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

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

Owner signature as it appears on deed: [Signature] [Signature]

Printed name of owner: ROBERT M. CULVER Rosa Culver

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 11th day of December, 20 23
by Robert M Culver and Rosa Culver

Witness my hand and seal.

My Notary Commission expires on 10/5/2024

YOLANDA MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038171
MY COMMISSION EXPIRES OCTOBER 05, 2024

Yolanda Maestas
Notary Public Signature

WARRANTY DEED

THIS DEED is to be effective the **26th day of August, 2022**, and is made between **Jeffrey M. Nakano and Sherry G. Nakano, as joint tenants**, the "Grantor" (whether one, or more than one), of the County of **Mesa, State of Colorado**, and **Robert Culver and Rosa Culver, as joint tenants, as to an undivided 50% interest**, the "Grantee" (whether one, or more than one), whose legal address is **2669 G Road, Grand Junction, Colorado 81506** of the County of **Mesa, State of Colorado** and **Brian Scherping, as to an undivided 50% interest**, the "Grantee" (whether one, or more than one), whose legal address is **2673 G Road, Grand Junction, Colorado 81506** of the County of **Mesa, State of Colorado**.


WITNESS, that the Grantor, for and in consideration of the sum of **ONE HUNDRED THIRTY-SIX THOUSAND AND NO/100 Dollars (\$136,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee (not in tenancy in common, but in joint tenancy) and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Mesa, State of Colorado**, described as follows:


Lot 1 in Block 2,
MCMILLIN SUBDIVISION
County of Mesa, State of Colorado
also known by street address as: **696 Sperber Lane, Grand Junction, CO 81506. For identification purposes only:**
Parcel no.: **2945-021-02-001**

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

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

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



Jeffrey M. Nakano


Sherry G. Nakano

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

The foregoing instrument was acknowledged before me on the **26th day of August, 2022**, by **Jeffrey M. Nakano and Sherry G. Nakano**.



Notary Public
My commission expires: _____

KORTNEY HOFFMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214028131
My Commission Expires July 14, 2025

**Rezone Narrative
696 Sperber Lane
Grand Junction, CO 81506**

Date: October 1st, 2023
Prepared by: Kim Kerk, PM
Submitted to: City of Grand Junction Community Development
250 N. 5th St. Grand Junction, CO 81501
Principal Planner: Kristen Ashbeck
Project: Rezone R-2 to R-4
Property Address: 696 Sperber Ln. Grand Junction, CO 81506



Introduction:

Property Locations/Zonings and Legal

This 0.75 -acre property is located at 696 Sperber Ln., inside the City Limits of Grand Junction, CO. The Parcel # is 2945-021-02-001. Currently the property is zoned R-2 (Residential 2 d/u an acre). Proposed Rezone Request is to R-4 (Residential 4 d/u an acre).

The legal description of this site is as follows:

COUNTY OF MESA, STATE OF COLORADO
LOT 1, BLOCK 2, McMillin SUBDIVISION
NE1/4 SECTION 2, T1S, R1W, UTE MERIDIAN
Proposed Rezone Request is R-4

Petitioners Intent:

In August of 2022 neighbors Scherping & Culver’s jointly purchased the neighboring lot at 696 Sperber Ln. They own and live on the 2 lots directly east of the subject property. Applicant is requesting to rezone 696 Sperber Ln. to R-4. Rezone of the property to R-4 (Residential R-4 du/ac) is appropriate as it meets The 2020 GJ Comprehensive Plan designation of *Residential Low. Approval of the proposed rezone would allow the owners to apply for a subdivision to create a total of 2 lots. They each would build a new single-family residence on their lot.

*Residential Low Range of Density • Between 2 and 5.5 dwelling units per acre. Land Uses • Primary: residential, accessory dwelling units. • Secondary: Open space and parks, schools, places of worship, homebased businesses, public/institutional uses, other complementary neighborhood uses. Characteristics • Comprised of residential uses with varying housing types and lot sizes. • Secondary uses are designed in a manner to fit the character of the neighborhood. • Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City’s center. • May be located where public services and infrastructure are limited. Implementing Zone Districts • Residential-4 (R-4) • Residential-5 (R-5) • Community Services and Recreation (CSR)

Development Schedule and Phasing:

Property owners, Bob & Rosa Culver and Brian Scherping would like to start construction of the new homes as soon as time allows.

Current Use/Site Characteristics:

Currently the property is zoned residential and is vacant.

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 as it did not account for the unforeseeable, continual growth and desire for residential low-density growth along G Rd.

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

The proposed new subdivision is similar and compatible with existing zoning to the north, south, east, and west and compatible with neighboring properties.

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

The impact on public facilities (i.e., schools, fire, police, roads, parks, etc...) is minimal given the size of this development and considering that the project proposal is to develop within the recommended density of the 2020 Comprehensive Plan. Additionally, Impact Fees will be collected contributing to future needs such as schools and parks.

All utilities are available and have capacity to serve the proposed development.

Water- Ute Water District

Sewer- GJ Persigo Sanitation District

Irrigation Water- Grand Valley Water Users Association

Drainage- Grand Valley Drainage District

Fire Protection- GJFD

Police- Mesa County Sheriff

Communications- Charter and Century Link

(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

Suitably designated land within the city limits of Grand Junction is becoming less & less available to meet the demand for R-4 (Residential 4 units per acre). The additional benefit of this proposed development is the promotion of infill and the reduction of leapfrog and/ or sprawling development.

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

The surrounding community will derive benefit from R-4 zoning simply because we are proposing a compatible and consistent neighborhood, instead of adding much higher or lower density in the middle of this low-density community. It is appropriate

and transitional to develop low density lots in this neighborhood that is mainly comprised of R-2 zoning.

In summary, the applicant is requesting approval of a Rezone Request from R2 to R4

Thank you.

Kim Kerk

Neighborhood Meeting- 696 Sperber Ln.

696 Sperber Ln. Grand Junction, CO 81506-Robert & Rosa Culver and Brian Scherping

A neighborhood meeting was held at Tope Elementary School Monday October 16th, 2023 @ 5:30pm.

The meeting started at 5:42pm. The three owners and 2 neighbors attended.

Kim Kerk (Project Manager) started the meeting by introducing herself & the owners Robert & Rosa Culver and Brian Scherping.

Kim explained to the neighbors that the plan is to do a rezone and split the 2 lots through Simple Subdivision process.

Questions from neighbors below:

1. Will these be apartments or duplexes?
 - A) No, the owners will be building a 3400 SF home with 3 car garage on the South end and a 1200 SF home with a 3-car garage on the North end.
2. Will these homes affect our property value?
 - A) The owners believe it will make the property value go up.
3. What happens next?
 - A) We will submit this to the City for the rezone to be approved first which includes public hearings before the Subdivision.

The owners mentioned that they plan to do very nice plants, trees, and landscaping.

There were no further questions and the neighbors left happy.

The meeting ended at 5:56pm

Kim Kerk 10/18/2023

Mailing Date: 10/2/2023

RE: A Neighborhood Meeting for the proposed Rezone-696 Sperber Ln.

Dear Neighbor:

This letter is to notify you that on Monday October 16th at 5:30pm a neighborhood meeting will be held to provide you with information on the proposed Rezone for Parcel # (2945-021-02-001). Approval of this Rezone would result in subdividing the property into two residential lots.



Brian Scherping and Robert & Rosa Culver own the property. This meeting will be held at Tope Elementary School located at 2220 N 7th St. Grand Junction, CO 81501. The neighborhood meeting is an opportunity for adjacent property owners to learn more about the proposed subdivision, ask questions, and submit written statements to the City of Grand Junction staff.

As a neighbor of this property, you will be notified of future development applications and public hearings (if any) by mail.

**342 North Ave., Grand Junction, CO 81501
Ph: 970-640-6913**



and is hereby notified that the
City of Grand Junction
is hereby notified that the

The list of property owners who have been notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can send written comment to kimk355@outlook.com or the City of Grand Junction Community Development Department at kristena@gjcity.org.

We look forward to your feedback on this project.

Regards,

Kim

Kim Kerk Land Consulting & Development, LLC

ADAMS WILLIAM V
ADAMS DIANNE E; ADAMS TAYLOR M
GRANTEE BENEFICIARY
7332 E HIGHLAND RD
CAVE CREEK AZ 85331

ASHCRAFT RICHIE ANN
ASHCRAFT MARTIN KAYE
703 CENTAURI DR
GRAND JUNCTION CO 81506

BARRETT CHARLES R
2659 G RD
GRAND JUNCTION CO 81506

BEBEE MARK H
695 SPERBER LN
GRAND JUNCTION CO 81506

BRAY ROBERT L
BRAY VICTORIA L
2660 G RD
GRAND JUNCTION CO 81506

BUSS MARY A
706 GALAXY DR
GRAND JUNCTION CO 81506

CITY OF GRAND JUNCTION
KRISTEN ASHBECK
250 N 5TH ST
GRAND JUNCTION CO 81501

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
2669 G RD
GRAND JUNCTION CO 81506

COOPER ANTHONY L II
705 VICTOR DR
GRAND JUNCTION CO 81506

CULVER ROBERT
CULVER ROBERT, SCHERPING BRIAN
2669 G RD
GRAND JUNCTION CO 81506

DRURY ROBERT L
DRURY TERRY L
701 CENTAURI DR
GRAND JUNCTION CO 81506

EBERHART FAMILY TRUST
702 GALAXY DR
GRAND JUNCTION CO 81506

ELLINWOOD FRANCES S
694 SPERBER LN
GRAND JUNCTION CO 81506

EMERSON STUART
EMERSON MARSHA L
702 CENTAURI DR
GRAND JUNCTION CO 81506

FARINA BEVERLY J
2673 HOMESTEAD RD
GRAND JUNCTION CO 81506

FRANCE RANDAL D
FRANCE MARY T
706 CENTAURI DR
GRAND JUNCTION CO 81506

FRANKE RACHEL D
2659 CRESTRIDGE CT
GRAND JUNCTION CO 81506

GLASSMEYER DAVID W
698 CASCADE DR
GRAND JUNCTION CO 81506

HOLMES MARY ANNE
705 CENTAURI DR
GRAND JUNCTION CO 81506

HORIZON GLEN
STEPHANIE N GRAHAM
3720 HORIZON GLEN CT
GRAND JUNCTION CO 81506

HUNTER ERIC
697 SPERBER LN
GRAND JUNCTION CO 81506

INGALLS JAMES G
NELMS-INGALLS ANGELA L
708 CENTAURI DR
GRAND JUNCTION CO 81506

KELLEY & NANCY BURFORD FAM
TRST DTD OCT 3 2016
697 CASCADE DR
GRAND JUNCTION CO 81506

KIM KERK LAND CONSULTING &
DEVELOPMENT
KIM KERK
342 NORTH AVE
GRAND JUNCTION CO 81501

LANDOLL DEBRA J
LANDOLL DONALD T
2664 SACOMA CT
GRAND JUNCTION CO 81506

MCCOY BRADLEY SHANE
MCCOY CYNTHIA L
707 GALAXY DR
GRAND JUNCTION CO 81506

MILBURN BARBARA J
MILBURN LAIRD T
2658 CRESTRIDGE CT
GRAND JUNCTION CO 81506

NAKANO JEFFREY M
NAKANO SHERRY G
699 CASCADE DR
GRAND JUNCTION CO 81506

NELSON KENNETH E
NELSON SANDRA J
2676 G RD
GRAND JUNCTION CO 81506

NORTH CREST SUBDIVISION
TOM VAGELL
2658 HEMLOCK CT
GRAND JUNCTION CO 81506

OLIVER DONNA M
DONNA OLIVER REV TRST DTD JUN 2
2023 GRANTEE BENEFICIARY
701 GALAXY DR
GRAND JUNCTION CO 81506

ORA M LEE LIVING TRUST DATED FEB
8 2021
BENJAMIN L LEE LIV TRST DTD FEB 8
2021
693 SPERBER LN
GRAND JUNCTION CO 81506

PRINSTER ELISE M
PRINSTER DANIEL E
679 SPERBER LN
GRAND JUNCTION CO 81506

REAMS CHARLES F
695 CASCADE DR
GRAND JUNCTION CO 81506

RIGG KAREN ANN
2682 G RD
GRAND JUNCTION CO 81506

ROBERT L LIPSON III TRUST
699 SPERBER LN
GRAND JUNCTION CO 81506

SCHERPING BRIAN
2673 G RD
GRAND JUNCTION CO 81505

SCHMIDT JOHN A
SCHMIDT JENNIFER L
2661 G RD
GRAND JUNCTION CO 81506

SCHRITTER PAUL
SCHRITTER KARLA
703 GALAXY DR
GRAND JUNCTION CO 81506

SNODGRASS JASPER DEAN
SNODGRASS JUDITH
704 GALAXY DR
GRAND JUNCTION CO 81506

VANZYL LUKAS
VANZYL MEGHAN
680 SPERBER LN
GRAND JUNCTION CO 81506

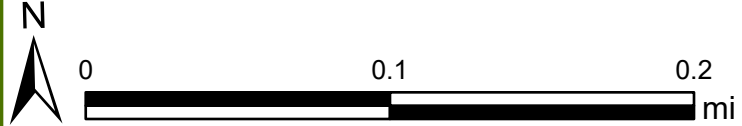
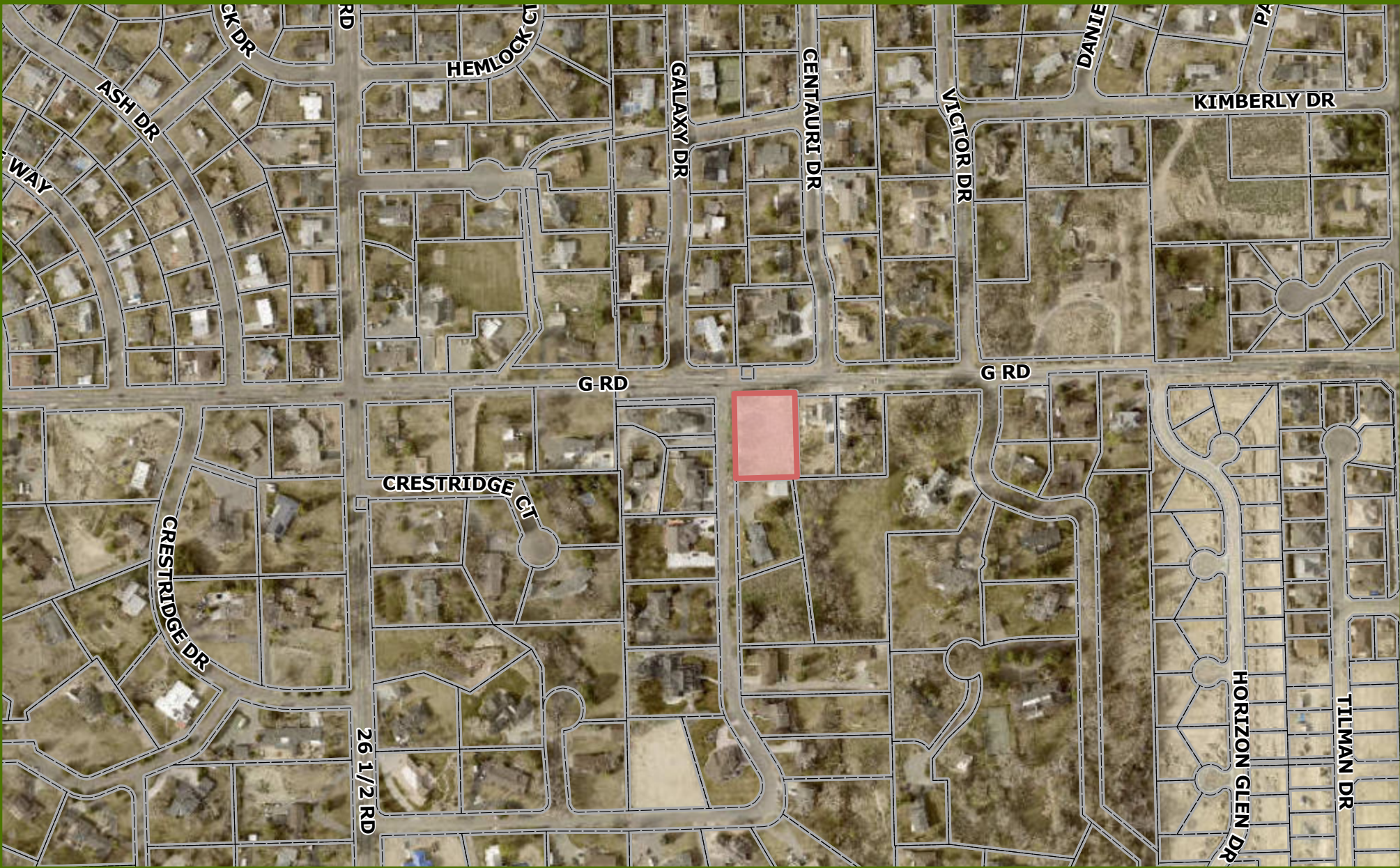
VILLAGE CENTER
WYLIE MILLER
2616 LIBERTY LN
GRAND JUNCTION CO 81506

WATSON KAREL J
WATSON RICHARD L II & ELIZABETH K
GRANTEE BENEFICIARIES
691 SPERBER LN
GRAND JUNCTION CO 81506

XCEL ENERGY
2538 BLICHMAN AVE
GRAND JUNCTION CO 81505

YOUNKER DEAN A
YOUNKER MEGAN M
684 CREST CT
GRAND JUNCTION CO 81506

Location Map



Printed: 12/28/2023
1 inch equals 333 feet
Scale: 1:4,000
Packet Page 25



Zoning Map



Printed: 12/28/2023
1 inch equals 333 feet
Scale: 1:4,000
Packet Page 26

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING APPROXIMATELY 0.75 ACRES FROM R-2
(RESIDENTIAL - 2 DU/AC) TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

LOCATED AT 696 SPERBER LANE

Recitals:

The property owners, Robert Culver, Rosa Culver, and Brian Scherping, propose a rezone from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) on a total of 0.75 acres located at 696 Sperber Lane.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) for the property, finding that it conforms to and is consistent with the 2020 One Grand Junction Comprehensive Plan Land Use Map designation of Residential Low (2-5.5 du/ac) and 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 rezoning from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) for the property is consistent with the vision, intent, goals, and policies of the Comprehensive Plan. The City Council also finds that the request for rezone to the R-4 (Residential – 4 du/ac) zone district meets at least one of the stated criteria of Section 21.02.140(a) of the Grand Junction Zoning and Development Code.

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

The following property is hereby zoned R-4 (Residential – 4 du/ac):

A parcel of land being LOT 1, BLOCK 2, MCMILLIN SUBDIVISION, same as recorded at Reception No. 877174, situated in Northeast 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado. Said parcel of land CONTAINING 0.75 Acres, more or less.

INTRODUCED on first reading this 9th day of January 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of February 2024 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk