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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, APRIL 9, 2024 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-4-9-24***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Five Star Homes and Development Inc. to Zone 0.11 acres within the Five Star Annexation to RM-8 (Residential Medium 8) Located East of the Northern End of Allyce Avenue within the Birks Blue Subdivision

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
March 26, 2024, 5:30 PM
MINUTES

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

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

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 12, 2024.

Commissioner Secrest moved to approve the consent agenda.
Commissioner Duyvejonck seconded; motion passed 7-0.

REGULAR AGENDA

1. Zoning & Development Code Amendments – Quarter 2 2024 **ZCA-2024-123**

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Extension of Approvals, Termination of Conditional Use Permits, Mixed-Use Downtown Dimensional Standards, Side Setbacks Abutting Residential in Mixed-Use and Industrial Zone Districts, Retail Sales in Industrial Zones, Dwelling Units - Single-Family Detached, Cottage Courts, and Tiny Homes as Uses, Home Occupations, and Density Measurements.

Staff Presentation

Niki Galehouse, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Staff requested that the amendments to Section 21.03.080 as well as the addition of the single-family detached dwelling to the P-1 zone district in the principal use table be pulled for further consideration at a future hearing.

Questions for staff and applicant

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 19, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:48 p.m. on March 26, 2024.

Discussion

Commissioner Weckerly asked if the Tiny Homes being allowed in P-2 conflicted with staff's recommended amendments.

Motion and Vote

Commissioner Weckerly made the following motion "Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-123, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with amendment of a strike through for GJMC 21.03.080(c)(3) and 21.04.020(e)."

Commissioner Herek seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

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

The meeting adjourned at 5:52 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

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

Information

SUBJECT:

Consider a request by Five Star Homes and Development Inc. to Zone 0.11 acres within the Five Star Annexation to RM-8 (Residential Medium 8) Located East of the Northern End of Allyce Avenue within the Birks Blue Subdivision

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Five Star Homes and Development Inc. is requesting a zone of annexation to RM-8 (Residential Medium 8) for the Five Star Annexation, a 0.11-acre parcel located east of the northern end of Allyce Avenue within the Birks Blue subdivision. The parcel is surrounded by property that has already been annexed to the City; thus, no additional area such as right-of-way is required to annex the parcel. The applicant's request for zoning will be considered separately by City Council but concurrently with the annexation request and is currently scheduled to be heard by the City Council on May 1, 2024.

The owner proposes to incorporate the parcel into a replat of the Birks Blue Subdivision to be known as the surrounding Fairview Glen Subdivision, which constitutes "annexable development", in accordance with the Persigo Agreement. The requested zone district of RM-8 is consistent with the Residential Medium land use category of the Comprehensive Plan and the remainder of the proposed Fairview Glen Subdivision.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Five Star Homes and Development Inc., requests annexation into the City of Grand Junction approximately 0.11 acres of land located east of the northern

end of Allyce Avenue within the Birks Blue subdivision. The owner proposes to incorporate the parcel into a replat of the Birks Blue subdivision to be known as the surrounding Fairview Glen subdivision. The proposed new subdivision constitutes “annexable development” in accordance with the Persigo Agreement. The parcel is surrounded by property that has already been annexed to the City; thus, no additional area such as right-of-way is required to annex the parcel. The Applicant has requested a zone district of RM-8 (Residential Medium 8). The zoning request will be considered separately by City Council but concurrently with the annexation request and is currently scheduled to be heard by the City Council on May 1, 2024 pending review and recommendation by the Planning Commission at its April 9, 2024 regular meeting.

The property is currently surrounded by existing City limits. This small parcel appeared to have been annexed to the City with the previous proposed development on this site, Birks Blue Estates (refer to attached plat map). It is identified on the Birks Blue Estates subdivision plat as a 40’ Drainage Right-of-Way but has always been recognized as a separate private parcel rather than part of the adjacent public street right-of-way. Therefore, upon further research, it was discovered that the parcel had never been transferred with the rest of the proposed subdivision. Thus, it had not been properly annexed since there was no petition from the property owner at the time the majority of Birks Blue Estates was annexed. The current owner of the proposed Fairview Glen subdivision has now completed a quiet title on this small piece of property and has petitioned the City to annex it.

The annexation area has all or will be provided urban services with construction of the proposed Fairview Glen subdivision. The subject property will abut a new local street to be platted and constructed with the new subdivision. The subject property is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to “encourage infill and redevelopment to leverage existing infrastructure” supports the Applicant’s intent to incorporate the property into a new development and request a zone of annexation of RM-8.

The RM-8 requested zoning implements the Comprehensive Plan’s Residential Medium land use category. The intent of the RM-8 zone district is to provide for medium density detached dwellings, two-family and other attached single-family dwellings and medium-sized multifamily structures which is consistent with the proposed Fairview Glen subdivision.

In addition to the RM-8 zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium:

- a. Residential Medium 12 (RM-12)
- b. Public Parks and Open Space (P-1)
- c. Public, Civic and Institutional Campus (P-2)
- d. Planned Development (PD)

NOTIFICATION REQUIREMENTS

Application Outreach Meeting

An Application Outreach Meeting regarding the proposed Annexation and Zoning was held virtually on March 14, 2024, in accordance with Section 21.02.030(c) of the Zoning and Development Code. Property owners within 500 feet of the subject property were notified of the meeting by mail sent March 1, 2024. There were six attendees including the owner's representative, City Staff, and four members of the public. The location of the annexation was clarified, and the applicant's representative answered questions concerning impact to irrigation for the lots to the west of this location (no impacts).

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject property was posted with application signs on March 20, 2024. 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 March 29, 2024. The notice of the Planning Commission public hearing was published March 31, 2024 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between April 2, 2024 and April 8, 2024 through the GJSpeaks platform.

ANALYSIS

Section 21.02.050(c) provides that land annexed to the City shall be zoned to a district that is consistent with the adopted Comprehensive Plan in accordance with the criteria for Rezoning set forth at Section 21.02.050(l). An application for Rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency: The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The property owners have requested to annex and zone the property to RM-8 (Residential 8). At the time the property was mistakenly annexed, it was not zoned since it was thought to be public right-of-way. The proposed RM-8 zone district is consistent with the provisions of the Comprehensive Plan as it is one of the zone districts that implements the Residential Medium Land Use category which is assigned to this parcel and the surrounding area.

In addition, staff finds the proposed zoning is consistent with the following policy and strategies of the Comprehensive Plan.

Plan Principle 3: Responsible and Managed Growth

- *Support financially responsible growth and annexation policies that promote a compact pattern of growth.*
- *Encourage infill and redevelopment to leverage existing infrastructure.*

The proposed zoning of RM-8 and inclusion of this property in the replat and redevelopment of the site and surrounding parcels to the Fairview Glen subdivision promotes a compact pattern of growth and infill of properties surrounded by existing urban development.

Therefore, Staff finds this criterion has been met.

(B) Development Patterns: The proposed zoning will result in logical and orderly development pattern(s).

The proposed zoning of RM-8 on this property will contribute to the continued logical and orderly development pattern of residential development in this portion of Orchard Mesa. As a part of the proposed Fairview Glen subdivision, this site is an infill area, surrounded by comparable residential development. Among implementing zone districts, only RM-8 is complementary to and consistent with existing and proposed development; zoning this property to RM-12, P-1, or P-2 would create a 0.11-acre island surrounded by other land zoned RM-8. Further, the proposed Fairview Glen subdivision already under review, which includes the subject property, proposes consolidation of the 0.11-acre subject property with adjacent land to the south; if approved, the ultimate result of zoning this property to anything other than RM-8 could be a platted parcel with split zoning. The proposed RM-8 zoning logically responds to existing development and anticipates the orderly future development of the site. Thus, Staff finds this criterion has been met.

(C) Benefits: The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Annexation and zoning of the property will complete the land consolidation necessary to develop the proposed Fairview Glen subdivision to accommodate ongoing growth within the City limits and help to fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation and appropriate zoning of the property are also consistent with the City and County 1998 Persigo Agreement, which provides for the orderly urbanization of undeveloped land within the boundary subject to the Agreement. Therefore, staff finds that this criterion is met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Five Star Zone of Annexation, ANX-2023-219, request for the property located east of the northern end of Allyce Avenue within the Birks Blue subdivision to RM-8 (Residential Medium 8), Staff has found that the request conforms to Section 21.02.050(l) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

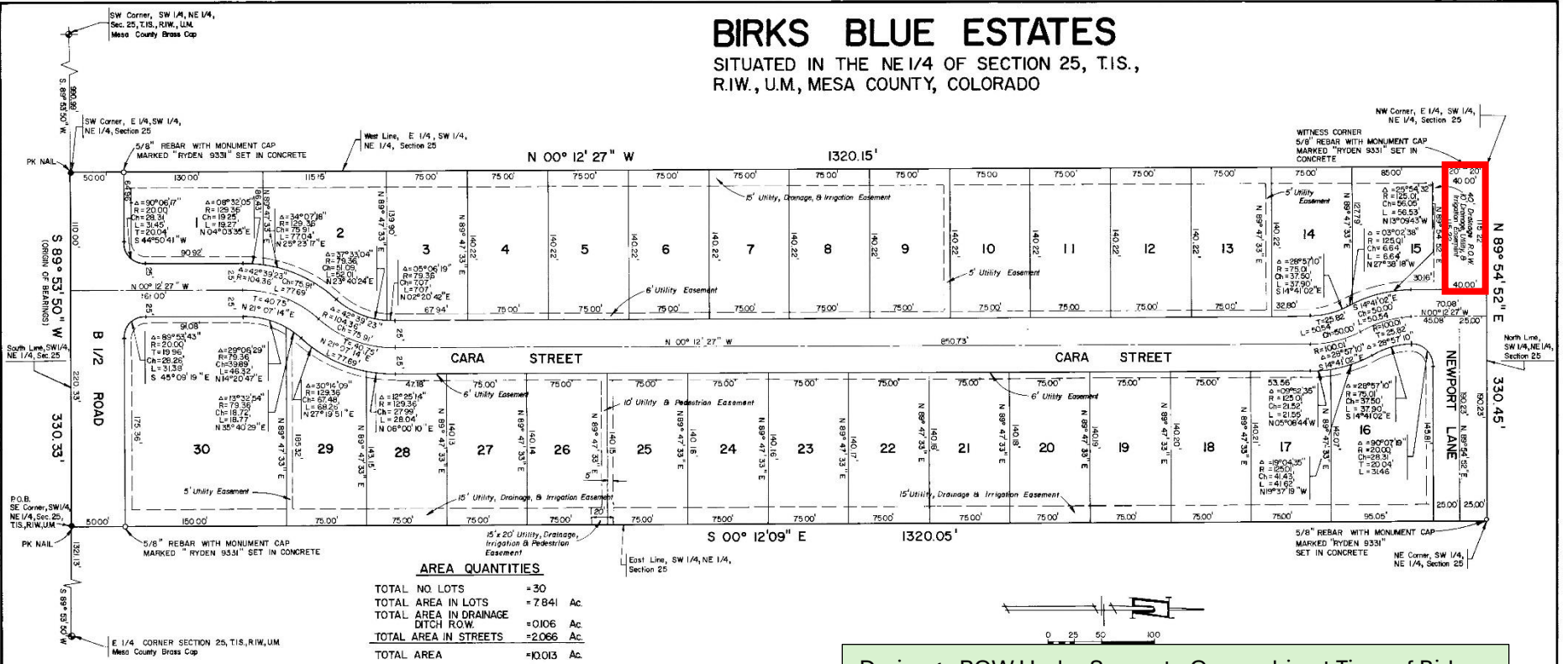
Mr. Chairman, on the Zone of Annexation request for the property located east of the northern end of Allyce Avenue within the Birks Blue subdivision, file number ANX-2023-219, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

- 1. Development Application
- 2. Schedule and Summary Table
- 3. Annexation Plat
- 4. Site Maps
- 5. ORD-Zoning Five Star ANX

BIRKS BLUE ESTATES

SITUATED IN THE NE 1/4 OF SECTION 25, T.1S., R.1W., U.M, MESA COUNTY, COLORADO



Drainage ROW Under Separate Ownership at Time of Birks Blue Annexation but Annexed Inadvertently as Public Street Right-of-Way

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Rodney G. Birks and Patsy G. Birks, are the owners of that real property situated in the County of Mesa, State of Colorado, and being the east Quarter (1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 1 South, Range 1 West, of the 11th Meridian, as shown on the accompanying plat, said tract being more particularly described as follows:

Beginning at the Southeast corner of the said SW1/4 of the NE1/4 of Section 25; thence S 89° 53' 50" W along the South line of the said SW1/4 of the NE1/4 of Section 25 with all bearings contained herein relative thereto; a distance of 330.33 feet to the Southwest corner of the said SW1/4 of the NE1/4 of Section 25; thence N 00° 12' 27" W along the West line of the said SW1/4 of the NE1/4 of Section 25; a distance of 1320.15 feet to the Northwest corner of the said SW1/4 of the NE1/4 of Section 25; thence N 89° 54' 52" E along the North line of the said SW1/4 of the NE1/4 of Section 25 a distance of 330.45 feet to the Northeast corner of the said SW1/4 of the NE1/4 of Section 25; thence S 00° 12' 09" E along the East line of the said SW1/4 of the NE1/4 of Section 25; a distance of 1320.05 feet to the Point of Beginning containing 10.013 acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Birks Blue Estates, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public and public utilities forever and hereby grant these portions of said real property which are labeled as utility, drainage, and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to: transmission lines, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness where said owners, Rodney G. Birks and Patsy G. Birks, have caused their names to be hereunto subscribed this 13th day of November, A.D., 1978.

Rodney G. Birks
Rodney G. Birks
Patsy G. Birks
Patsy G. Birks

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 13th day of November, A.D., 1978 by Rodney G. Birks and Patsy G. Birks. My commission expires 8-7-83.

Witness my hand and seal.
Leopoldo Phillips
Notary Public

CITY PLANNING COMMISSION CERTIFICATE
Approved this 29th day of December, A.D., 1978, County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 9th day of January, A.D., 1979, Board of County Commissioners of the County of Mesa, Colorado.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } SS
I hereby certify that this instrument was filed in my office at 10:30 o'clock A.M., this 25th day of December, A.D., 1978 and is duly recorded in Plat Book No. 1263633, Page 297.

Earl Sawyer
Earl Sawyer, Deputy
Mary Baker
Mary Baker, Clerk and Recorder
Fees: \$17.55

CITY PLANNING COMMISSION
Approved this 19th day of December, A.D., 1978, City Planning Commission of Grand Junction, Colorado.

CITY COUNCIL
Approved this 20th day of December, A.D., 1978, City Council of Grand Junction, Colorado.

Mary A. Buss
Mary A. Buss, Chairman
Ronald P. Riel
Ronald P. Riel, City Engineer
Date: 1-12-79

Bob Barron
Bob Barron, Mesa County Road Department
Date: 1-9-79

SURVEYOR'S CERTIFICATE
I, Richard L. Atkins, do hereby certify that the accompanying plat of Birks Blue Estates, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of the same.
Richard L. Atkins
Richard L. Atkins, P.E., A.S.T.S. No. 12993

Atkins & Associates
CONSULTING ENGINEERS

833 COLORADO AVE.
GRAND JUNCTION, COLORADO 81501
(937) 243-7169

NO.	DATE	REVISION	BY
1	11/78	DR. D.H.N.	
2	P.J.S.		

BIRKS BLUE ESTATES
FILING PLAT

DATE: 11/78
DR: P.J.S.
SCALE: 1" = 50'
SHEET: 28

DISTRICT COURT, MESA COUNTY, COLORADO 125 North Spruce Street, Grand Junction, Colorado 81501 Phone: (970) 257-3640	<p style="text-align: center;">SO ORDERED BY COURT</p> <p style="text-align: center;">02/02/2024</p> <p style="text-align: center;">DATE FILED: February 2, 2024 2:40 PM CASE NUMBER: 2023 CV 30475</p> <p style="text-align: center;"><i>Richard T. Gurley</i></p> <p style="text-align: center;">RICHARD THOMAS GURLEY District Court Judge</p>
Plaintiff: PLAINTIFF: FIVE STAR HOMES AND DEVELOPMENT, INC., a Colorado Corporation v. Defendants: SHEILA REINER, PUBLIC TRUSTEE FOR THE COUNTY OF MESA, COLORADO; UNITED BANK OF GRAND JUNCTION, N.A., formerly known as MESA UNITED BANK OF GRAND JUNCTION, N.A., now known as WELLS FARGO BANK GRAND JUNCTION, N.A.; KURT FAHNHOLZ; TAMMY LESLIE; HALEY FAHNHOLZ; WAYNE WARREN; WALTER WARREN; LAUREN MCMULLEN; ROGER WARREN; DOES 1-100	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
	Case Number: 23 CV 30475 Division: 11 Courtroom:
<p>DECREE QUIETING TITLE</p>	

A Default Judgement was issued in this matter on _____, 2024. Pursuant to that Judgment, and after deliberation and good cause appearing:

IT IS ORDERED, ADJUDGED, AND DECREED that Plaintiff was, on, the date of the commencement of this action, and now is, the fee simple owner of, and in actual and peaceable possession of the real property more particularly described as follows:

Birks Blue Estates as recorded at the Mesa County, Clerk and Recorder, at Reception Number 1263633, situated in the northeast quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as depicted on Exhibit A hereto including the small portion of real property located north of Lot 15 of Birks Blue Estates together with all water and water rights, ditches and ditch rights, roads or drainage areas thereto appertaining, EXCEPT Lot 30 of Birks Blue Estates and the fifty (50') foot Right-of-Way area dedicated and platted as B ½ Road thereon, containing 1.67 acres more or less.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that no person other than Plaintiff, including defendants, now has any estate, right, title, interest, or claim in or to the real property, or any part of the real property, either legal or equitable, present or future, vested or contingent.

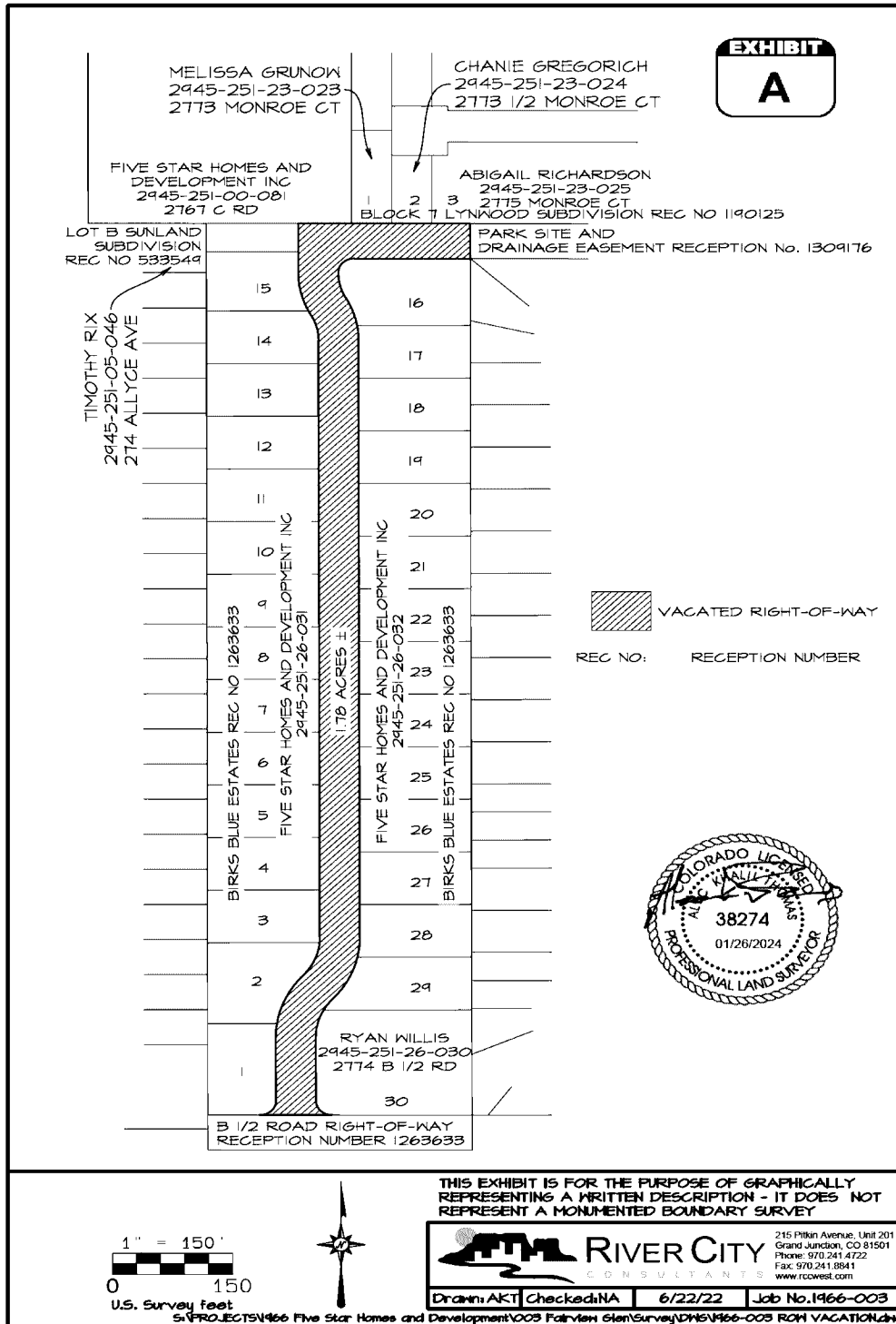
IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that no person other than Plaintiff, including Defendants, now has any mortgage or other lien of any description on the real property or any part of the real property, either legal or equitable, present, or future, vested or contingent.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Plaintiff's title to the real property is established and quieted against all the world.

DATED: _____

BY THE COURT:

Judge/Magistrate/Clerk



STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Karie Padilla, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

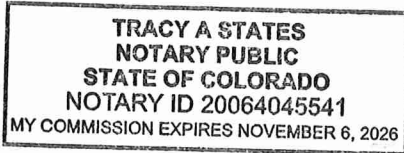
Karie Padilla

Subscribed and sworn to before me this 12th day of March, 2024.

Witness my hand and official seal.

Tracy A. States

Notary Public



466 Buffy Drive

Grand Junction, CO 81504

Address

My commission expires: 11/06/2026

**FIVE STAR ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: A Parcel of land adjacent to the south property line of the property located at 2767 C Road, just east of the dead end of Allyce Avenue.

This foregoing description describes the parcels; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Five Star Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

For property adjacent to the south property line of the property located at 2767 C Road, just east of the dead end of Allyce Avenue.

Five Star Homes and Development Inc.
NAME

1635 North 1st Street Grand Junction CO 81501
ADDRESS

Karie Padilla

3/12/2024

SIGNATURE

DATE

Karie Padilla, President

(Five Star Annexation Petition)

Perimeter Boundary Legal Description, Five Star Annexation

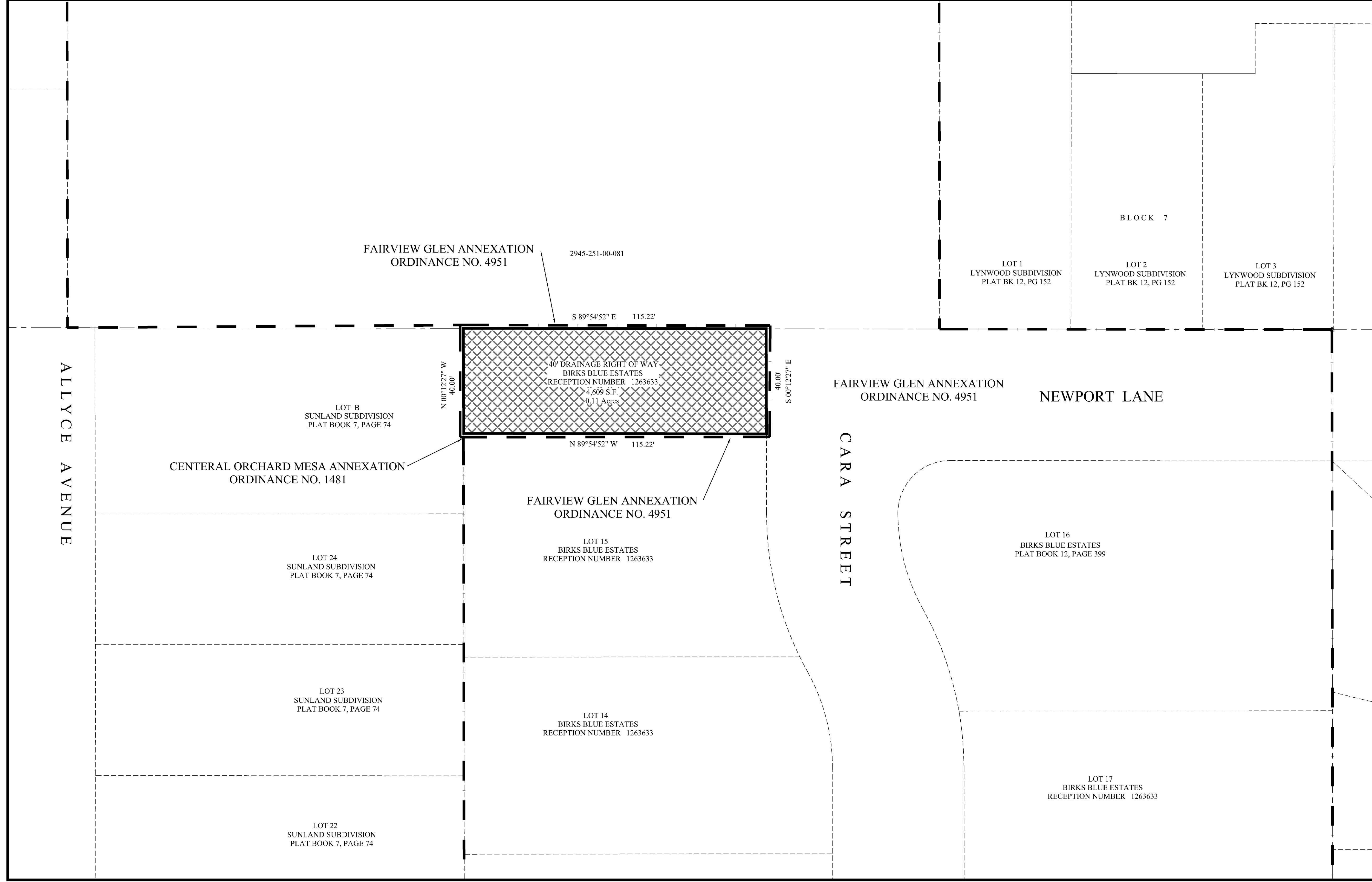
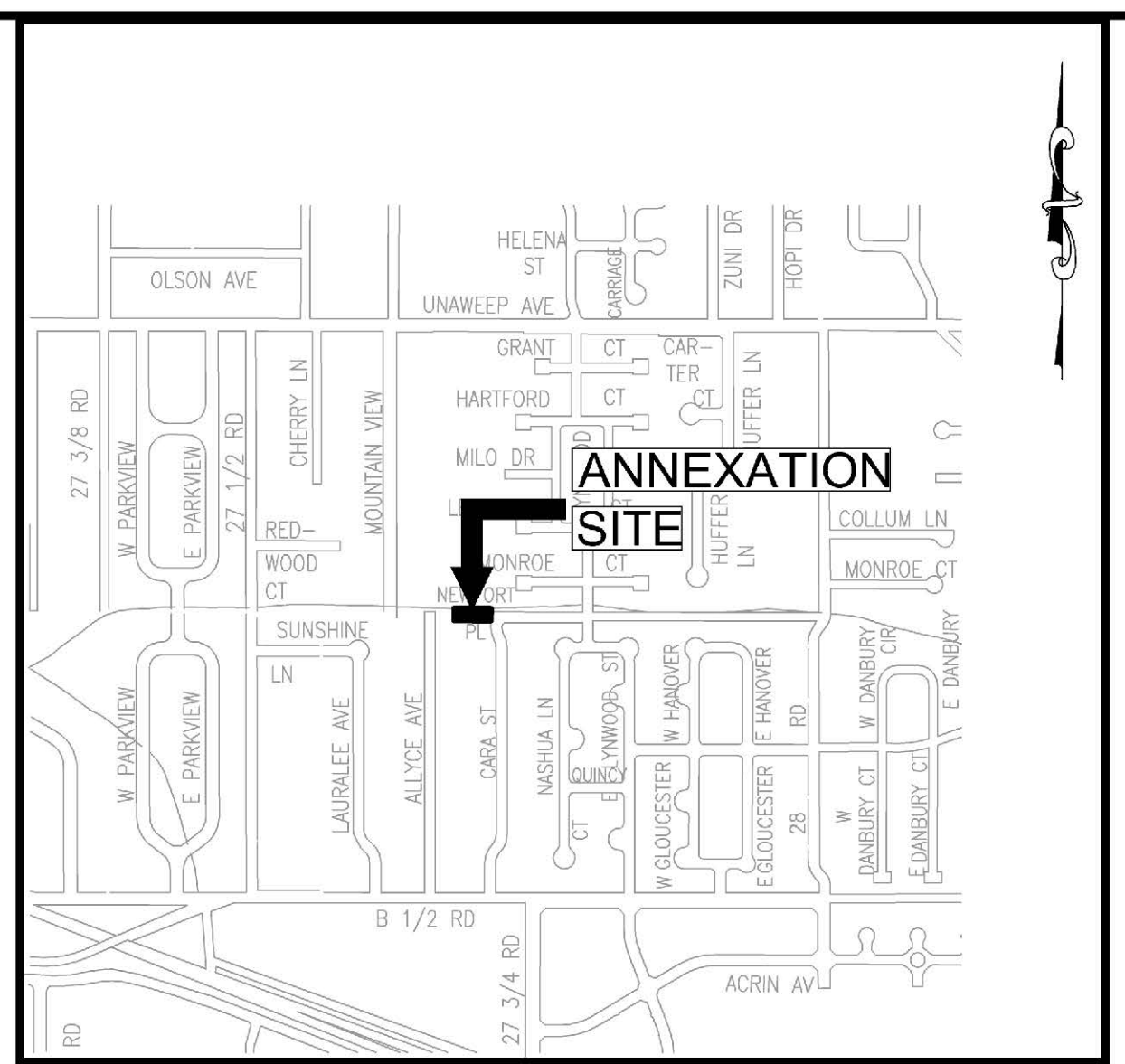
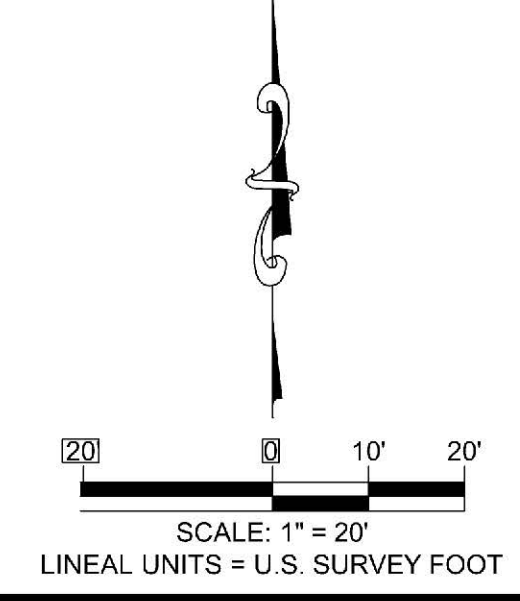
40' Drainage Right of Way, Birks Blue Estates, County of Mesa, State of Colorado, recorded at Reception No. 1263633.

Contains 0.11 Acres

FIVE STAR ANNEXATION SCHEDULE			
March 20, 2024	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
April 9, 2024	Planning Commission Considers Zone of Annexation		
April 17, 2024	City Council Intro Proposed Zoning Ordinance		
May 1, 2024	City Council Accept Petition/Annex and Zoning Public Hearing		
June 3, 2024	Effective date of Annexation and Zoning		
ANNEXATION SUMMARY			
File Number	ANX-2023-219		
Location	2767 C Road		
Tax ID Number(s)	NA		
Number of Parcel(s)	1		
Existing Population	0		
No. of Parcels Owner Occupied	0		
Number of Dwelling Units	0		
Acres Land Annexed	0.11 Acres – 4,609 Square Feet		
Developable Acres Remaining	0.11 Acres – 4,609 Square Feet		
Right-of-way in Annexation	None		
Previous County Zoning	PUD (Planned Unit Development)		
Proposed City Zoning	RM-8		
Surrounding Zoning:	North:	RM-8	
	South:	RM-8	
	East:	NA – Right-of-Way	
	West:	RM-8	
Current Land Use	Vacant		
Proposed Land Use	Single-Family Residential		
Surrounding Land Use:	North:	Large Lot Single-Family Residential	
	South:	Vacant	
	East:	Undeveloped Right-of-Way	
	West:	Single-Family Residential	
Comprehensive Plan Designation:	Residential Medium 5.5-12 units per acre		
Zoning within Comprehensive Plan Designation:	Yes:	<input checked="" type="checkbox"/>	No: <input type="checkbox"/>
Values:	Assessed	NA – Not Assessed	
	Actual	NA	
Address Ranges	2072 B ½ Road and 2765 – 2771 UnawEEP		
Special Districts:	Water	Ute Water Conservancy District	
	Sewer	City of Grand Junction	
	Fire	Grand Junction Rural Fire District	
	Irrigation/Drainage	Orchard Mesa Irrigation District	
	School	Mesa County Valley School District 51	
	Pest	Grand River Mosquito Control	

FIVE STAR ANNEXATION

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



LEGAL DESCRIPTION

Annexation area description:
A parcel of land being the 40 foot drainage right-of-way within Birks Blue Estates subdivision (Reception Number 1263633), being more particularly described as follows:
BEGINNING at the Northwest corner of Birks Blue Estates, whence the Northeast corner of said subdivision bears North 89°54'52" East, with all bearings being relative thereto; thence along said northerly boundary, South 89°54'52" East, a distance of 115.22 feet, to the westerly right-of-way of Carra Street, thence along said right-of-way South 00°12'27" East, a distance of 40.00 feet; thence leaving said right-of-way South 89°54'52" West, a distance of 115.22 feet, to the westerly line of said subdivision; thence along the westerly line of said subdivision North 00°12'27" West, a distance of 40.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING **4,609** Square Feet or **0.11** Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	310.45 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	310.45 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	4,609 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	0.11		
AREA WITHIN R.O.W.	0.00 FT ²		
AREA WITHIN DEEDED R.O.W.	0.00 ACRES		
	0.00 FT ²		
	0.00 ACRES		

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

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.

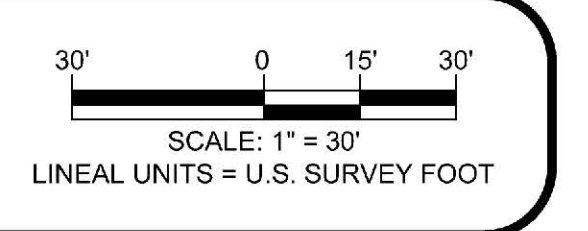
PRELIMINARY

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

C:\Projects\13-407 City of Grand Junction\Five Star Annexation\Five Star Annexation Map.dwg - PLOTTED: 2023-04-11

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.

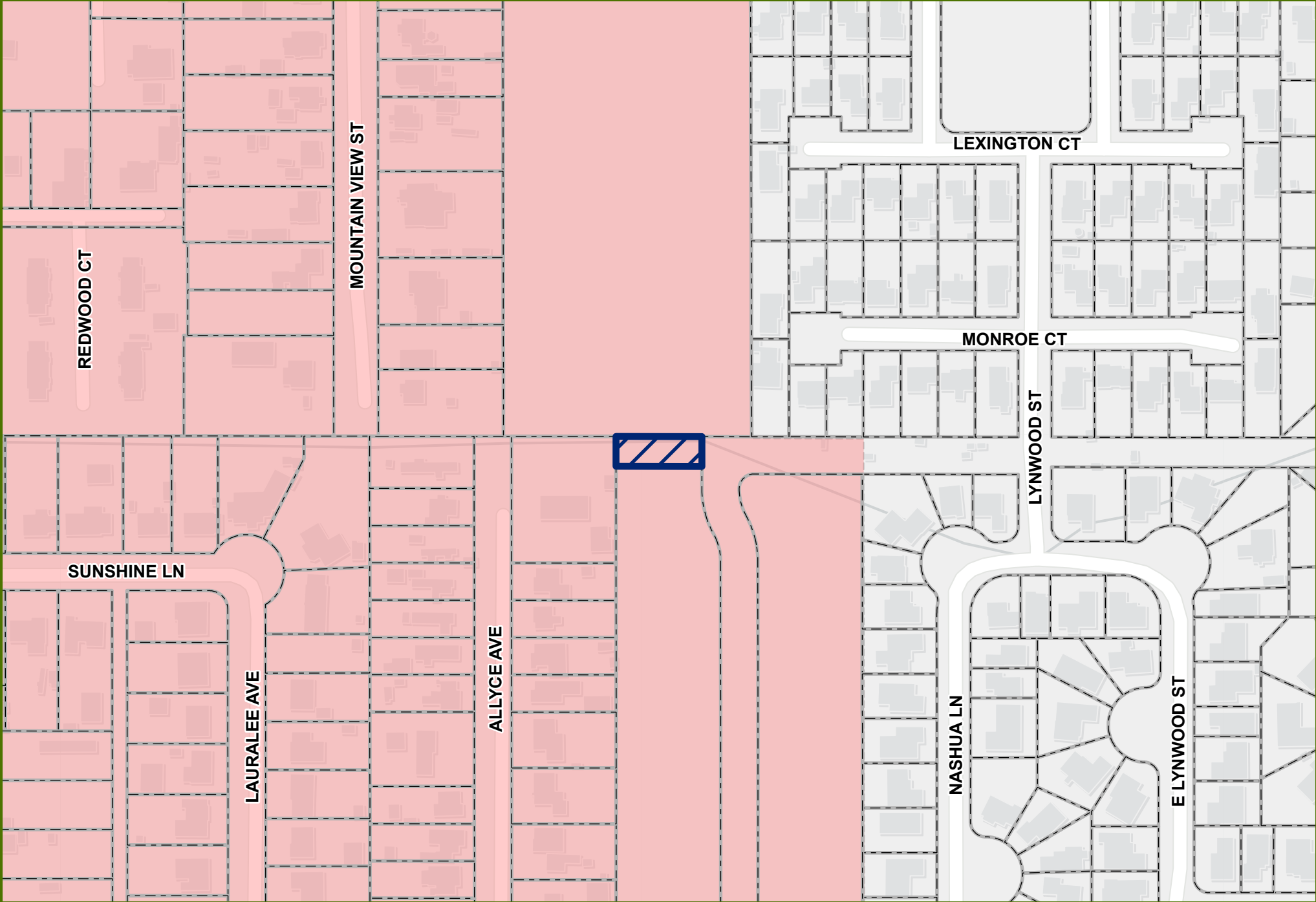
DRAWN BY: JLG DATE: 04/11/2023
DESIGNED BY: JLG DATE: 04/11/2023
CHECKED BY: JAM DATE: 04/11/2023



PUBLIC WORKS ENGINEERING DIVISION

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

Five Star Annexation



0 50 100 200 Feet

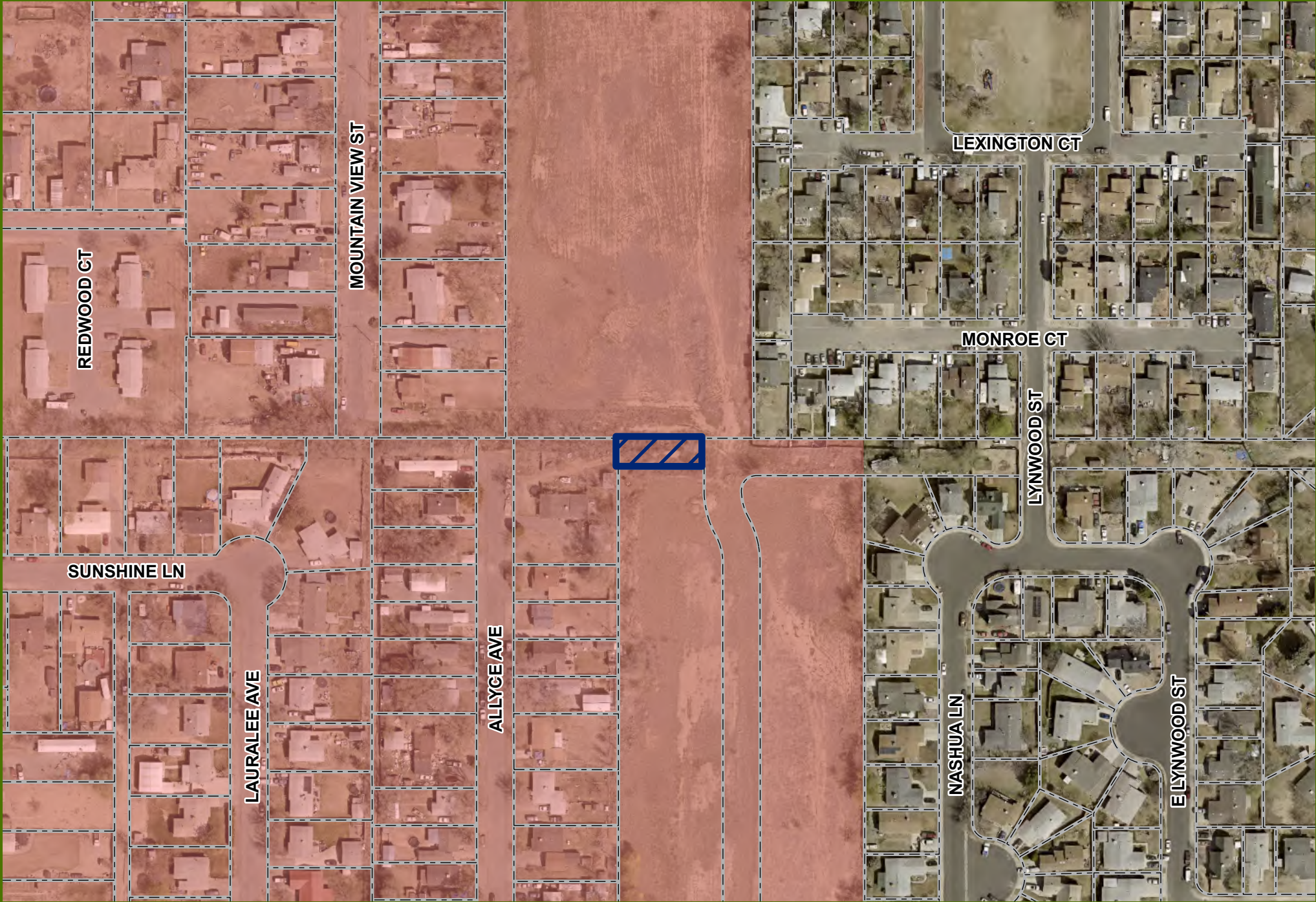


Annexation Site



City Limits

Five Star Annexation



0 50 100 200 Feet

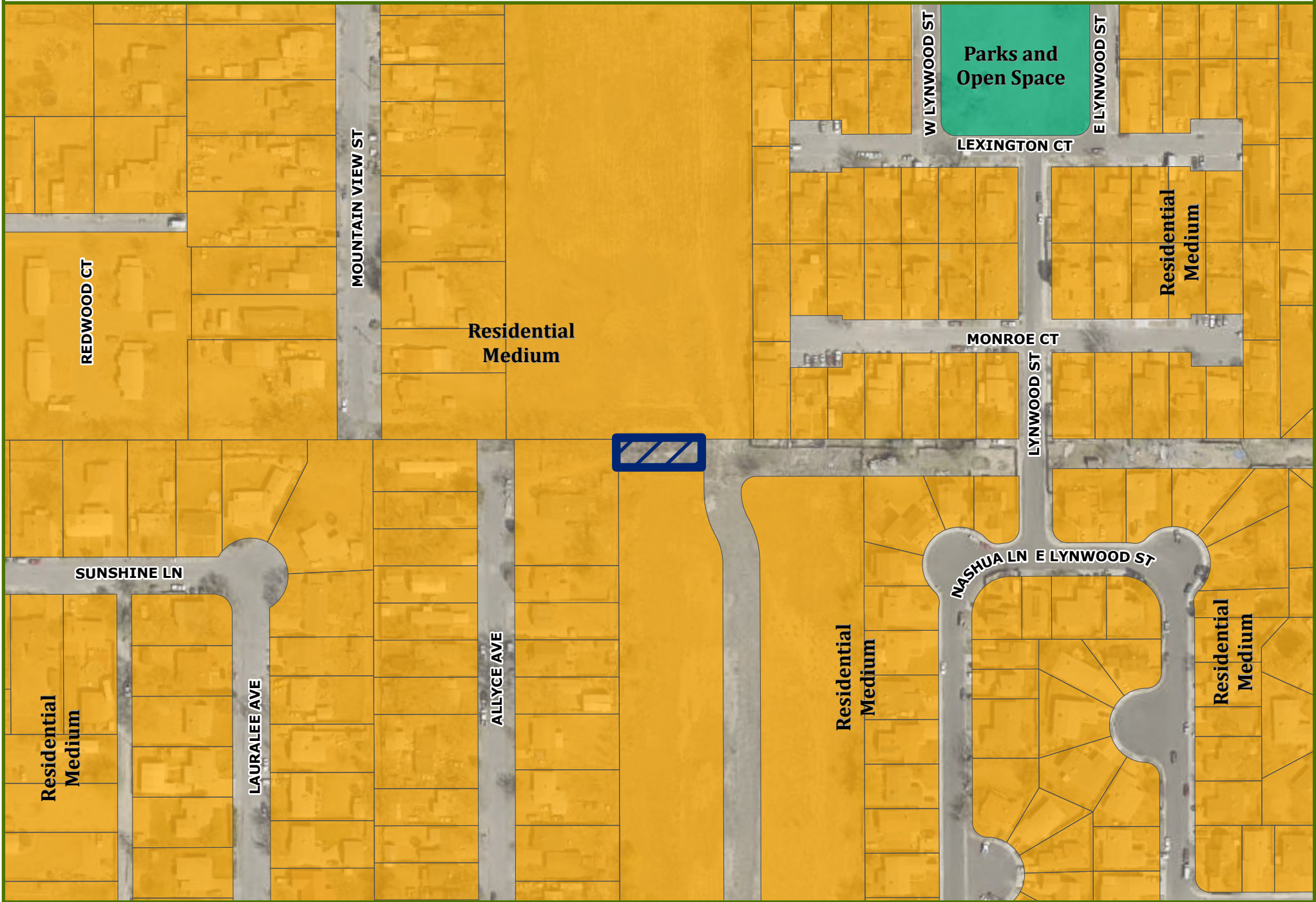


Annexation Site



City Limits

Five Star Annexation - Land Use



0 50 100 200 Feet

Five Star Annexation - Zoning



0 50 100 200 Feet



Annexation

City Zoning

County Zoning

Date Created: 2/27/2024



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING FIVE STAR ANNEXATION
TO RM-8 (RESIDENTIAL MEDIUM EIGHT DWELLING UNITS PER ACRE) ZONE DISTRICT
LOCATED ON PROPERTY EAST OF THE NORTHERN END
OF ALLYCE AVENUE WITHIN THE BIRKS BLUE SUBDIVISION**

Recitals:

The annexation is referred to as the “Five Star Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Five Star Annexation consisting of 0.11 acres to RM-8 (Residential Medium Eight Dwelling Units per Acre) finding that both the RM-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s policies and strategies 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 RM-8 (Residential Medium 8 units per acre) zone district is in conformance with at least one of the stated criteria of Section 21.02.050(c) of the Grand Junction Zoning and Development Code for the parcel as designated.

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

ZONING FOR THE FIVE STAR ANNEXATION

The following described parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned RM-8 (Residential Medium 8 Dwelling Units per Acre).

Five Star Annexation Description

40’ Drainage Right of Way, Birks Blue Estates, County of Mesa, State of Colorado, recorded at Reception No. 1263633.

Said Parcel of land Containing 0.11 Acres.

INTRODUCED on first reading this 17th day of April, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 1st day of May, 2024 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk