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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, SEPTEMBER 10, 2024 - 5:30 PM  
*Attend virtually: [bit.ly/GJ-PC-9-10-24](http://bit.ly/GJ-PC-9-10-24)***

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

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider a request by Luis Anthony and Blanca Gutierrez to zone 6.43 acres from County B-2 (Concentrated Business) to RM-8 (Residential Medium 8) located on an unaddressed property that Lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**August 13, 2024, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Kim Herek, Keith Ehlers, Ken Scissors, Sandra Weckerly, Orin Zyvan, and Ian Moore.

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

There were 3 members of the public in attendance, and 0 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from July 9, 2024.

Commissioner Scissors moved to approve the consent agenda.  
*Commissioner Weckerly seconded; motion passed 7-0.*

**REGULAR AGENDA**

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**1. EVC Horizon ROW Vacation**

**VAC-2024-53**

Consider a request by EVC Horizon Drive, LLC on behalf of the owner On The Horizon, LLC to vacate 0.25 acres of eastern N 15th Street right-of-way between G Road and Horizon Drive.

**Staff Presentation**

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

Kevin Beck was present and available for questions.

**Questions for staff**

Commissioner Zyvan asked for clarification on the future pedestrian bridge and shared access road proposed as part of the simple subdivision at 2727 G Rd.

Commissioner Ehlers asked why the vacation of the 15<sup>th</sup> St ROW was contingent on the addition of a pedestrian bridge to Horizon Dr and whether pedestrian access was necessary as part of the simple subdivision.

Conversation ensued regarding City codes and policies and the City's ability to negotiate or add contingencies for development.

Kevin Beck provided some context on why the vacation of the ROW was conditioned on the approval of the subdivision. He stated that it was the intent of the developer to add a driveway from Horizon Dr to the interior of the site as part of the subdivision, so that the tenants for the newly created lots would already have that access by the time a Site Plan application was submitted. The pedestrian access is then required as part of the approval for the new driveway from Horizon Dr. He explained that as a part of the subdivision development they will be constructing the sidewalk along the east side of N 15<sup>th</sup> Street, so there would be sidewalk on both sides of 15<sup>th</sup> Street, and they will construct the remainder of the sidewalk through their subdivision so they do not have to cross the channel twice but make the connection to G Road. They worked with staff as a collaborative means to reach this agreement.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, August 6, 2024, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

Robert Johnson stated that he believed that the current ROW dedicated for N 15<sup>th</sup> St was intended to provide two access points to the Horizon Park East Subdivision. He stated that he thought it was a bad idea to vacate the ROW before it was determined what would be developed.

*The public comment period was closed at 6:09 p.m. on August 13, 2024.*

Commissioner Zyvan asked about the timeline for the vacation and the simple subdivision.

Commissioner Ehlers asked for confirmation that the 80' of ROW dedicated for N 15<sup>th</sup> St was no longer necessary and could thus be vacated to a 46' width.

Commissioner Weckerly asked if there would be any driveways from N 15<sup>th</sup> St onto the lot at 2727 G Rd.

There was discussion about how access may change should the property develop with a different use than what was currently proposed. Additional discussion ensued regarding the TEDS exception that was granted allowing the main access to the property to come off of G Rd rather than N 15<sup>th</sup> St.

Commissioner Scissors asked if the ROW dedicated for N 15<sup>th</sup> St was related to the development of the Horizon Park East Subdivision and if this vacation would have an impact on a future connection of N 15<sup>th</sup> St to Horizon Dr.

*The public hearing was closed a 6:23 p.m. on August 13, 2024.*

### **Discussion**

Commissioner Weckerly commented that the volume of traffic on N 15<sup>th</sup> St would likely not see any increase since there were no driveways proposed to access the 2727 G Rd developments.

Commissioner Ehlers echoed Commissioner Weckerly's comment and added that there would likely be additional buffering and screening requirements that would further separate the existing residential from the developments on 2727 G Rd.

Chairman Teske noted that the plans for the Simple Subdivision and any subsequent Site Plan Reviews for development of the parcels would be available online or by contacting the Community Development Dept.

**Motion and Vote**

Commissioner Ehlers made the following motion "Mr. Chairman, on the EVC Horizon – Public Right-Of-Way Vacation located between G Road and Horizon Drive, on the eastern half of N 15th Street, City file number VAC-2024-53, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report."

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

**OTHER BUSINESS**

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Niki Galehouse noted that the Planning Commission Hearing on August 27<sup>th</sup> was cancelled.

**ADJOURNMENT**

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Commissioner Ehlers moved to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 6:27 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** September 10, 2024  
**Presented By:** Thomas Lloyd, Senior Planner  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Senior Planner

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### Information

#### **SUBJECT:**

Consider a request by Luis Anthony and Blanca Gutierrez to zone 6.43 acres from County B-2 (Concentrated Business) to RM-8 (Residential Medium 8) located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road.

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicants, Luis Anthony and Blanca Gutierrez are requesting a zone of annexation to RM-8 (Residential Medium 8) for the Gutierrez Annexation. The approximately 6.43 acres consists of two parcels of land located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road. The properties are currently vacant. Annexation is being sought in anticipation of developing the site for a future single-family residential subdivision.

The properties are 'Annexable Development' per the Persigo Agreement. The zone district of RM-8 is consistent with the Residential Medium Land Use category of the Comprehensive Plan. The Request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The Applicants are proposing a zone district of RM-8 (Residential Medium 8) in the Grand Junction Zoning and Development Code. The properties are currently zoned in

the County as B-2 (Concentrated Business). The proposed zone district of RM-8 is consistent with the Residential Medium Land Use category of the Comprehensive Plan. The surrounding County zoning is RSF-4 (Residential, 4 du/acre) to the north, PUD (Planned Unit Development) to the south, and B-2 (Concentrated Business) to the west. The property to the east is City zoned MU-2 (Mixed-Use Light Commercial). Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer available and all other urban amenities to the properties. They are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The purpose of RM-8 Zoning is to provide for medium density detached dwellings, two-family and other attached single-family dwellings, and medium-sized multifamily structures. RM-8 is appropriate for the creation of neighborhoods with a mix of housing types or to act as a transitional district between low density zone districts such as RL-4 and higher density multifamily or Mixed-Use districts. Single-Family detached, Single-Family attached, Cottage Courts, and Multifamily are all allowed housing types in RM-8. The minimum density for RM-8 zoning is 5.5 units an acre, while the maximum density is 8 dwelling units an acre.

In addition to the RM-8 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 to 12 du/ac). While RM-12 would also be an implementing zone district of the Residential Medium Designation, RM-8 is more consistent with the existing surrounding RSF-4 and RMF-5 Subdivisions in the surrounding area within the County's jurisdiction.

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

**NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation and Zoning consistent with Section 21.02.030(c) of the Zoning and Development Code was held remote on Zoom on May 8, 2024 at 5:30 pm. The Applicant's representative and City staff were in attendance, along with approximately 9 participants.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with an application

sign on June 6, 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 properties on August 30, 2024. The notice of the Planning Commission public hearing was published on September 1, 2024 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between September 3, 2024 and September 9, 2024 through the GJSpeaks platform.

## **ANALYSIS**

The criteria for review are set forth Section 21.02.050(1)(3)(ii) of the Zoning and Development Code, which provides that an applicant 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 proposed rezone to RM-8 (Residential Medium 8) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

*Plan Principle 3: Responsible and Managed Growth*

*Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.*

*Goal 2: Encourage infill and redevelopment to leverage existing infrastructure.*

The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. This principle supports fiscally responsible growth and annexation policies that promote a compact pattern of growth to encourage efficient use of land. Development is directed to areas where infrastructure is already present, and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the East.

*Plan Principle 5: Strong Neighborhoods and Housing Choices*

*Goal 1: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes*

The RM-8 zone district provides for a higher range of density than what lower density districts would accommodate. The RM-8 accommodates a greater range of housing types that include smaller footprints, less square footage, and smaller yards. A greater range of housing types provide desirable options such as lower maintenance, community open spaces, shared facilities, and affordability. Housing at this density is also typically more cost-effective for the City to provide services.

*Intensification and Tiered Growth Plan.* The subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is

appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

*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 requested zone of RM-8 implements the Comprehensive Plan because it is an implementing zoning district of the Residential Medium designation.

Therefore, Staff finds that this criterion has been met.

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

The City's Comprehensive Plan "Plan Principle 3 Responsible and Managed Growth" and the goal to "Encourage infill and redevelopment to leverage existing infrastructure support the request to increase residential density on the subject properties. The owner of the properties is requesting zone of annexation to RM-8 to achieve this.

The subject properties have sewer service and all other urban amenities to the property. The property directly adjacent to these properties to the east is already within the City and is zoned MU-2 (Mixed-Use Light Commercial). The existing use of this property is commercial. The property to the north is within the County and is zoned RSF-4 (Residential, 4 du/acre) and is vacant. The Comprehensive Plan calls for a Residential Medium designation in this area. Staff anticipates that this area will urbanize at a similar density as the current request. The property to the south within the County is vacant and is zoned PUD (Planned Unit Development) and is vacant. The property to the west is within the County and is zoned B-2 (Concentrated Business). This property is currently vacant. The Comprehensive Plan calls for a Residential Medium designation in this area. Staff anticipates that this property will be annexed into the City under a Residential Medium implementing zone district in the future. The existing request further urbanizing will likely accelerate this for the vacant, undeveloped properties nearby within the County. RM-8 and other districts consistent with the Residential Medium category are an appropriate transition between the higher intensity commercial MU-2 as well as the B-2 County zone with the lower intensity RSF-4 zoning in the County. From a long-term view, the City's Comprehensive plan shows the majority of the area West of 30 Road between the Grand Valley Canal and I-70 Business and E ½ Road within the Residential Medium Category and anticipates future development on larger, underutilized properties to develop at a similar density. While the City would also support the RM-12 zone district, RM-8 is more consistent with the existing surrounding RSF-4 and RMF-5



subdivisions in the surrounding area within the County's jurisdiction and is a good first step at urbanization on these vacant properties. As the vacant surrounding areas evolve and develop further, RM-12 may be more appropriate.

As stated earlier, the subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Therefore, Staff finds that 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.

A rezone to RM-8 increases the amount of undeveloped land available for medium densities as the area continues to attract residential development at densities needing urban and city services. Annexation and zoning of the property will provide additional land within the City limits for growth, but more specifically it will capitalize on the opportunity for a range of different housing types in an area that minimizes the effects on City services. The requested RM-8 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in *Plan Principle 5: Strong Neighborhoods and Housing Choices* of the One Grand Junction Comprehensive Plan.

Therefore, Staff finds that this criterion has been met.

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

After reviewing the Gutierrez Zone of Annexation, ANX-2024-311 request for the properties located on unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road from County B-2 (Concentrated Business) to RM-8 (Residential Medium – 8), the following findings of fact have been made:

The request has met the criteria identified in Section 21.02.050(1)(3)(ii) 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 properties located on unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road, 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. Exhibit 1 - General Project Report
- 2. Exhibit 2 - Gutierrez Annexation Plat
- 3. Exhibit 3 - Gutierrez Annexation Site Maps
- 4. Exhibit 4 - Gutierrez Annexation Schedule
- 5. Exhibit 5 - Neighborhood Meeting Notes
- 6. ORD - Zoning - Gutierrez Annexation

## **General Project Report**

### **Project Description:**

1. Located south of E1/4 road between Fruitwood Drive and Hoover Drive
2. 3.83 acres
3. Would like to annex the area and create a residential medium.

### **Public Benefit:**

This would create several lots for future homeowners and bring in more individuals to the grand valley.

### **Neighborhood Meeting:**

A meeting was held on May 8<sup>th</sup> 2024 at 5:30pm to discuss the proposed annexation into the City of Grand Junction and zoning of the 3.83 acres of vacant property. The meeting took place via zoom and any questions that the neighbors had were answered by either Tim Lehrbach or me. Since I am a regular member of zoom, I was unable to obtain a list of the attendees. For this reason, a report stating that we had in total 9-12 attendees throughout the 40 min meeting was made and it includes some of the questions asked by the attendees as well as our responses.

### **Project Compliance, Compatibility and Impact:**

1. The land will be rezoned as RM-8
2. The surrounding land is agricultural as well as residential.
3. The site will be accessed through E ¼ road, and any internal streets required for subdivision
4. Utilities will have to be installed.
5. Possibility of having to include a storm water detention pond.
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A

### **Review Criteria**

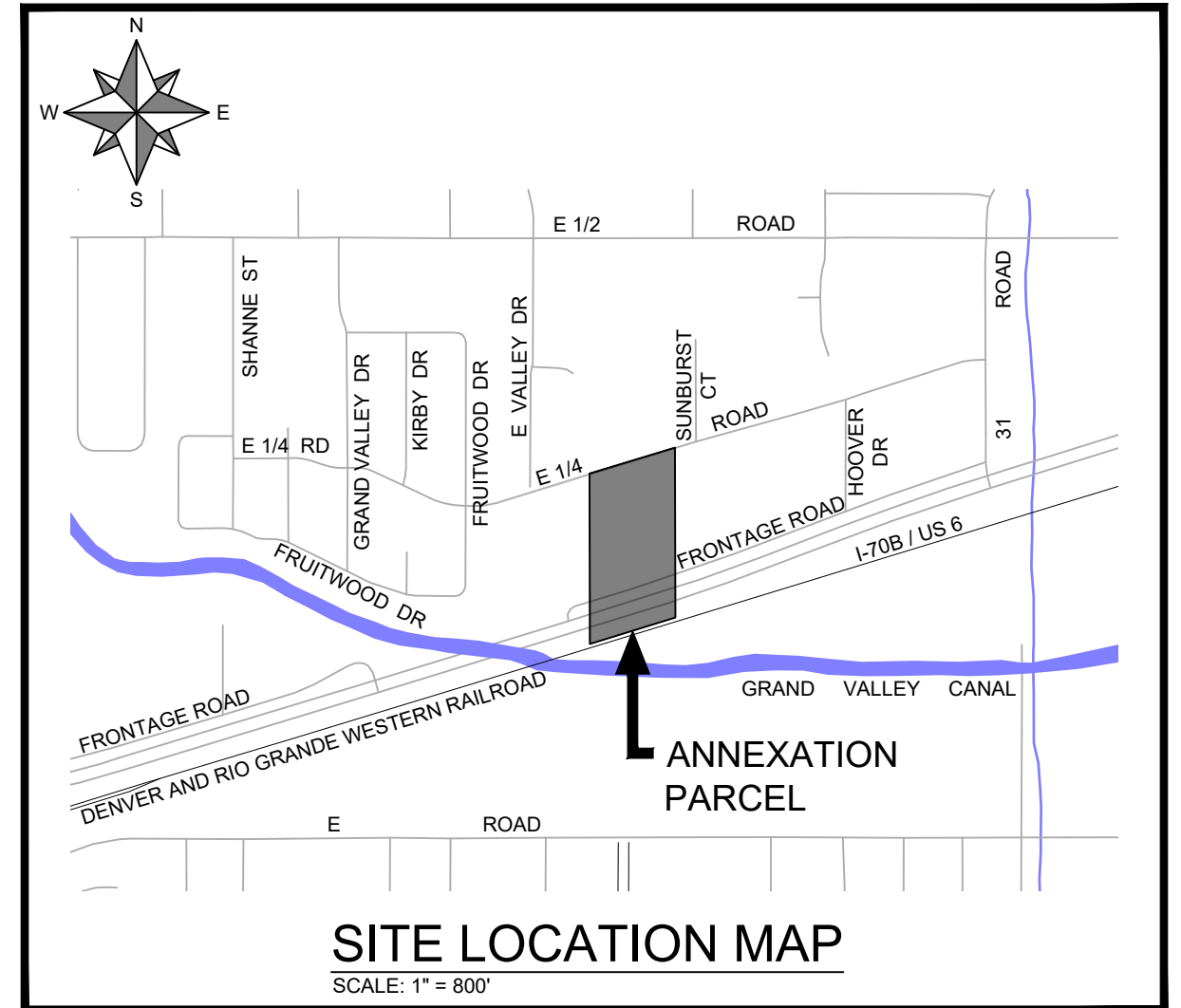
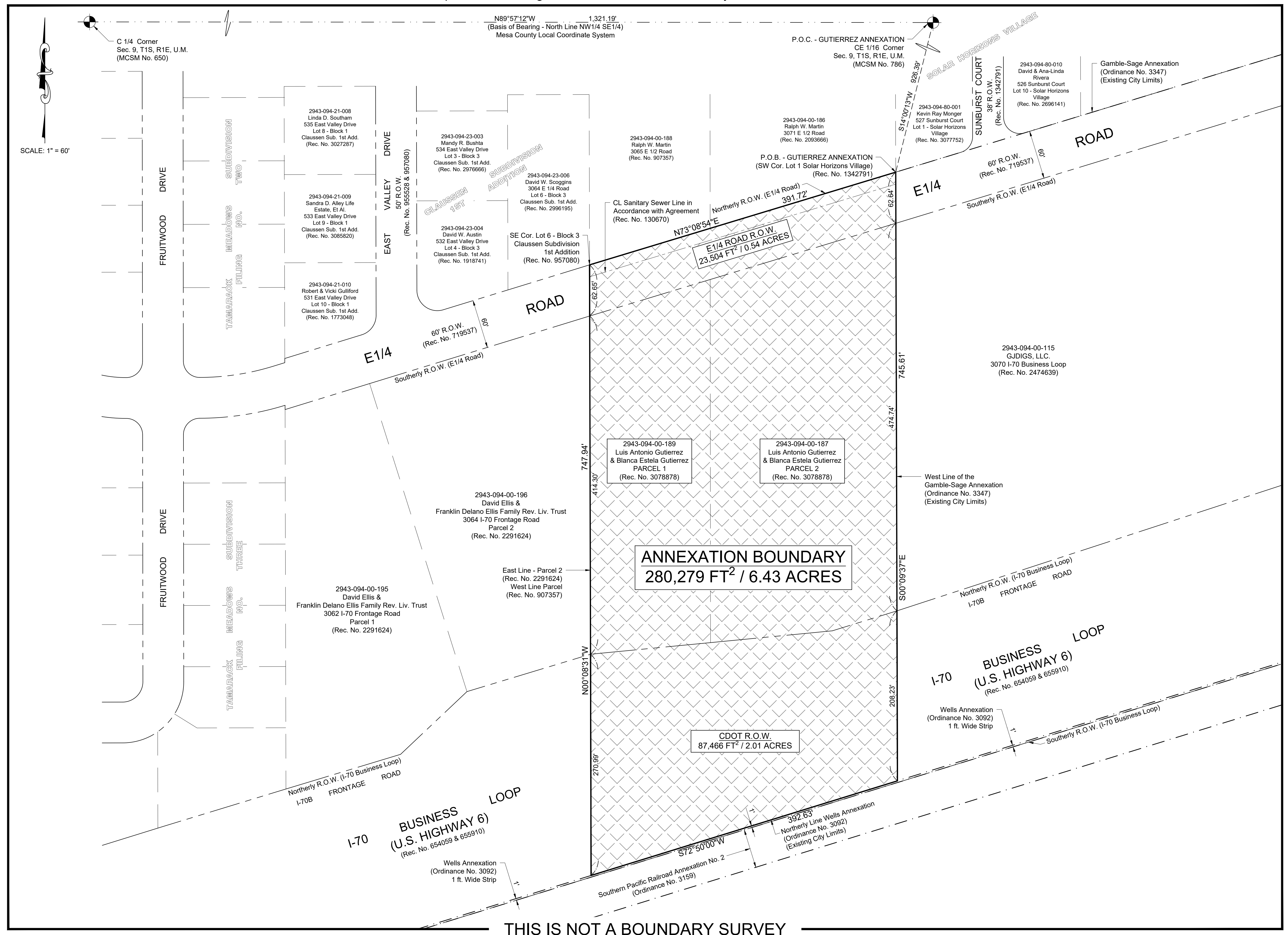
1. Regarding the comprehensive plan the rezoning is in line with what is allowed in the plan and will follow the standard zone of annexation.
2. For the proposed zoning we will present a preliminary subdivision plan and once approved a final subdivision plat.
3. As for the benefits for the community and area I believe these new lots will help to increase the value of the surrounding communities and land.

### **Development Schedule and Phasing**

1. The development schedule and phasing is not currently known.

# GUTIERREZ ANNEXATION

Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,  
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



**LEGAL DESCRIPTION**  
A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation (Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'00"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,277.90 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,138.24 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	280,279 FT²	EXISTING CITY LIMITS	
AREA IN ACRES	6.43 AC.		
AREA WITHIN R.O.W.	110,970 FT²		
	2.55 AC.		
AREA WITHIN DEEDED R.O.W.	110,970 FT²		
	2.55 AC.		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	Δ=	RADIUS
P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
SEC.	SECTION	CHB.	CHORD BEARING
T.	TOWNSHIP	BLK.	BLOCK
R.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	MCSM	MESA CO. SURVEY MONUMENT

<b>ORDINANCE NO.</b> 0000	<b>EFFECTIVE DATE</b> 00/00/2024
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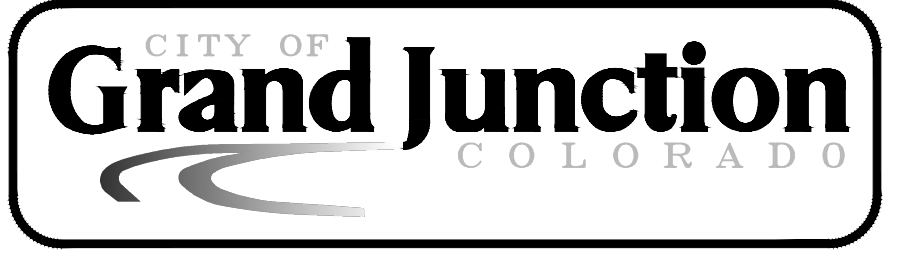
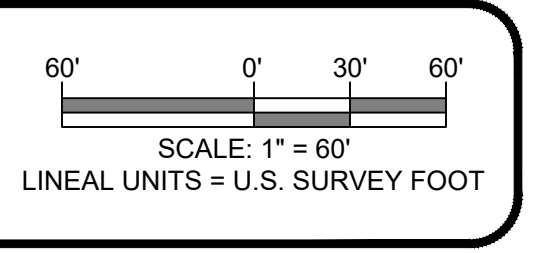
**NOTE:**  
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT  
STATE OF COLORADO - P.L.S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
244 NORTH 7TH STREET  
GRAND JUNCTION, CO. 81501

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**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.

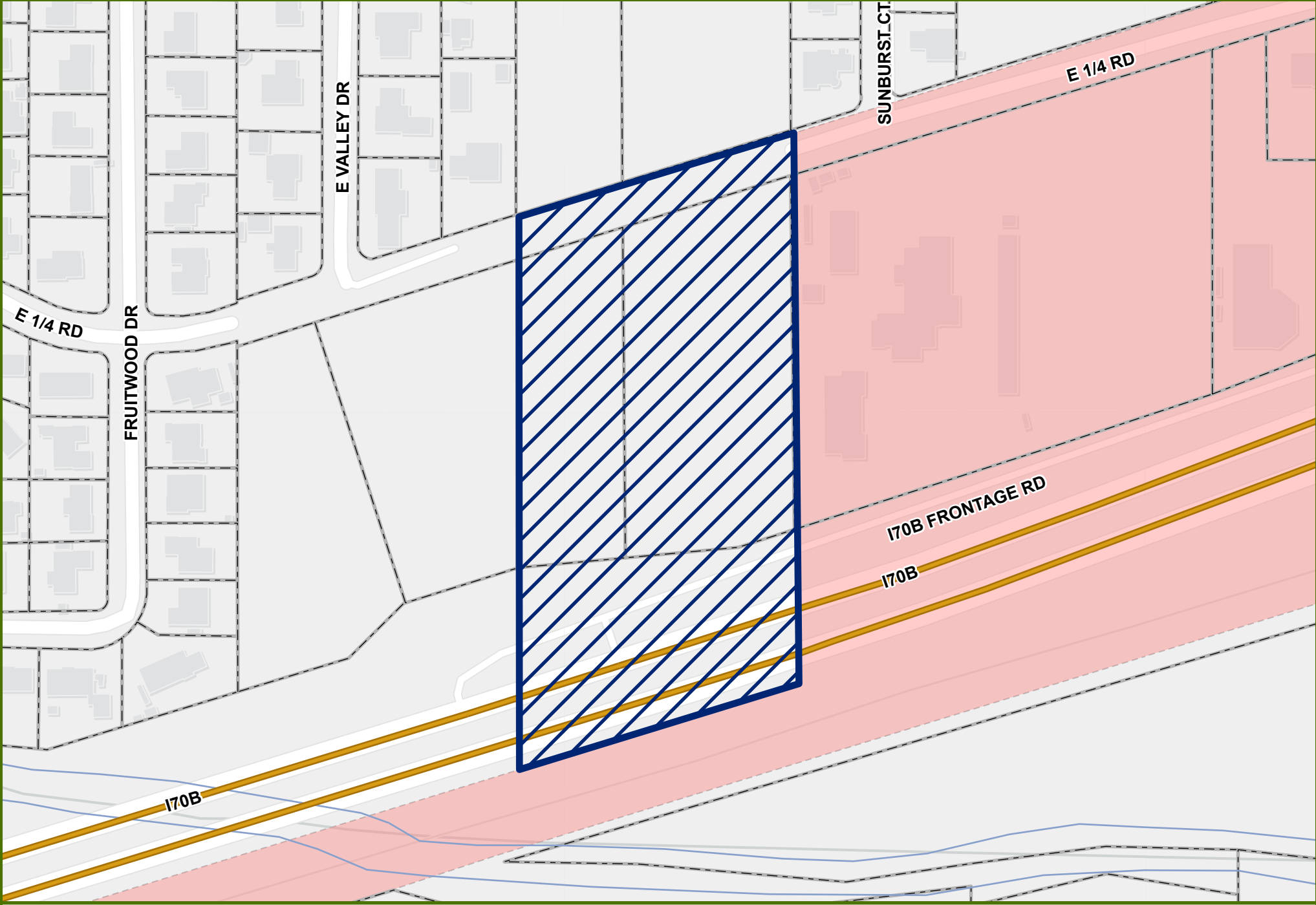
DRAWN BY: NCW DATE: 07/03/2024  
REVIEWED BY: RBP DATE: 07/03/2024  
CHECKED BY: ABL DATE: 07/03/2024  
APPROVED BY: RBP DATE: 07/03/2024



**Engineering & Transportation Department**  
244 North 7th Street - Grand Junction, CO. 81501  
(970) 256-4003

**GUTIERREZ ANNEXATION**  
Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,  
Township 1 South, Range 1 East, Ute Meridian,  
County of Mesa, State of Colorado

# Gutierrez Annexation



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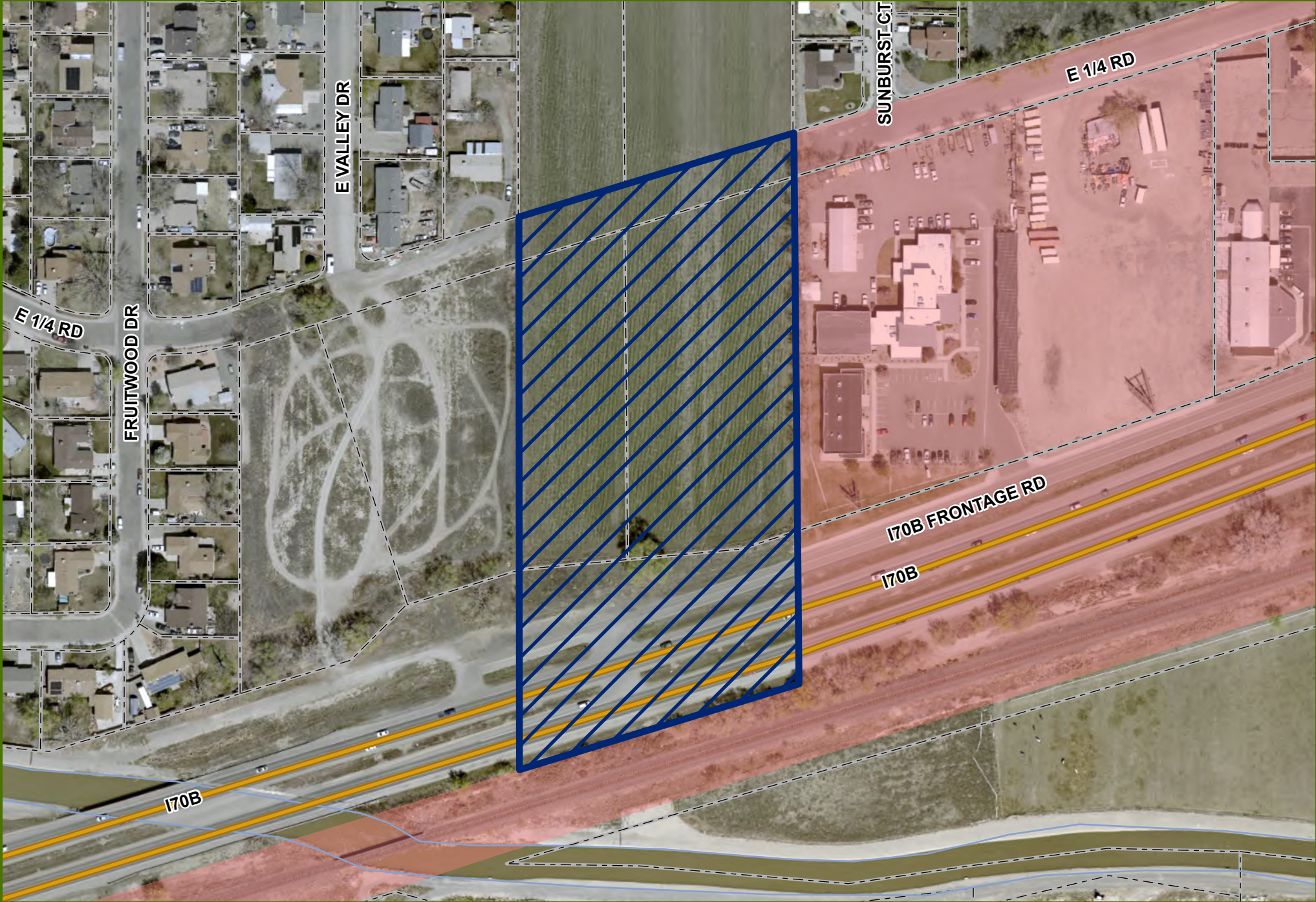


Annexation Site



City Limits

# Gutierrez Annexation



0 50 100 200 Feet

 Annexation Site

 City Limits

# Gutierrez Annexation - Zoning



0 50 100 200 Feet



Annexation

City Zoning

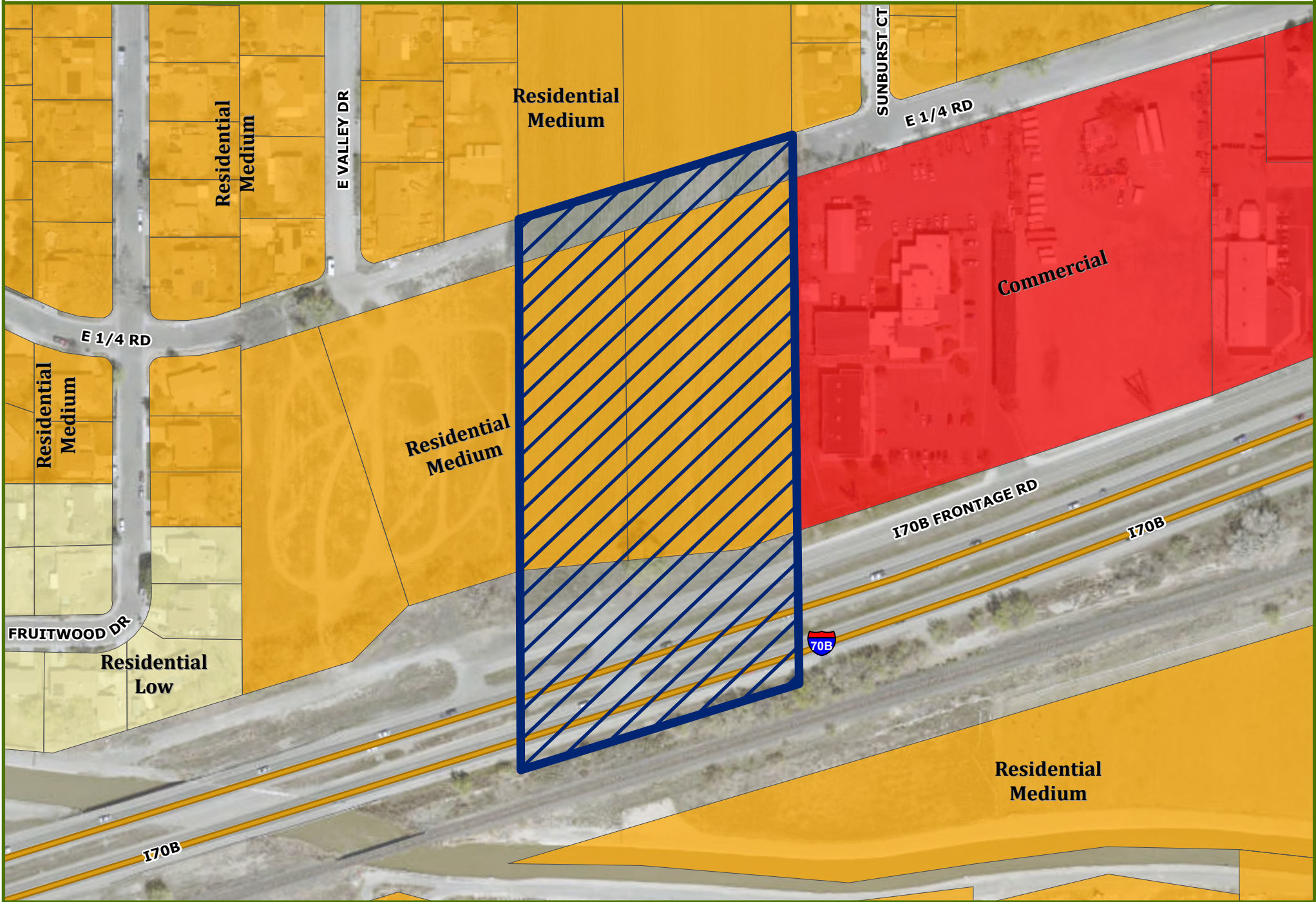
County Zoning

Date Created: 8/15/2024





# Gutierrez Annexation Annexation - Land Use



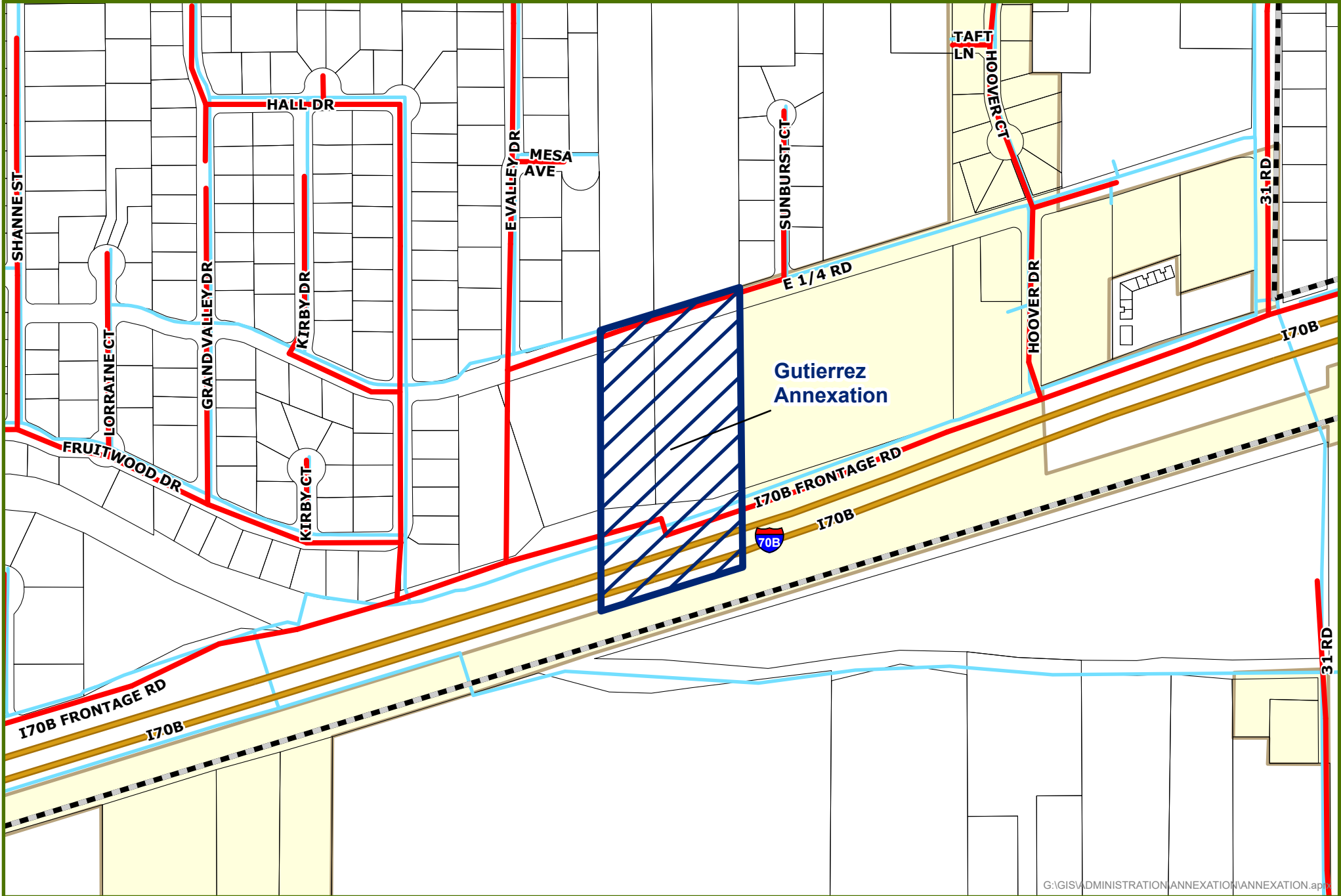
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 Annexation Site  
Packet Page 17

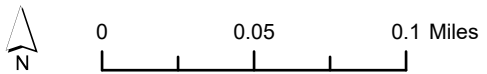
Date Created: 8/15/2024



# Gutierrez Annexation - Utilities



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- CITY WATER
- CLIFTON WATER
- SEWER
- NON-CITY FIBER
- CITY FIBER
- CITY LIMITS

Date Created: 8/15/2024



### Gutierrez Annexation Schedule

September 4, 2024	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
September 10, 2024	Planning Commission Considers Zone of Annexation
September 18, 2024	City Council Intro Proposed Zoning Ordinance
October 16, 2024	City Council Accept Petition/Annex and Zoning Public Hearing
November 17, 2024	Effective date of Annexation and Zoning

#### ANNEXATION SUMMARY

File Number		ANX-2024-311	
Location		West end of E 1/4 Road and North of I-70 Business Frontage Road	
Tax ID Number(s)		2943-094-00-189, 2943-094-00-187	
Number of Parcel(s)		2	
Existing Population		0	
No. of Parcels Owner Occupied		0	
Number of Dwelling Units		0	
Acres Land Annexed		6.43 Acres	
Developable Acres Remaining		3.88 Acres	
Right-of-way in Annexation		2.55 Acres	
Previous County Zoning		B-2	
Proposed City Zoning		RM-8	
Surrounding Zoning:	North:	RSF-4, Mesa County	
	South:	PUD, Mesa County	
	East:	MU-2 (Mixed-Use Light Commercial)	
	West:	B-2, Mesa County	
Current Land Use		Vacant	
Proposed Land Use		Single-Family/Two-Family Residential	
Surrounding Land Use:	North:	Vacant	
	South:	Planned Unit Development	
	East:	Commercial	
	West:	Vacant	
Comprehensive Plan Designation:		Residential Medium	
Zoning within Comprehensive Plan Designation:		R-8	R-12
Values:	Assessed	\$108,920	
	Actual	\$375,870	
Address Ranges		3066 – 3068   70 Frontage Road, Grand Junction, CO 81505	
Special Districts:	Water	Clifton Water District	
	Sewer	Persigo	
	Fire	Clifton Fire Protection	
	Irrigation/Drainage	Grand Valley Drainage District	
	School	School District 51	
	Pest	Grand River Mosquito Control	

## Neighborhood Meeting Notes

- Total time of meeting was 40 minutes.
- Attendees throughout the meeting were Timothy Lehrbach, Anthony Gutierrez, Nicole Pinneo and nine to eleven other members of the neighborhood.

Below are some of the questions that were asked during the meeting as well as the responses.

**Question:** What are your intentions with the property?

**Answer:** I plan to develop the property into lots, so that individuals can build their homes on them and to do that I need to first annex and rezone the property.

**Question:** Why do you need to annex the property into the city, and will our properties be annexed as well?

**Answer:** Since I want to develop my property as soon as I begin to do that, I will be required to be annexed into the city. As for your properties they will remain part of the county unless you decide you want to be annexed as well, but you will have to do that yourselves.

**Question:** How many homes will you be building, or will you be building apartments? I don't want apartments.

**Answer:** The property will be rezoned as RM-8 so around eight homes per acre I think maybe fifteen homes, but we will see. We have yet to develop plans for the homes and property. I will not be building apartments just homes.

**Question:** Why didn't I get notified about this meeting, but my neighbor did, and will I be notified if there are other meetings?

**Answer:** I am required to send notification to properties located within 500 feet of the project, if you didn't get a notification, it was because you were not within the 500 feet. As for future meetings you may not be notified either, but those meetings will be held at city hall, and you can find those meeting times on their site once we get that far.

**Question:** Where will the entrances be for the property?

**Answer:** The entrance to the property will be through E ¼ road.

**Question:** Why not make an entrance via frontage road and will you develop E ¼ road all the way to East Valley drive?

**Answer:** I can't do it via frontage road because it is near the highway, and it will cause the state to become involved in the project. As for E ¼ road I will only develop from where it currently ends to the end of my property. I will not and am not required to develop it all the way to East valley drive.

**Question:** You will not be building apartments, right? I don't want apartments.

**Answer:** No sir I will not be building apartments since the property will be zoned RM-8 I can only build homes and that is what I will be building.

**Question:** Will all of E ¼ road be eventually developed and does the city have plans for that down the road?

**Answer:** Eventually all of E ¼ road may be developed it might be part of the master plan, but its hard to say since plans can change or other situations may occur for now only a small part of E ¼ road will be developed.

**Question:** Will the city be paying for the development of E ¼ road, or will it come out of your personal pocket?

**Answer:** The city will not be paying for that development it will be coming out of my pocket.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING GUTIERREZ ANNEXATION TO RM-8 (RESIDENTIAL MEDIUM-8) ZONE DISTRICT**

**LOCATED ON AN UNADDRESSED PROPERTY THAT LIES BETWEEN AND ABUTS 3070 I-70 BUSINESS LOOP ON THE EAST AND 3064 I-70 FRONTAGE ROAD ON THE WEST AND LIES SOUTH OF E ¼ ROAD AND NORTH OF I-70 BUSINESS FRONTAGE ROAD APPROXIMATELY 6.43 ACRES**

Recitals:

The property owner has petitioned to annex their 6.43 acres into the City limits. The annexation is referred to as the “Gutierrez Annexation”.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Gutierrez Annexation consisting of 6.43 acres from County B-2 (Concentrated Business) to RM-8 (Residential Medium – 8) 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 goals and policies and is generally compatible with land uses located in the surrounding area.

After notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium – 8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(l)(3)(ii) 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 GUTIERREZ ANNEXATION**

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned RM-8 as follows:

**GUTIERREZ ANNEXATION  
Perimeter Boundary Legal Description  
EXHIBIT A**

**Gutierrez Annexation Legal Description**

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation (Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'50"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

**INTRODUCED** on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024 and ordered published in pamphlet form.

\_\_\_\_\_  
Abram Herman  
President of the Council

ATTEST:

\_\_\_\_\_  
Selestina Sandoval

City Clerk