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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, MARCH 11, 2025 - 5:30 PM  
*Attend virtually: [bit.ly/GJ-PC-3-11-25](http://bit.ly/GJ-PC-3-11-25)***

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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 Darryl and Carri Dixon to zone 2 .89 acres from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4) located at 2019 South Broadway.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**February 11, 2025, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chairman Teske.

Those present were Planning Commissioners; Kim Herek, Shanon Secrest, Orin Zyvan, Ian Moore, and Robert Quintero.

Also present were Niki Galehouse (Planning Manager), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 1 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from January 14, 2025.

*Commissioner Herek moved to approve the Consent Agenda.*

*Commissioner Quintero seconded; motion passed 6-0.*

**REGULAR AGENDA**

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**1. Grand Mesa Industrial Park COU **COU-2024-569****

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Consider a request for a Conditional Use Permit (CUP) for a proposed 58,275 sf Recycling Collection Facility on a 10.745-acre portion of the property located at 3199 D Road in an I-1 (Light Industrial) zone district.

**Staff Presentation**

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

Commissioner Moore asked what the process was for the disposal of unrecyclable waste that makes it through the facility. He also asked if the CUP could be revoked if the applicant operated outside of the normal business hours they had provided.

Commissioner Secrest asked what the difference was between the existing use and the proposed use that necessitated the CUP.

Niki Galehouse indicated that there was a previous use on this property that also required a CUP, but it had expired.

Commissioner Quintero asked if the applicant intended to modify their operational hours in the future.

Commissioner Zyvan asked if the operational hours were a condition of the CUP. He asked if the peak traffic expectations would be affected by a change in operational hours.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, February 4, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:13 p.m. on February 11, 2025.*

There was no additional discussion among the staff or commissioners.

*The public hearing was closed at 6:14 p.m. on February 11, 2025.*

### **Discussion**

Commissioner Secret expressed favor for this project since it would be less intensive than the previous uses on this property.

Commissioner Zyvan echoed Commissioner Secret's comments but added his concerns about a future increase in traffic or waste generated by the facility if the operational hours were to change.

Commissioner Quintero agreed with the other commissioners.

### **Motion and Vote**

Commissioner Moore made the following motion "Mr. Chairman, on the GJ Partners, LLC request for a Conditional Use Permit, file number CUP-2024-569, I move that the Planning Commission approve the Conditional Use Permit for GJ Partners, LLC with the Conditions of Approval and Findings of Fact listed in the staff report."

*Commissioner Zyvan seconded; motion passed 6-0.*

## **2. Zoning & Development Code Amendments Q1 2025 ZCA-2024-701**

An Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings In Mixed-Use Zone Districts, Residential Attached And Multifamily Design Standards, And Definitions Related To Residential Uses.

### **Staff Presentation**

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

### **Questions for Staff**

There were no questions for staff.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, February 4, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:24 p.m. on February 11, 2025.*

There was no additional discussion among the staff or commissioners.

*The public hearing was closed at 6:24 p.m. on February 11, 2025.*

### **Discussion**

Commissioner Secrest expressed his approval of these code revisions.

### **Motion and Vote**

Commissioner Secrest 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-2024-701, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

*Commissioner Quintero seconded; motion passed 6-0.*

### **OTHER BUSINESS**

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Niki Galehouse noted that there would be a Planning Commission Workshop on February 20<sup>th</sup>, but the February 25<sup>th</sup> Hearing had been cancelled.

### **ADJOURNMENT**

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Commissioner Zyvan moved to adjourn the meeting.

*The vote to adjourn was 6-0.*

The meeting adjourned at 6:26 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** March 11, 2025  
**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 Darryl and Carri Dixon to zone 2 .89 acres from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4) located at 2019 South Broadway.

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicants, Darryl and Carri Dixon are requesting a zone of annexation to RL-4 for the Dixon Annexation. The approximately 2.89 acres consists of one parcel at 2019 South Broadway. The property is currently single family residential. Annexation is being sought in anticipation of developing the site for a future Minor Subdivision.

The property is Annexable Development per the Persigo Agreement. The proposed zone district of RL-4 is consistent with the Residential Low 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 RL-4.. The property is currently zoned in the County as RSF-2. The proposed zone district of RL-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan. The surrounding zoning is City RL-4 and County RSF-2 to the north, City R-2R to the south, County PUD to the west, and County RSF-4 to the east. Zoning will be considered 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 property. It is 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 are directly adjacent 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 RL-4 zoning is to provide for single-family and two-family residential uses where adequate public facilities and services are available. The RL-4 zone district is appropriate to implement the Residential Low future land use designation and may be used as a transition between Rural Residential and the more intense zone districts. Single-family detached, single-family attached, cottage courts, and duplexes are all allowed housing types in RL-4. The minimum density for RL-4 zoning is 2 units an acre, while the maximum density is 4 units an acre. With this being the case, the site could accommodate RL-4 densities from 6-11 units.

In addition to the RL-4 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low (2 to 5.5 du/acre). While RL-5 would also be an implementing zone district of Residential Low Designation, RL-4 is more consistent with the existing city and county zone districts in the surrounding area.

- a. RL-5 (Residential Low - 5)
- 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 consistent with Section 21.02.030(c) of the Zoning and Development Code regarding the proposed Annexation and Zoning was held at Monument Presbyterian Church on August 24, 2023. The Applicant and city staff were in attendance, along with approximately 12 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 February 27, 2025. 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 February 28, 2025. The notice of the Planning Commission public hearing was published on March 1, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between **INSERT DATES** through the GJSpeaks platform.

### **ANALYSIS**

The criteria for review are set forth in Section 21.02.050(c) of the Zoning and

Development Code, which provides that an applicant for a zone of annexation has the burden of producing evidence that provides each of the following criteria:

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

The proposed rezone to RL- 4 (Residential Low 4) 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 promotes 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 north and the south.

*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 this parcel will provide further development opportunities while minimizing the impact on infrastructure and City Services.

*Land Use Plan: Relationship to Existing Zoning*

Requests to rezone the properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation in the Comprehensive Plan. As a guide to zoning changes and zones of annexation, the Comprehensive Plan states that zoning requests are required to implement the Comprehensive Plan. The requested zone of RL-4 implements the Comprehensive Plan because it is an implementing zone district of the Residential Low 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" supports the request to increase residential density on the subject property. The owner of the property is requesting a zone of annexation to RL-4 to accomplish this.

The subject property has sewer service and all other urban amenities to the property. The properties across South Broadway to the north are zoned City RL-4 and County RSF-2. The existing use of the RL-4 property is a place of worship and the County properties are single-family residential homes. The properties to the east are County RSF-2 and RSF-4 zoned properties used for single-family residential homes. The property to the west is zoned County PUD. The existing use on the property to the west is a winery and agricultural use with a single-family residence. RL-4 and other districts consistent with the Residential Low designation are consistent with the surrounding area as it has been traditionally developed in the County. From a high-level view, the properties in this area of the Redlands are all within a Residential Low and Rural Residential land use designation and are expected to develop at that density as they come within the City. While the City would also support the RL-5 zone district, RL-4 is more consistent with the existing surrounding RSF-4 and RSF-2 zoned properties and is an appropriate transition between Rural Residential and more intense zone districts.

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 and result in a logical and orderly development pattern.

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 RL-4 increases the amount of undeveloped land available for additional density 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 provide additional single-family and two-family residential uses where adequate public facilities are available while minimizing the effects on City services. A zone of RL-4 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 Dixon Zone of Annexation, ANX-2023-690 request for the property located at 2019 Broadway from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4), the following findings of fact have been made:

The request has met the criteria identified in Section 21 .02.050(c) of the Zoning and Development Code.

## **SUGGESTED MOTION:**

Mr. Chairman, on the Zone of Annexation request for the property located at 2019 Broadway, 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 - Dixon Annexation Plat
3. Exhibit 3 - Dixon Annexation Site Maps
4. Exhibit 4 - Dixon Annexation Schedule
5. Exhibit 5 - Neighborhood Meeting Notes
6. Draft Ordinance - Dixon Annexation

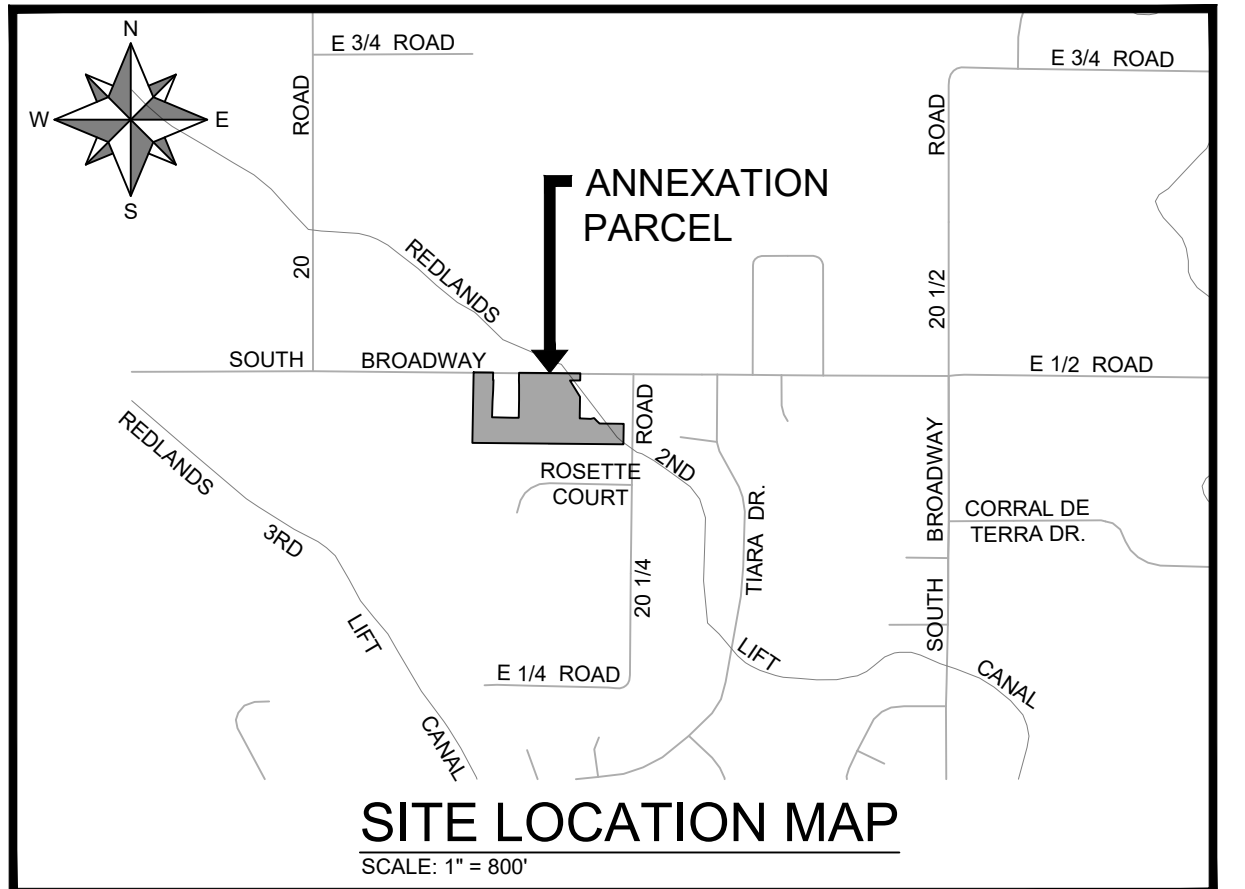
General report 2019 S Broadway

We are requesting annexation into the City of Grand Junction and a change in zoning from RSF2 to R4.  
This request is in accordance with the 2020 City of Grand Junction Master Plan.

Darryl and Carri Dixon

# DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,  
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado



## LEGAL DESCRIPTION

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

## AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,268.80 FT.
CONTIGUOUS PERIMETER	1,051.74 FT.
AREA IN SQUARE FEET	126,084 FT <sup>2</sup>
AREA IN ACRES	2.89 AC.
AREA WITHIN R.O.W.	10,098 FT <sup>2</sup>
	0.23 AC.
AREA WITHIN DEEDED R.O.W.	0.00 FT <sup>2</sup>
	0.00 AC.

## LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING ANNEXATION LIMITS	

## SURVEY ABBREVIATIONS

POC	POINT OF COMMENCEMENT	R	RANGE
POB	POINT OF BEGINNING	NO.	NUMBER
R.O.W.	RIGHT OF WAY	REC.	RECEPTION
SEC.	SECTION	FT/FT	SQUARE FEET/FEET
T	TOWNSHIP	MCSM	MESA CO. SURVEY MONUMENT
AC.	ACRES		

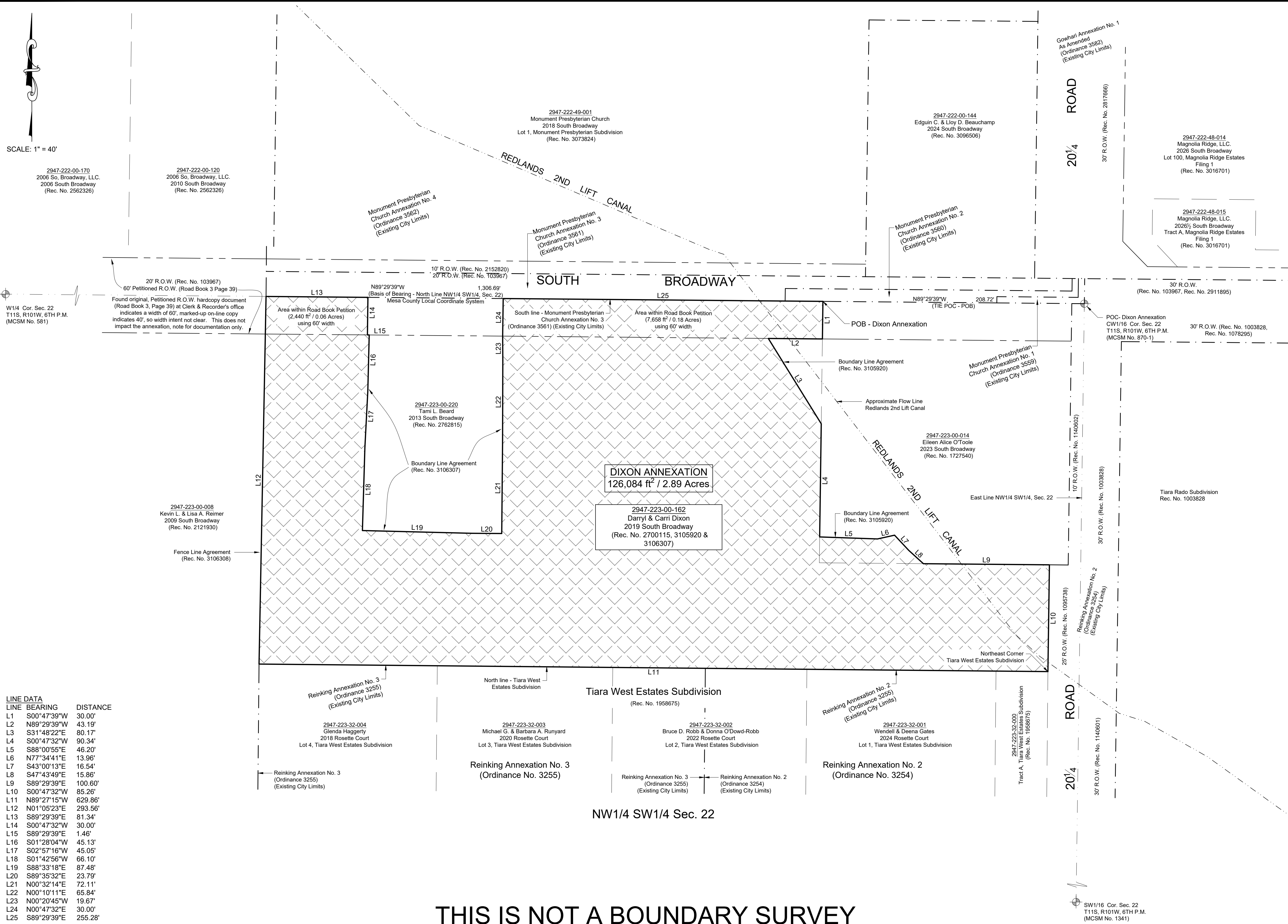
ORDINANCE NO.  
XXXX

EFFECTIVE DATE  
XX/XX/20XX

## 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

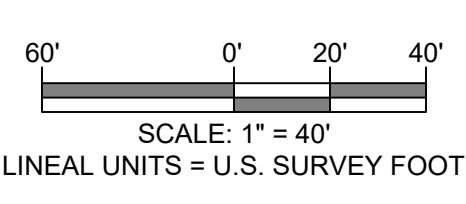


LINE	BEARING	DISTANCE
L1	S00°47'39"W	30.00'
L2	N89°29'39"W	43.19'
L3	S31°48'22"E	80.17'
L4	S00°47'32"W	90.34'
L5	S88°00'55"E	46.20'
L6	N77°34'41"E	13.96'
L7	S43°00'13"E	16.54'
L8	S47°43'49"E	15.86'
L9	S89°29'39"E	100.60'
L10	S00°47'32"W	85.26'
L11	N89°27'15"W	629.86'
L12	N01°05'23"E	293.56'
L13	S89°29'39"E	81.34'
L14	S00°47'32"W	30.00'
L15	S89°29'39"E	1.46'
L16	S01°28'04"W	45.13'
L17	S02°57'16"W	45.05'
L18	S01°42'56"W	66.10'
L19	S88°33'18"E	87.48'
L20	S89°35'32"E	23.79'
L21	N00°32'14"E	72.11'
L22	N00°10'11"E	65.84'
L23	N00°20'45"W	19.67'
L24	N00°47'32"E	30.00'
L25	S89°29'39"E	255.28'

THIS IS NOT A BOUNDARY SURVEY

NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 12/2024  
REVIEWED BY: RBP DATE: 12/2024  
CHECKED BY: ABL DATE: 12/2024  
APPROVED BY: RBP DATE: 12/2024

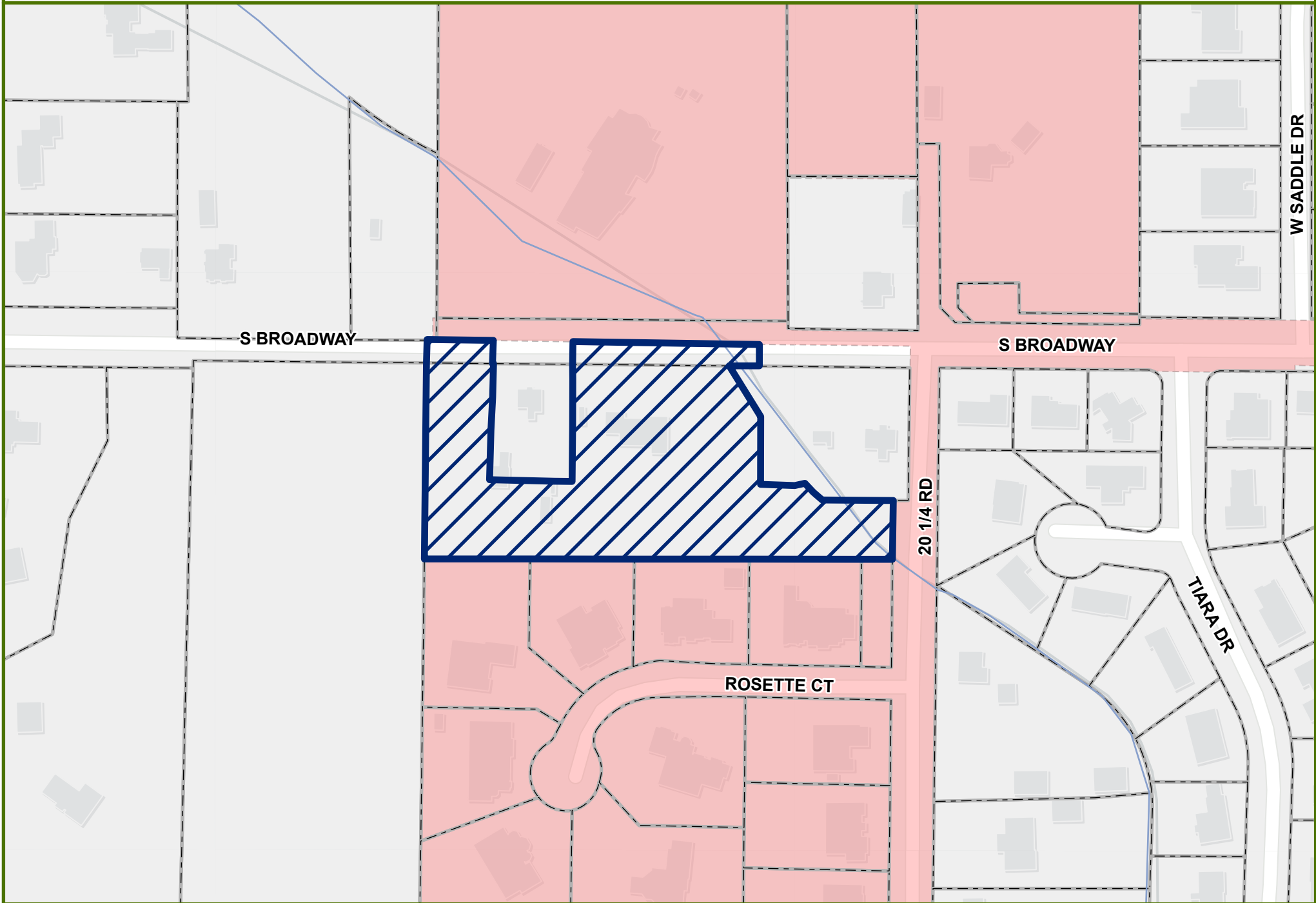


Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, CO. 81501  
(970) 256-4003

DIXON ANNEXATION  
Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4)  
Section 22, Township 11 South, Range 101 West, 6th Principal Meridian,  
County of Mesa, State of Colorado

1 OF 1

# Dixon Annexation



0 50 100 200 Feet



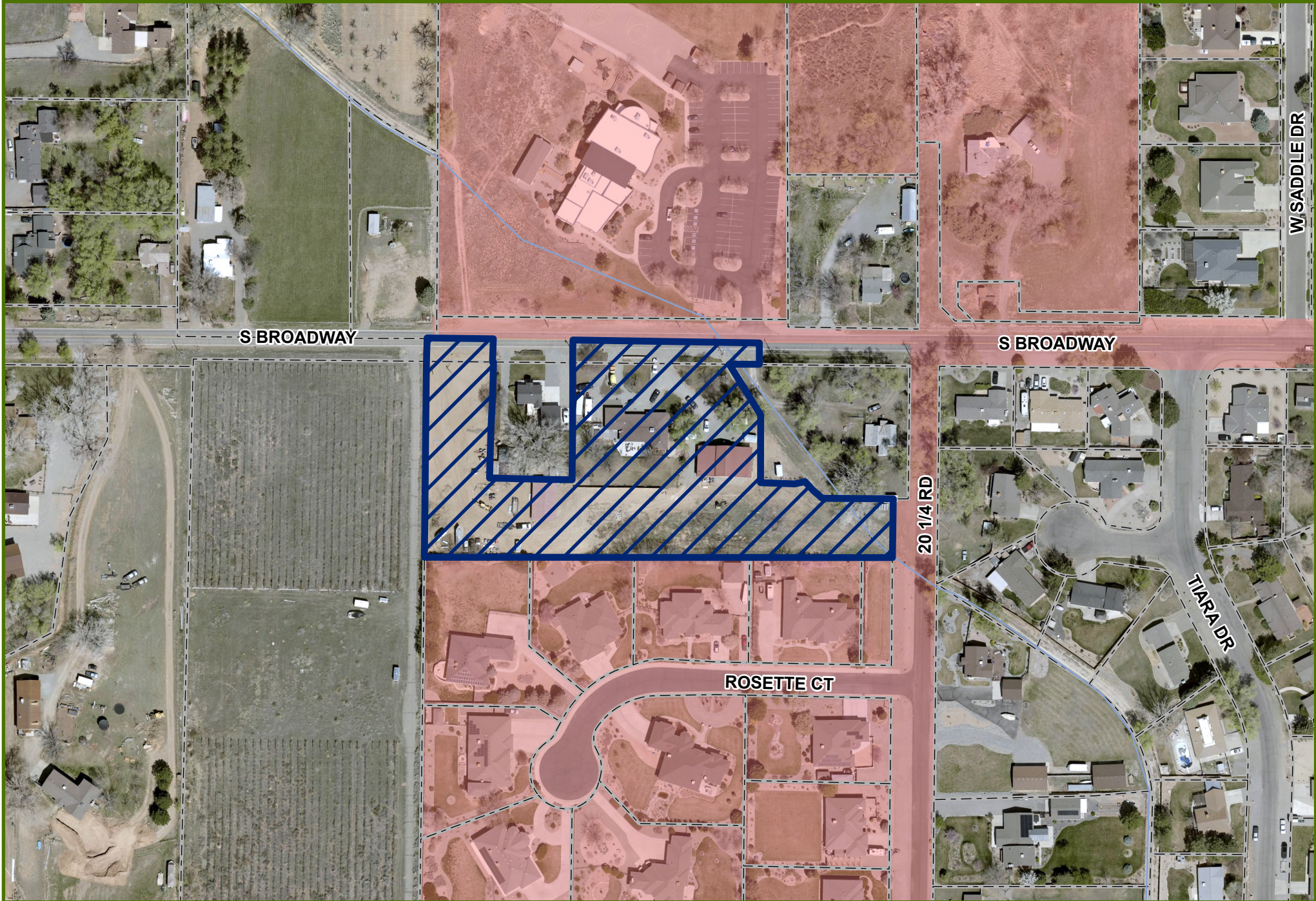
Annexation Site



City Limits



# Dixon Annexation



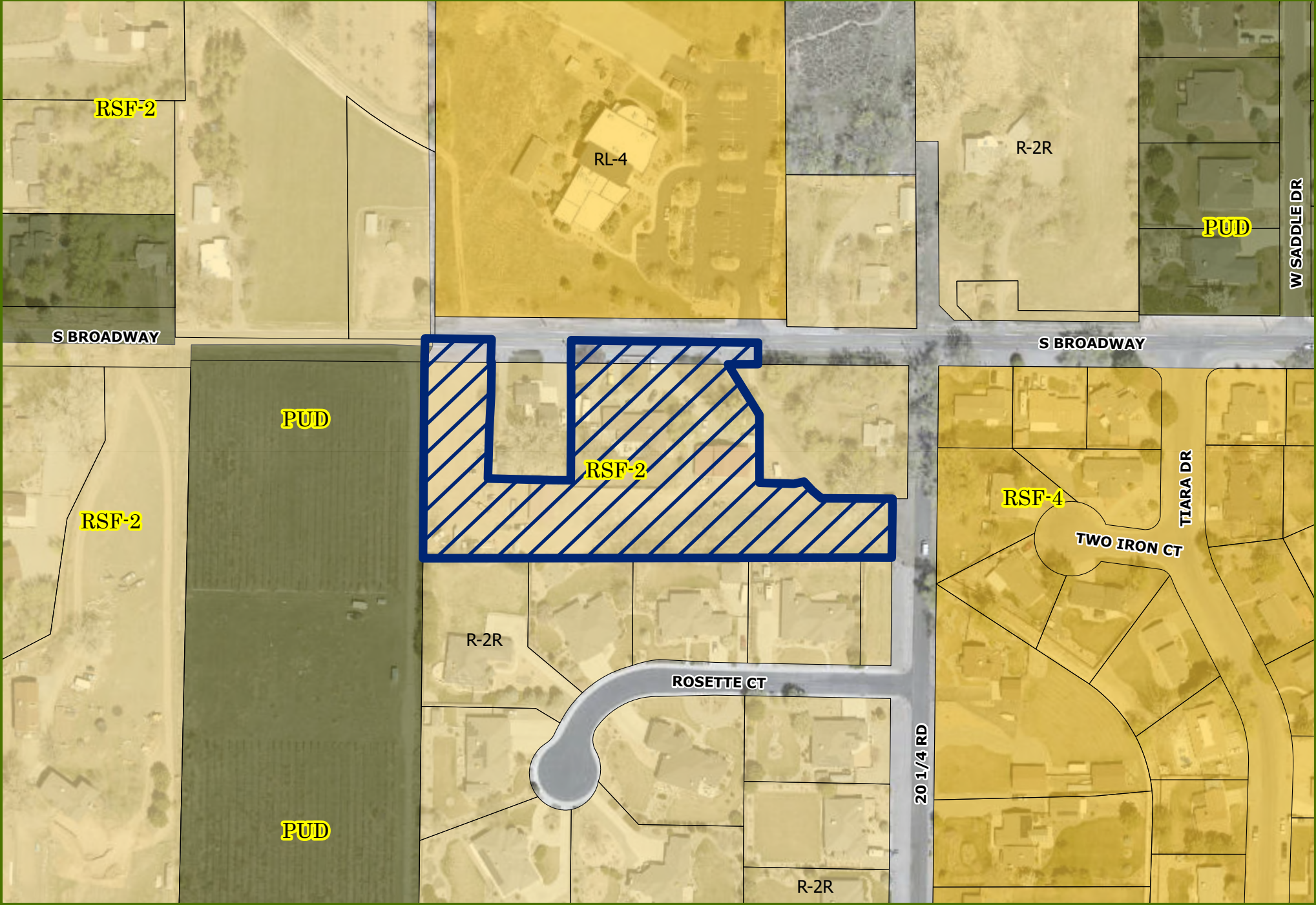
Annexation Site



City Limits



# Dixon Annexation - Zoning



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Annexation

City Zoning

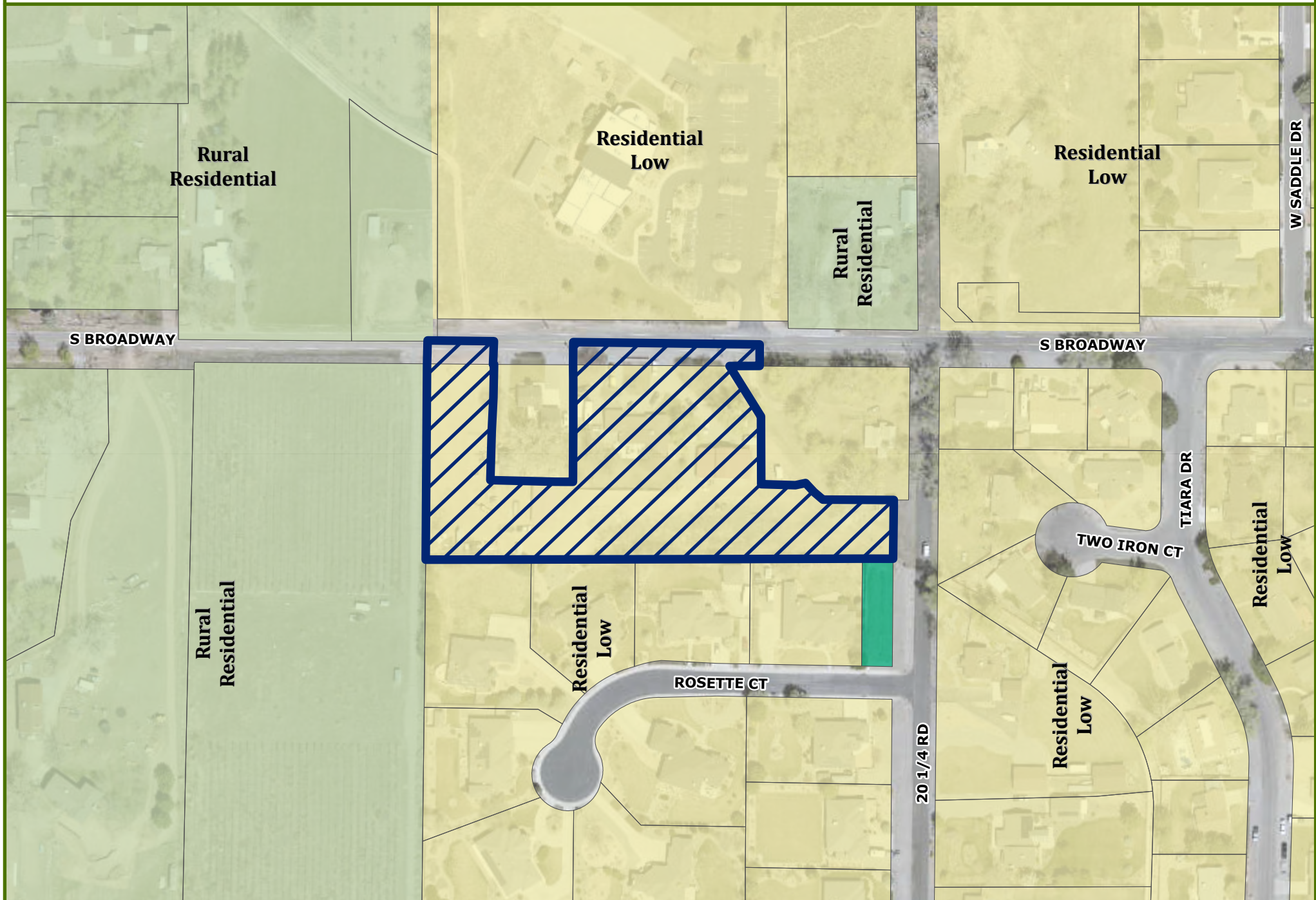
County Zoning

Date Created: 2/7/2025





# Dixon Annexation - Land Use



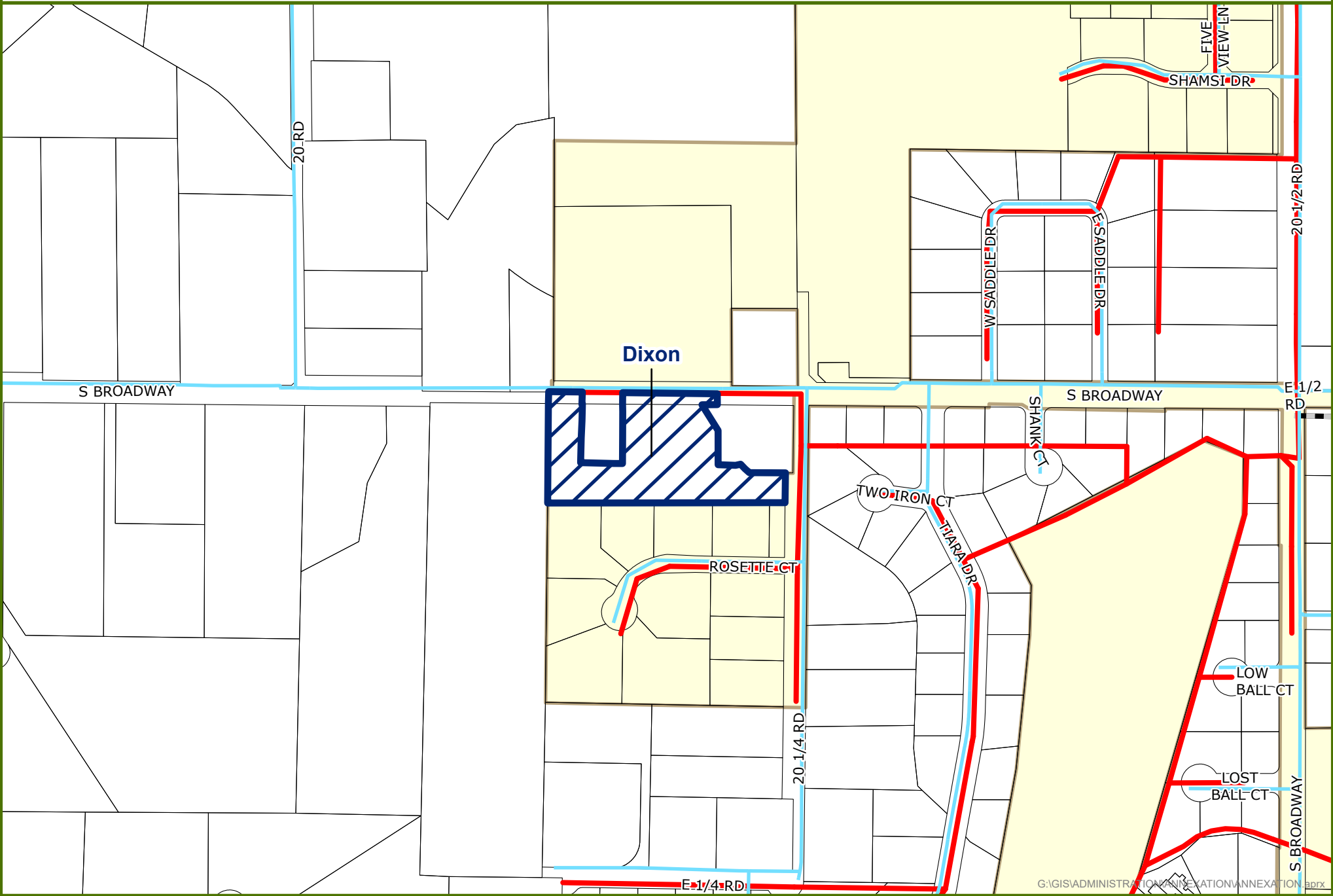
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Annexation Site  
Packet Page 15

Date Created: 2/7/2025

Dixon Annexation - Utilities





ANNEXATION SCHEDULE & SUMMARY WORKSHEET					
February 19, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use			
March 11, 2025		Planning Commission Considers Zone of Annexation			
March 16, 2025		City Council Intro Proposed Zoning Ordinance			
April 16, 2025		City Council Accept Petition/Annex and Zoning Public Hearing			
May 18, 2025		Effective date of Annexation and Zoning			
ANNEXATION SUMMARY					
File Number		ANX-2023-690			
Location		2019 S. Broadway			
Tax ID Number(s)		2947-223-00-162			
Number of Parcel(s)		1			
Existing Population		2			
No. of Parcels Owner Occupied		1			
Number of Dwelling Units		1			
Acres Land Annexed		2.89 Acres			
Developable Acres Remaining		1.5 Acres			
Right-of-way in Annexation		.23 Acres			
Previous County Zoning		RSF-2			
Proposed City Zoning		R-4			
Surrounding Zoning:	North:	RL-4 / RSF-2			
	South:	R-2R			
	East:	PUD			
	West:	RSF-R			
Current Land Use		Single Family Residential			
Proposed Land Use		Single Family Residential			
Surrounding Land Use:	North:	Residential Low / Rural Residential			
	South:	Residential Low			
	East:	Residential Low			
	West:	Rural Residential			
Comprehensive Plan Designation:		Residential Low			
Zoning within Comprehensive Plan Designation:		RI-4	RL-5	P-1	P-2
Values:	Assessed	\$ 62,570			
	Actual	\$895,420			
Address Ranges		2011, 2015, 2017, 2019, 2021 S. Broadway & 525 20 ¼ Rd			
Special Districts:	Water	Ute			
	Sewer	City			
	Fire	GJ Rural Fire Protection District			
	Irrigation/Drainage	Redlands Water & Power			
	School	District 51			
	Pest	Grand River Mosquito District			

## Neighborhood meeting notes

We held our neighborhood meeting at the Presbyterian Church August 24 with 12 neighbors in attendance. We discussed our plans to annex into the City of Grand Junction, change zoning to R4, and subdivide into 3 total lots. There was no opposition to this plan. There was some discussion about the irrigation issue with the subdivision to the south of our property. We all agreed that this was a subdivision issue that they need to resolve and our property would not be a part of that resolution.

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
DIXON ANNEXATION**

**LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO**

**APPROXIMATELY 2.89 ACRES**

**WHEREAS**, on the 19<sup>th</sup> day of March 2025, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16<sup>th</sup> day of April; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situated in Mesa County, Colorado, and described to wit:

**DIXON ANNEXATION**

**Perimeter Boundary Legal Description  
EXHIBIT A**

**Dixon Annexation Legal Description**

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

**INTRODUCED** on first reading this 19<sup>th</sup> day of March 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 16<sup>th</sup> day of April 2024 and ordered published in pamphlet form.

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Abram Herman  
President of the Council

ATTEST:

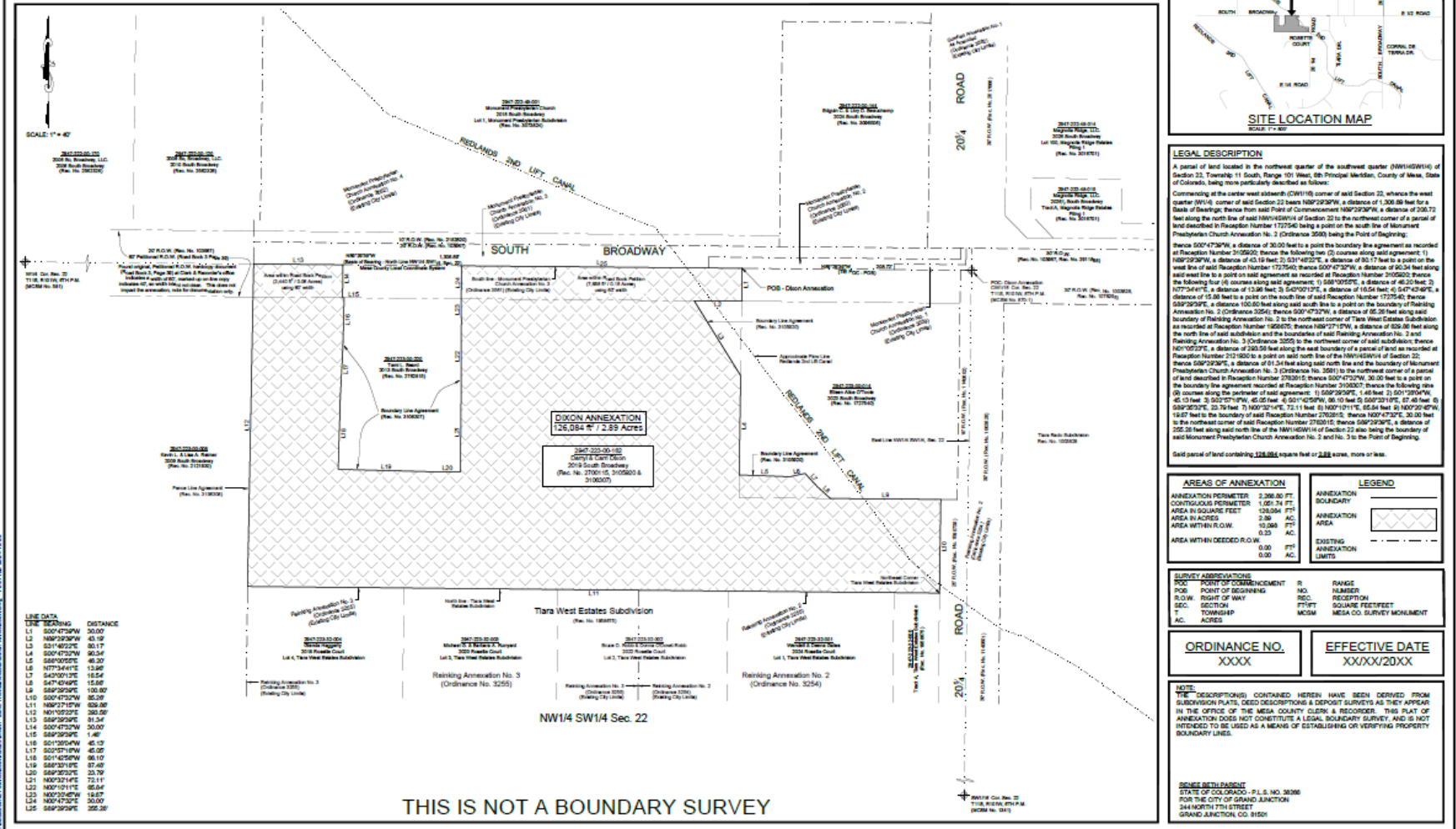
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Selestina Sandoval  
City Clerk

# EXHIBIT A

## DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,  
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado



**SITE LOCATION MAP**  
SCALE 1" = 40'

**LEGAL DESCRIPTION**  
A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:  
Commencing at the corner west side of (C&D) 100' corner of said Section 22, where the west quarter (NW1/4) corner of said Section 22 bears N89°29'30"W, a distance of 1,306.88 feet to a point of Beginning; thence from said Point of Beginning N89°29'30"W, a distance of 256.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northeast corner of a parcel of land described in Reception Number 177540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3250) being the Point of Beginning;  
thence S00°47'30"W, a distance of 30.00 feet to a point the boundary line agreement as recorded in Reception Number 210500; thence the following two (2) courses along said agreement: (1) S89°29'30"W, a distance of 43.18 feet to S21°44'02"E, a distance of 90.77 feet to a point on the west line of said Reception Number 177540; thence S00°47'30"W, a distance of 90.54 feet along said west line to a point on said agreement as recorded in Reception Number 210500; thence the following four (4) courses along said agreement: (1) S89°29'30"W, a distance of 48.20 feet; (2) N77°34'47"E, a distance of 13.88 feet; (3) S47°02'13"E, a distance of 15.58 feet; (4) S89°29'30"W, a distance of 100.80 feet along said south line to a point on the boundary of Reception Annexation No. 2 (Ordinance 3250); thence S00°47'30"W, a distance of 82.35 feet along said boundary of Reception Annexation No. 2 to the northeast corner of said West Estates Subdivision as recorded in Reception Number 180000; thence N89°27'19"W, a distance of 559.88 feet along the north line of said subdivision and the boundary of said Reception Annexation No. 2 and Reception Annexation No. 3 (Ordinance 3255) to the northeast corner of said subdivision; thence N00°10'11"E, a distance of 330.55 feet along the east boundary of a parcel of land as recorded in Reception Number 212100 to a point on said north line of the NW1/4SW1/4 of Section 22;  
thence S89°29'30"E, a distance of 11.24 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3251) to the northeast corner of a parcel of land described in Reception Number 270010; thence S00°47'30"W, 30.00 feet to a point on the boundary line agreement recorded in Reception Number 210500; thence the following nine (9) courses along the northeast of said agreement: (1) S89°29'30"E, 1.48 feet; (2) S01°29'30"W, 45.13 feet; (3) S00°57'19"W, 45.05 feet; (4) S01°42'59"W, 86.10 feet; (5) S89°29'30"E, 67.48 feet; (6) S89°29'30"E, 23.79 feet; (7) N00°10'11"E, 72.11 feet; (8) N00°10'11"E, 65.54 feet; (9) N00°10'47"W, 18.87 feet to the boundary of said Reception Number 270010; thence N00°47'30"E, 30.00 feet to the northeast corner of said Reception Number 270010; thence S89°29'30"E, a distance of 255.35 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

AREAS OF ANNEXATION	LEGEND
ANNEXATION PERIMETER 3,396.80 FT.	ANNEXATION BOUNDARY
CONTIGUOUS PERIMETER 1,051.74 FT.	ANNEXATION AREA
AREA IN SQUARE FEET 126,084	EXISTING ANNEXATION LIMITS
AREA IN ACRES 2.89	
AREA WITHIN R.O.W. 0.04	
AREA WITHIN DECEDED R.O.W. 0.00	

SURVEY ASSOCIATIONS	RANGE	RANGE
POB: POINT OF BEGINNING	NO.	NUMBER
R.O.W.: RIGHT OF WAY	REC.	RECEPTION
SEC.: SECTION	TPTOT	SQUARE FEET/FEET
T: TOWNSHIP	MCSM	MESA CO. SURVEY MONUMENT
AC.: ACRES		

ORDINANCE NO.	EFFECTIVE DATE
XXXX	XX/XX/20XX

**NOTE:**  
THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SURVEYING PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK, A 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.

**SENDER WITH PAYMENT**  
STATE OF COLORADO - P.L.S. NO. 30386  
FOR THE CITY OF GRAND JUNCTION  
244 NORTH 1ST STREET  
GRAND JUNCTION, CO. 81501