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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, APRIL 22, 2025 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-4-22-25***

Call to Order - 5:30 PM

1. Election of Chair and Vice-Chair

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by 405 Road LLC to rezone 1.03 acres from RL-4 (Residential Low - 4) to RM-8 (Residential Medium - 8) located at 405 25 Road.

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: April 22, 2025

Presented By: Niki Galehouse, Planning Manager

Department: Community Development

Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Election of Chair and Vice-Chair

RECOMMENDATION:

EXECUTIVE SUMMARY:

Election of Chair and Vice-Chair

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None

GRAND JUNCTION PLANNING COMMISSION
April 8, 2025, 5:30 PM
MINUTES

As Chairman Teske was absent, the Commission elected Commissioner Weckerly to act as chair for this meeting.

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Weckerly.

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

Also present were Niki Galehouse (Planning Manager), Tim Lehrbach (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

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

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 25, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 5-0.

REGULAR AGENDA

1. Zoning Code Amendments – Quarter 2 2025

ZCA-2025-187

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Zyvan and Secrest commended Tim for his presentation.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 1, 2025, via www.GJSpeaks.org.

Charissa Chiaravalotti voiced her approval of the amendments, particularly the outdoor recreation use being allowed in the MU-3 zone district.

The public comment period was closed at 6:00 p.m. on April 8, 2025.

Discussion

Commissioners Moore and Zyvan stated their approval of the proposed amendments.

Motion and Vote

Commissioner Secrest made the following motion “Ms. Chairwoman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-187 as set forth in the proposed Draft Ordinance attached to the staff report and incorporated herein, 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 Moore seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Moore moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 6:02 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: April 22, 2025
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

Consider a request by 405 Road LLC to rezone 1.03 acres from RL-4 (Residential Low - 4) to RM-8 (Residential Medium - 8) located at 405 25 Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Property Owner, 405 Road LLC is requesting a rezone from RL-4 (Residential Low 4) to RM-8 (Residential Medium 8) for property located at 405 25 Road on approximately 1.03 acres. The property currently has one single-family dwelling unit with approximately two-thirds of the property vacant. A rezone is being sought in anticipation of future development on the site. The requested RM-8 is consistent with the One Grand Junction Comprehensive Plan Land Use Map designation of Residential Medium.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Property Owner is proposing a zone district of RM-8 (Residential Medium 8). The property is currently zoned as RL-4 (Residential Low 4). The proposed zone district of RM-8 is consistent with the Residential Medium Land Use category shown on the Land Use Map. The Residential Medium land use designation is comprised of residential uses with a range of housing types and densities, typically located within walking distance of services and amenities. An additional goal of the Residential Medium designation is to provide housing near commercial and employment areas. This land use designation was adopted by the City in December 2020 as part of the One Grand Junction Comprehensive Plan ("Comprehensive Plan"). The surrounding County zoning on all sides is RSF-4 (Residential Single Family - 4).

The area proposed to be rezoned is within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 1 is classified as Urban Infill, with urban services already in place and which generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment. Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier typically does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary in certain situations. The Comprehensive Plan encourages new development and redevelopment in Tier 1 areas. Increasing density on this underutilized property will provide development opportunities while minimizing the impact on existing infrastructure and City services.

The purpose 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. 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. With this being the case, the overall site could accommodate RM-8 densities from 6 to 8 units. It is important to note that the amount of units is dependent on how the site is laid out and redeveloped.

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:

- 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 Rezone consistent with GJMC Section 21.02.030(c) was held remote on Zoom on December 4, 2024 at 5:30 pm. City Staff and the applicant's representative were in attendance along with seven members of the public.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the GJMC. The subject properties were posted with an application sign on January 16, 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 April 4, 2025. The notice of the Planning

Commission public hearing was published on April 12, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between April 15, 2025 and April 21, 2025 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth Section 21.02.050(m)(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 criteria outlined in this section. The applicant's responses to these criteria are included on page 11 of the Development Application, included as an exhibit. Staff's analysis of the criteria is provided below.

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

The proposed rezone to RM-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 policies that promote a compact pattern of growth to encourage an 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 rezone is supported by this plan principle because it leverages existing infrastructure, falls within City limits, and provides additional units on an underdeveloped property.

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 is intended to support a more intensive residential development pattern, offering a transition between lower-density neighborhoods and higher-density urban areas. The RM-8 district 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 also tends to be more cost-effective for the provision of 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. As an implementing zone for the Residential Medium designation, RM-8 aligns with and supports the goals of the Comprehensive Plan.

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 a rezone to RM-8 to achieve this.

The subject properties have sewer service and all other urban amenities available to the property. The surrounding properties to the north, west, south, and east have a County zoning designation of RSF-4 (Residential Single Family - 4). According to the Mesa County Land Development Code, RSF-4 is primarily intended to accommodate medium-density, single-family and duplex residential development. There are several underdeveloped properties in between Broadway, South Broadway and 25 Road that are larger designated as Residential Medium. It is likely that these properties were designated this way since they are larger in nature and currently underdeveloped with greater development potential than the areas around them.

As stated earlier, Tier 1 is classified as Urban Infill, with urban services already in place and which generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment. Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier typically does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary in certain situations. Further, when Tier 1 properties are vacant and underutilized with proximity to the urban core and services, it presents an opportunity to provide services for additional housing units in a more efficient manner. Another contributing factor supporting the higher density for this property is the existence of neighborhood commercial services across the street and further down Broadway with the Redlands Marketplace Shopping Center and the Independence Center. The Comprehensive Plan encourages clustering Residential Medium implementing zone districts in areas in close proximity to neighborhood commercial areas. It's also important to note that RM-8 is the least intensive zone district that implements the Residential Medium designation. With this being the case, RM-8 is more suitable with the surrounding RSF-4 zoned properties than RM-12 and other implementing zone districts.

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 underdeveloped land available for medium densities as the area continues to attract residential development at densities needing urban and city services. Rezoning 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 RECOMMENDATION

After reviewing the 405 25 Road Rezone, RZN-2025-12, for a rezone of 1.03 acres from RL-4 (Residential Low 4) to RM-8 (Residential Medium 8) located at 405 25 Road the following finding of fact has been made:

The request has met the criteria identified in Section 21.02.050(m)(ii) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the property located for property located at 405 25 Road, approximately 1.03 acres, City file number RZN-2025-12, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Maps
3. Draft Rezone Ordinance



Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Residential Medium Existing Zoning: RL-4
Proposed Land Use Designation: NA Proposed Zoning: RM-8

Property Information

Site Location: 405 25 Rd. Site Acreage: 1.03

Site Tax No(s): 2945-164-00-139 Site Zoning: RL-4

Project Description: Rezone from RL-4 to RM-8

Property Owner Information

Name: 405 25 LLC

Street Address: 734 Egret Cir

City/State/Zip: Grand

Business Phone #: _____

E-Mail: ty@mesaplanning.com

Fax #: _____

Contact Person: Ty Johnson

Contact Phone #: 970-316-1596

Applicant Information

Name: 405 25 LLC

Street Address: 734 Egret Cir

City/State/Zip: Grand

Business Phone #: _____

E-Mail: ty@mesaplanning.com

Fax #: _____

Contact Person: Ty Johnson

Contact Phone #: 970-316-1596

Representative Information

Name: Mesa Planning

Street Address: 734 Egret Cir

City/State/Zip: Grand

Business Phone #: _____

E-Mail: ty@mesaplanning.com

Fax #: _____

Contact Person: Ty Johnson

Contact Phone #: 970-316-1596

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

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

Signature of Person Completing the Application: _____

Please print and sign

Date: 12/27/2024

Signature of Legal Property Owner: _____

Please print and sign

Date: 12/27/2024

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 405 25 LLC ("Entity") is the owner of the following property:

(b) 405 25 Rd. Grand Junction, CO 81507 (parcel # 2945-164-00-139)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Member/Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

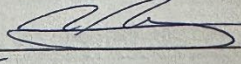
On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

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

Signature of Entity representative: 

Printed name of person signing: Ty Johnson

State of Colorado)

County of Mesa) ss.

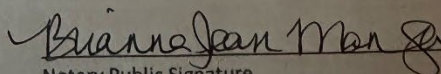
Subscribed and sworn to before me on this 27 day of December, 2024

by Brianna Jean Mangum

Witness my hand and seal.

My Notary Commission expires on 10/6/2026





Notary Public Signature

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named
405 25 LLC
 and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- | | |
|---|---|
| <input type="checkbox"/> trust | <input type="checkbox"/> registered limited liability partnership |
| <input type="checkbox"/> nonprofit corporation | <input type="checkbox"/> registered limited liability limited partnership |
| <input checked="" type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association |
| <input type="checkbox"/> general partnership | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership | <input type="checkbox"/> corporation |
| <input type="checkbox"/> | |
3. The entity is formed under the laws of State of Colorado
4. The mailing address for the entity is 734 Egret Cir Grand Junction, CO 81505
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Ty Johnson, Member/Manager
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
 as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:
None

Executed this 12/27/2024

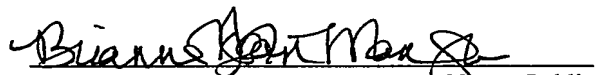

 Signature

Signature

STATE OF COLORADO
 COUNTY OF Mesa } SS:

The foregoing instrument was acknowledged before me this 27 day of December 2024,
 by Brianna Jean Mangum

Witness my hand and official seal.


 Notary Public

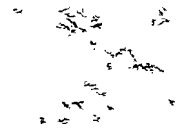
My commission expires: 10/6/2026

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.

BRIANNA JEAN MANGUM
 NOTARY PUBLIC - STATE OF COLORADO
 Notary ID #20224038864
 My Commission Expires 10/6/2026



QUITCLAIM DEED

THIS DEED, Made this 5th day of November 2024

Between **TY JOHNSON** and **405 25 LLC**

THE GRANTOR(S),

TY ALEXANDER JOHNSON whose legal address is 734 Egret Cir Grand Junction, CO 81505

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, conveys, releases and quitclaims to the GRANTEE(S):

405 25 LLC, whose principal office address is 734 Egret Cir Grand Junction, CO 81505

a Colorado limited liability company
the following described real estate, situated in Grand Junction, in the County of Mesa, State of Colorado, described as follows:

Legal Description:

Beginning at a point 193 feet North and 12.5 feet West of the Southeast Corner of Section 16, Township 1 South, Range 1 West, Ute Meridian, thence West 328 feet, thence North 137 feet, thence East 328 feet, thence South 137 feet to the point of beginning;

Also: Beginning at the Southeast corner of Section 16, Township 1 South, Range 1 West, Ute Meridian, thence North 330 feet, thence West 12.5 feet, thence South 330 feet, thence East 12.5 feet, for Road Purposes,

Also known by street and number as 405 25 Road, Grand Junction, CO 81507-1601

Also known by Tax Parcel Number: 2945-164-00-139

Grantor does hereby quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

(SIGNATURE PAGE FOLLOWS)

Grantor Signature: ¹

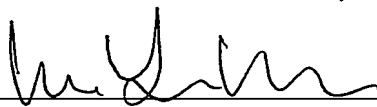
DATED: 11/5/2024



Ty Alexander Johnson
734 Egret Cir
Grand Junction, CO 81505

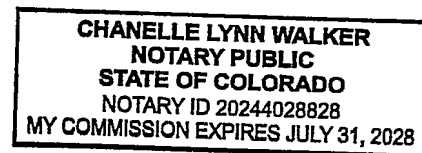
State of Colorado
County of Mesa

This record was acknowledged before this 5th day of November 2024 by Ty
Alexander Johnson

Notary's Official Signature: 

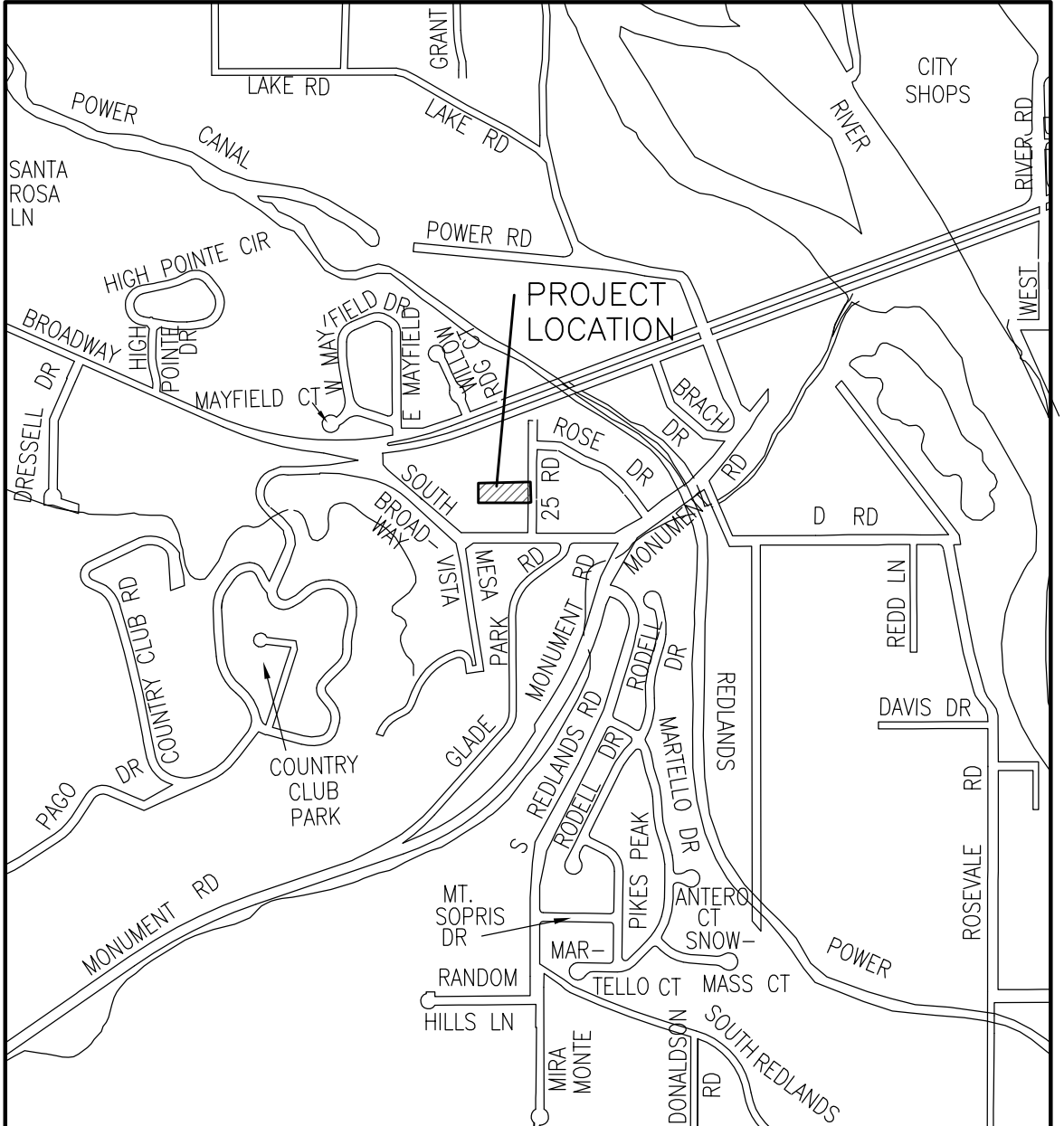
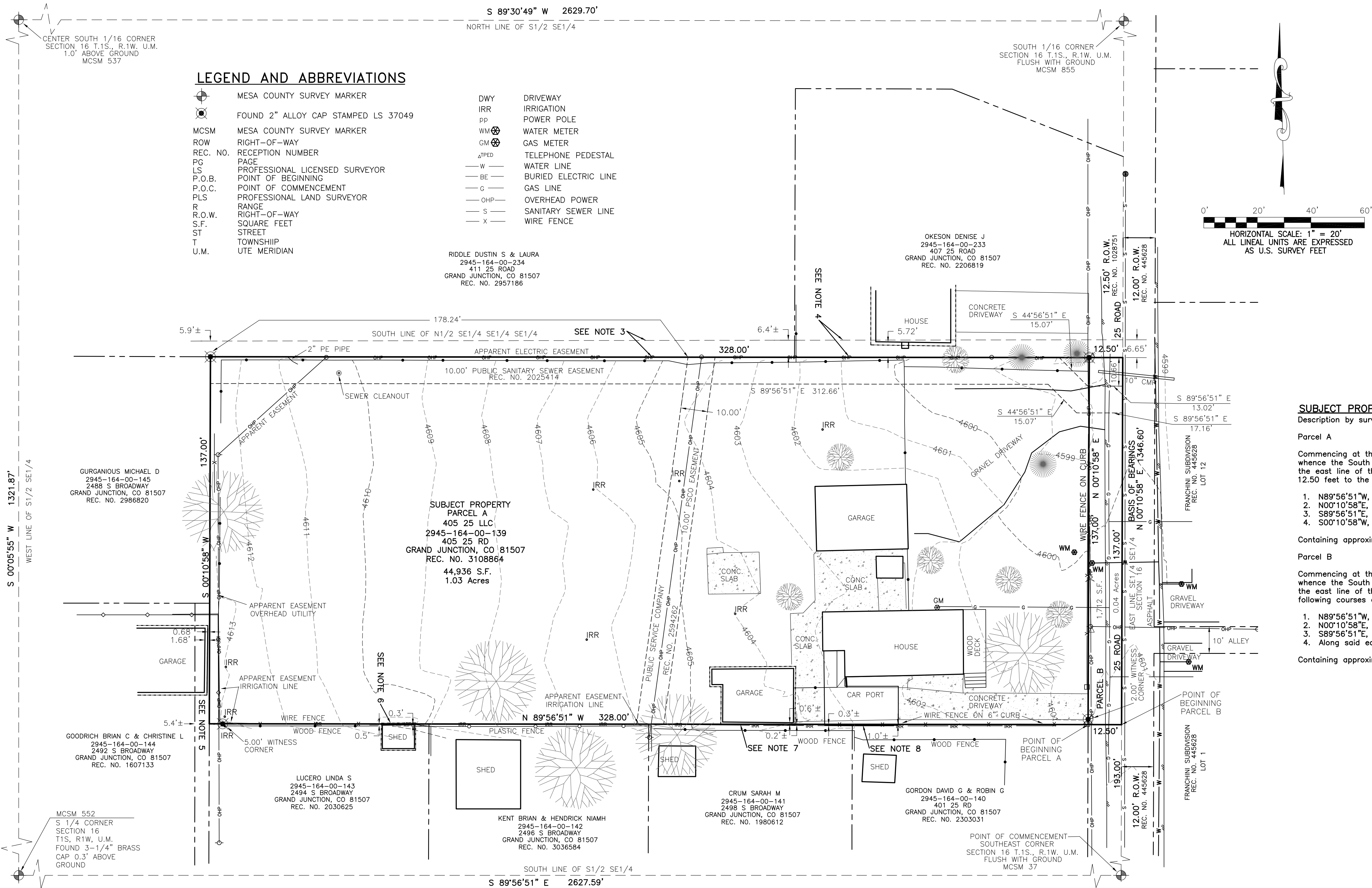
Title of Office: Notary Public

My Commission Expires: July 31, 2028



IMPROVEMENT SURVEY PLAT

IN THE SE1/2, SE1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



SUBJECT PROPERTY

Description by survey:

Parcel A

Commencing at the southeast Corner of Section 16 T.1S., R.1W. of the Ute Meridian, Mesa County Colorado; whence the South 1/16 Corner of said Section 16 bears N00°10'58"E, a distance of 1346.60 feet; thence, along the east line of the SE1/4 SE1/4, N00°10'58"E, a distance of 193.00 feet; thence N89°56'51"W, a distance of 12.50 feet to the Point of Beginning; thence the following courses and distances.

- N89°56'51"W, a distance of 328.00 feet;
- N00°10'58"E, a distance of 137.00 feet;
- S89°56'51"E, a distance of 328.00 feet;
- S00°10'58"W, a distance of 137.00 feet, to the Point of Beginning.

Containing approximately 1.03 Acres

Parcel B

Commencing at the southeast Corner of Section 16 T.1S., R.1W. of the Ute Meridian, Mesa County Colorado; whence the South 1/16 Corner of said Section 16 bears N00°10'58"E, a distance of 1346.60 feet; thence, along the east line of the SE1/4 SE1/4, N00°10'58"E, a distance of 193.00 feet to the Point of Beginning; thence the following courses and distances.

- N89°56'51"W, a distance of 12.50 feet;
- N00°10'58"E, a distance of 137.00 feet;
- S89°56'51"E, a distance of 12.50 feet, to the easterly line of said SE1/4 SE1/4;
- Along said easterly line, S00°10'58"W, a distance of 137.00 feet, to the Point of Beginning.

Containing approximately 0.04 Acres

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____



Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N 00°10'58" E for a distance of 1346.60 feet, located between a Mesa County Survey Marker for the Southeast Corner, and a Mesa County Survey Marker for the South 1/16 Corner of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
- Title information is from Mesa County Real Property Records, and the title title commitment by Fidelity National Title, File No. 200-F01027-22, Effective Date February 17, 2022.
- There is a deed gap along the north line. The subject property deed describes the north line of the property as being 330 feet north of the southeast section corner. The Riddle Deed describes the south line of the parcel to the north as the south line of the N1/2 SE1/4 SE1/4 SE1/4, because the easterly line of the SE1/4 SE1/4 is 1346.60 feet in length instead of and even 1320 feet the south line of the N1/2 SE1/4 SE1/4 SE1/4 lies approximately 336.65 feet north of the property corner.
- The Okeson deed describes the south line of the property as being 330 feet north of the section corner which would coincide with the deed of the subject property. However; it appears the property was split off of the Riddle property. If this is the case the deed gap described in Note 3 above could possibly apply to this parcel as well.
- There is a deed gap between the west line of the subject property and the Goodrich property to the southwest. I found a survey in the Historical Layer of the County GIS that was done by Roy George. The survey has a note that it was surveyed on May 8, 1950, but is dated 7-15-1967. The survey is not a subdivision plat, but it shows a layout of the properties in this area and includes a 4.5' wide Parcel in this location. It's possible the strip of property actually belongs to whomever owned the property prior to it being split into lots.
- Wall of shed is 0.3'± south of property line, eaves encroach on property approximately 0.5'±.
- Garage Eave overhangs property to the south buy approximately 0.2'±, garage wall is at least 0.6'± north of property line.
- Carport overhangs property line.

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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.

LAND SURVEY DEPOSIT NO. _____

FILING DATE: _____

RCB Rolland Consulting Engineers, LLC		IMPROVEMENT SURVEY PLAT 405 25 ROAD	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		FOR: 405 25 LLC IN THE SE1/4, SE1/4, SECTION 16 T1S, R1W UTE MERIDIAN, CITY OF GRAND JUNCTION MESA COUNTY, COLORADO	
Drawn JLG	Designed JLG	Checked JAM	Proj# C4448
File Name: C:\PROJECTS\C4448\C4448-SURVEY.DWG	Date 12/27/24	Sheet 1	Of 1

Parcel A

Commencing at the southeast Corner of Section 16 T.1S., R.1W. of the Ute Meridian, Mesa County Colorado; whence the South 1/16 Corner of said Section 16 bears N00°10'58"E, a distance of 1346.60 feet; thence, along the east line of the SE1/4 SE1/4, N00°10'58"E, a distance of 193.00 feet; thence N89°56'51"W, a distance of 12.50 feet to the Point of Beginning; thence the following courses and distances.

1. N89°56'51"W, a distance of 328.00 feet;
2. N00°10'58"E, a distance of 137.00 feet;
3. S89°56'51"E, a distance of 328.00 feet;
4. S00°10'58"W, a distance of 137.00 feet, to the Point of Beginning.

Containing approximately 1.03 Acres

Parcel B

Beginning at the southeast Corner of Section 16 T.1S., R.1W. of the Ute Meridian, Mesa County Colorado; whence the South 1/16 Corner of said Section 16 bears N00°10'58"E, a distance of 1346.60 feet; thence the following courses and distances.

1. N89°56'51"W, a distance of 12.50 feet;
2. N00°10'58"E, a distance of 330.00 feet;
3. S89°56'51"E, a distance of 12.50 feet, to the easterly line of said SE1/4 SE1/4;
4. Along said easterly line, S00°10'58"W, a distance of 330.00 feet, to the Point of Beginning.

Containing approximately 0.04 Acres

405 25 Rd Rezone
405 25 Rd.
December 27, 2024
General Project Report

Project Description

The subject property is approximately 1.03 acres in size and is located at 405 25 Rd., as displayed below. This application requests a rezone for the subject property from RL-4 to RM-8.



Public Benefit (of the entire project):

This project, if approved, will benefit the community as it will increase the acreage of land in the community that is zoned for medium density housing. Additionally, this rezone would help implement the City's Comprehensive Plan which benefits the community as it works to the community's collective vision for growth.

An additional public benefit to this project is that it is infill with existing built ROW and public utilities surrounding the property. Future development will take advantage of existing public infrastructure and prevent sprawl, which burdens the taxpayer due to the extension of public infrastructure.

Neighborhood Meeting

A neighborhood meeting was held on Wednesday, December 4th 2024. The meeting was held on zoom and took place for approximately 37 minutes from 5:30-6:07 pm, and there were 9 attendees at the meeting. Ty Johnson with Mesa Planning facilitated the neighborhood meeting by presenting an overview of the rezone request and then questions were asked by the attendees. Thomas Lloyd, Senior Planner, was in attendance and assisted in answering questions from attendees, especially as they related to City codes, plans, and processes. Below is a list of questions that were asked and topics that were discussed at the meeting.

- Why can't you build a house on it now without subdividing?
- Would anything prevent the property from developing in the future?
- Comments against R8 density
- Thoughts that medium density will devalue surrounding property values
- Concern about impacts to views
- Questions about future land use map of the Comp Plan and why this area is Residential Medium
- Comments about the inadequacy of utilities and services in the area including fire hydrants, irrigation, power, and 25 Rd. width
- Questions about the relationship between zoning and developing, specifically whether the property must be in compliance with the Comp Plan to develop
- Questions about whether the neighborhood can protest the existing future land use designation and change it
- Comments about how neighbors only want one additional house on the property

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

The subject property is designated as Residential Medium in the future land use map of the comprehensive plan. The request complies with the following principles, policies, and objectives from the Comprehensive Plan.

Plan Principle 3: Responsible and Managed Growth

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Policy 6. Support the development of neighborhood-centered commercial uses and mixed-use development.

Objective c. Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.

Objective d. Density/Intensity

Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types

Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Surrounding Land Use

The subject property is currently surrounded by single-family residential development.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel
- Irrigation: Redlands Water and Power

Approval Criteria

Section 21.02.050(1)(3)(ii) of the GJMC states that Review Criteria 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.

Response: RM-8 zoning is one of the implementing zone districts for the Residential Medium land use designation. Additionally, the proposed RM-8 zoning is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 2-3 of this report.

This criterion has been met.

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

Response: The subject property is adjacent to residential development and is in very close proximity to a commercial center and the downtown core of Grand Junction. RM-8 zoning implements the future land use map of the Comp Plan which is the community's collective vision for growth.

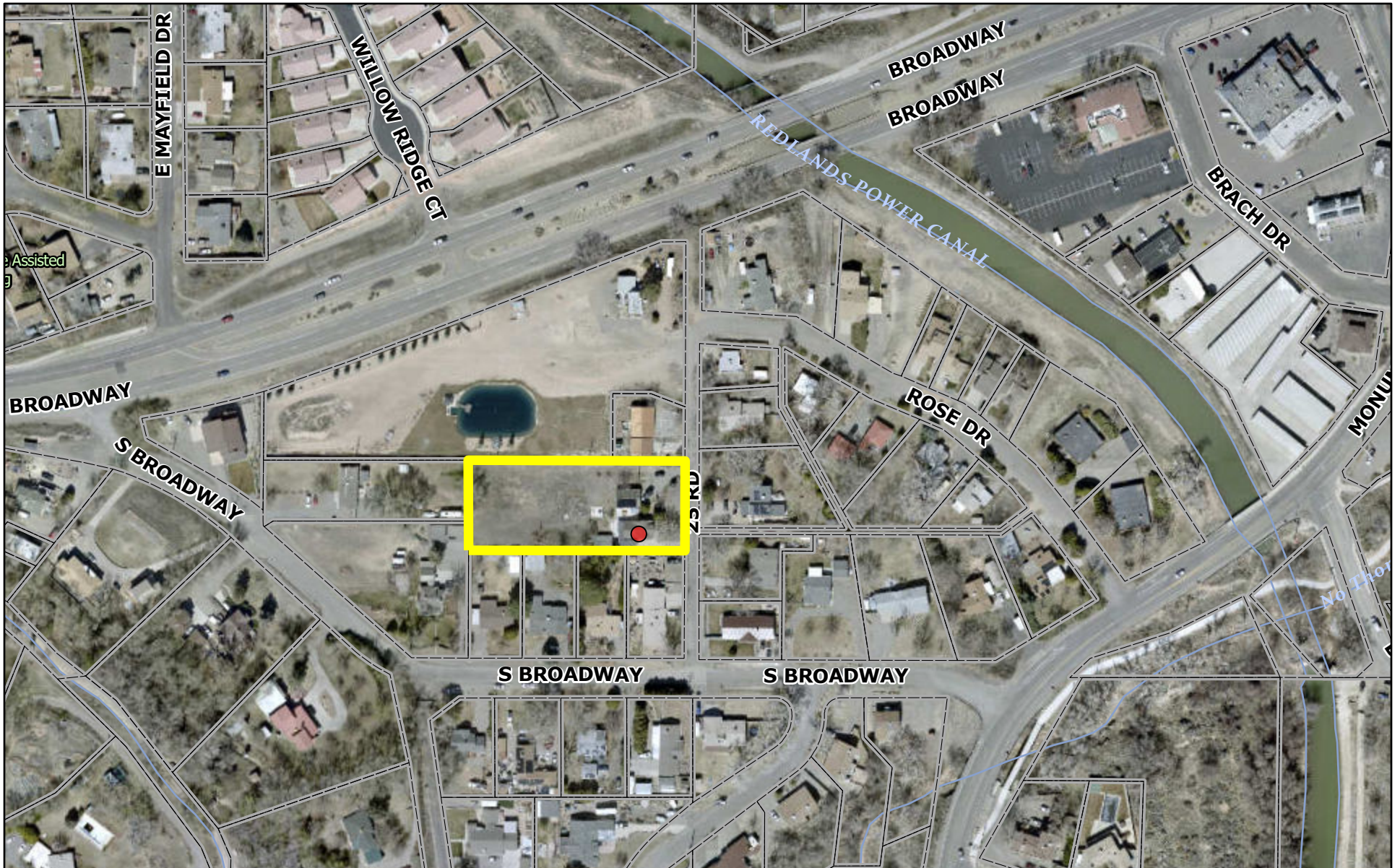
This criterion has been met

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

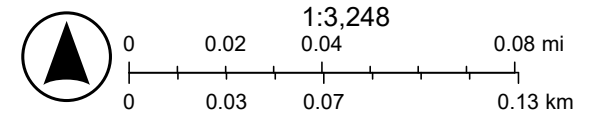
Response: The proposed change provides a significant benefit to the community as it implements the Comp Plan in many ways and creates more medium density zoned land to improve upon the housing issue that was well documented in our community.

This criterion has been met

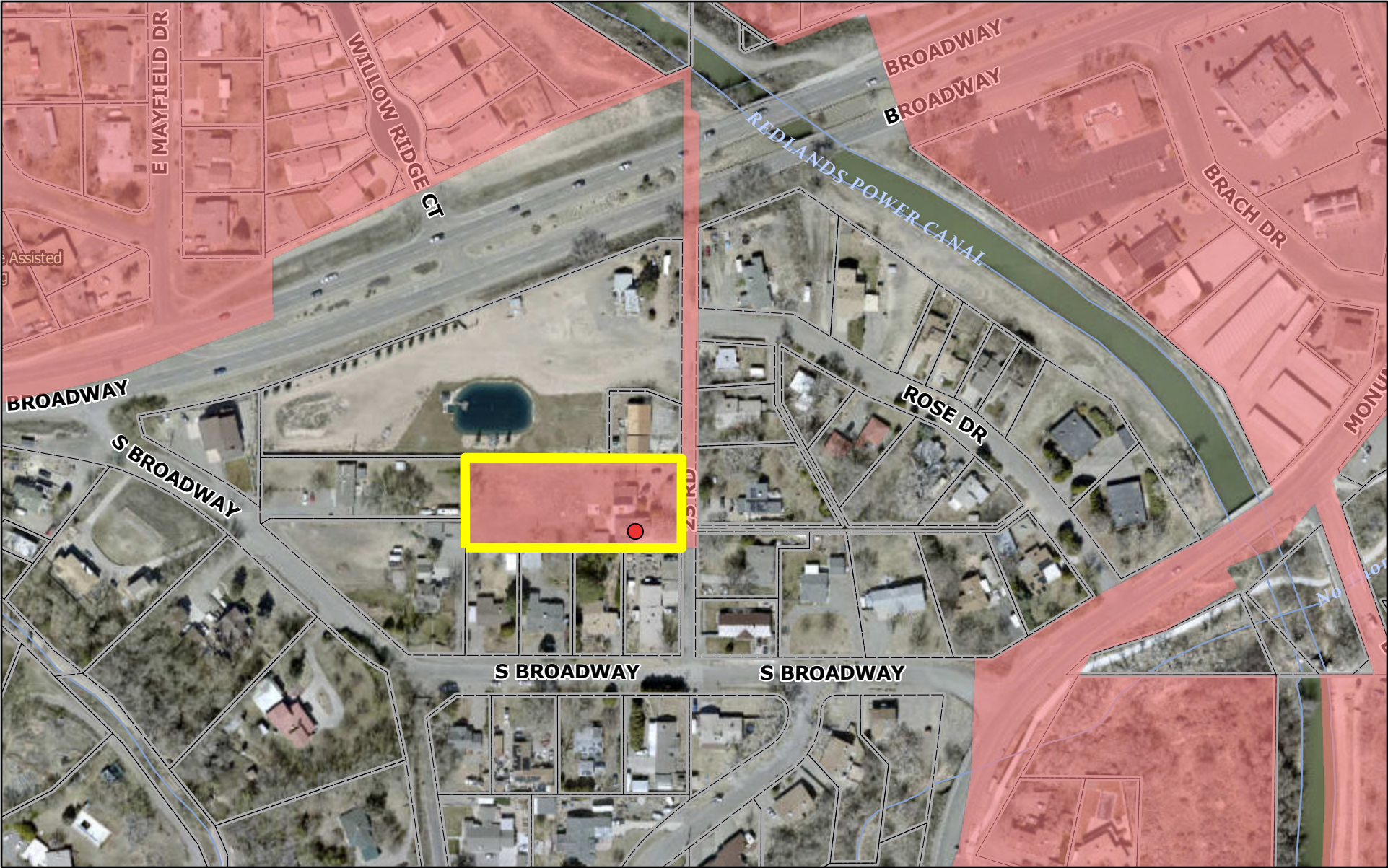
405 25 Road Vicinity Map



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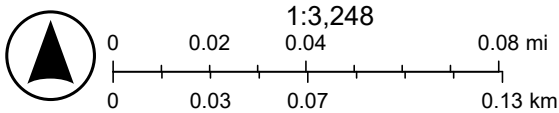
405 25 Road Corporate Limits Map



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City Limits

 City of Grand Junction



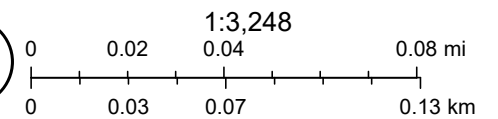
405 25 Road Zoning Map



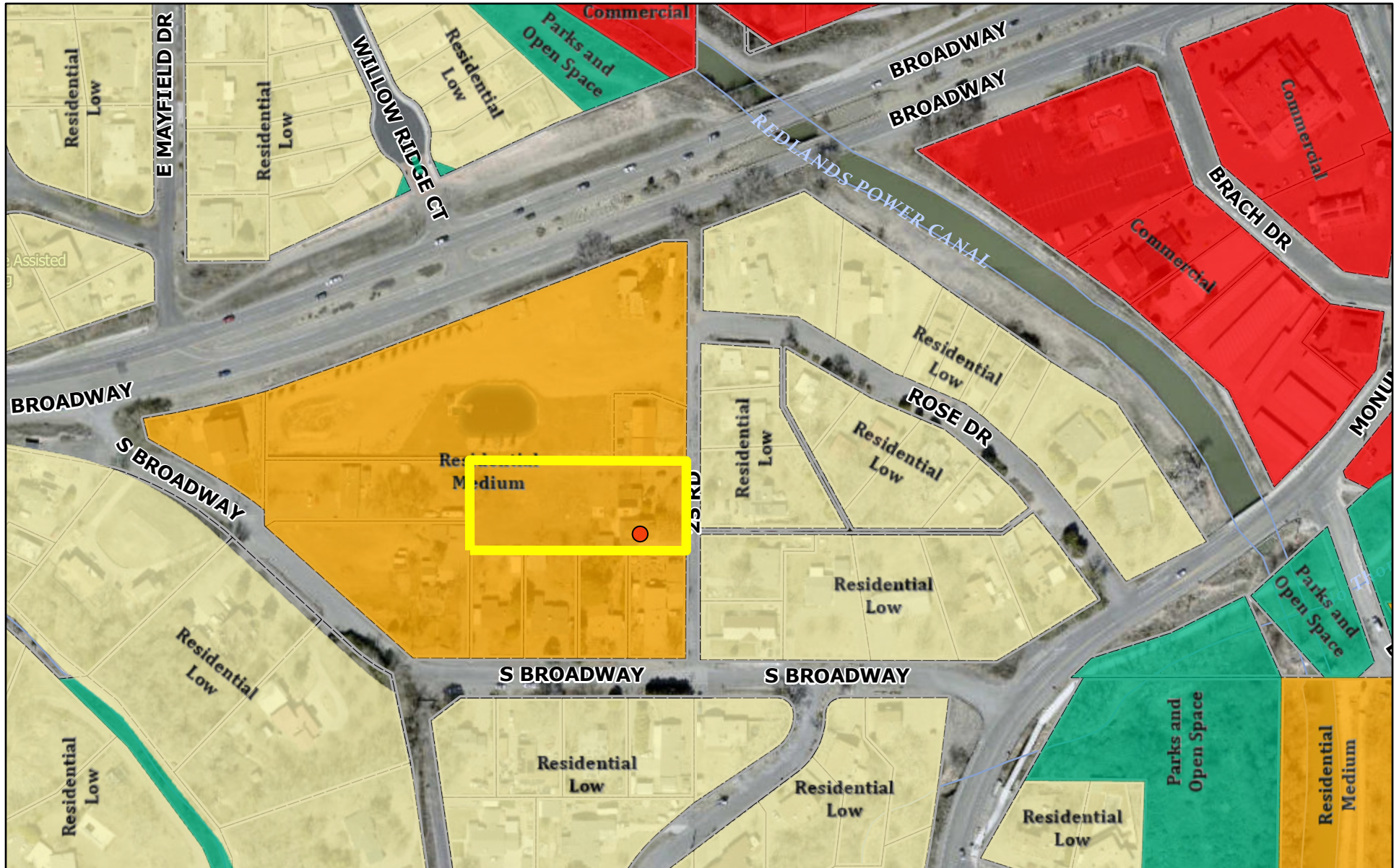
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Zoning

- Residential Low 4, RL-4
- Mixed-Use Light Commercial, MU-2
- Residential Low 5, RL-5
- Public, Civic, and Institutional Campus, P-2
- Planned Development, PD



405 25 Road Land Use Map

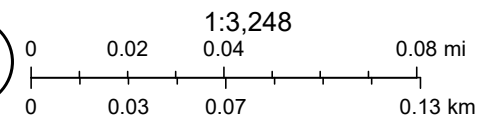


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Land Use

- Residential Low (2 -5.5 DU/Acre)
- Residential Medium (5.5 -12 DU/Acre)

- Commercial
- Parks and Open Space



ORDINANCE NO.

**AN ORDINANCE REZONING APPROXIMATELY 1.03 ACRES FROM RL-4
(RESIDENTIAL LOW – 4) TO RM-8 (RESIDENTIAL MEDIUM – 8) ZONE DISTRICT
LOCATED AT 405 25 ROAD**

Recitals:

The property owner, 405 25 Road LLC, proposes a rezone from RL-4 (Residential Low – 4) to RM-8 (Residential Medium – 8) for 1.03 acres located at 405 25 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended approval of changing the zoning from RL-4 (Residential Low – 4) to RM-8 (Residential Medium – 8) for the property, finding that it is consistent with the One Grand Junction Land Use Map (“Plan”) designation of Residential Medium and the Plan’s goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from RL-4 (Residential Low – 4) to RM-8 (Residential Medium – 8) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the RM-8 (Residential Medium – 8) zone district meets the stated criteria of Section 21.02.050(I)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to RM-8 (Residential Medium – 8) on the zoning map.

Commencing at the southeast Corner of Section 16 T.1S., R.1W. of the Ute Meridian, Mesa County Colorado; whence the South 1/16 Corner of said Section 16 bears N00°10’58”E, a distance of 1346.60 feet; thence, along the east line of the SE1/4 SE1/4, N00°10’58”E, a distance of 193.00 feet; thence N89°56’51”W, a distance of 12.50 feet to the Point of Beginning; thence the following courses and distances.

1. N89°56’51”W, a distance of 328.00 feet;
2. N00°10’58”E, a distance of 137.00 feet;
3. S89°56’51”E, a distance of 328.00 feet;
4. S00°10’58”W, a distance of 137.00 feet, to the Point of Beginning.

Containing approximately 1.03 Acres

INTRODUCED on first reading this 4th day of May 2025 and ordered published in pamphlet form.

ADOPTED on second reading ____ day of ____ 2025 and ordered published in pamphlet form.

"To be Determined"
President of the Council

ATTEST:

Selestina Sandoval
City Clerk