To access the Agenda and Backup Materials electronically, go to www.gjcity.org



PLANNING COMMISSION AGENDA IN-PERSON/VIRTUAL HYBRID MEETING CITY HALL AUDITORIUM, 250 N 5th STREET TUESDAY, MAY 27, 2025 - 5:30 PM

Attend virtually: bit.ly/GJ-PC-5-27-25

Call to Order - 5:30 PM

1. Election of Chair & Vice-Chair

Consent Agenda

- **1.** Minutes of Previous Meeting(s)
- **2.** Consider a request to vacate a 15-foot drainage, landscape, and utility easement on a 17.54-acre parcel located at 2980 Highway 50 **RESCHEDULED TO JUNE 10**

Regular Agenda

- 1. Consider a request for a Conditional Use Permit (CUP) for a proposed 6,000 sf Retail and 60,820 sf Mini-Warehouse on a 4.20-acre portion of the property located at 492 30 Road in a MU-1 (Mixed-Use Neighborhood) zone district.
- 2. Consider a request by Wendi Gechter IRA to zone 5.58 acres from County I-2 (General Industrial District) to City I-1 (Industrial Light) located at 377 28 Road.
- 3. Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Transitional Provisions, Administration And Procedures, Use-Specific Standards For Community Assembly, Short-Term Rentals, And Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Residential Attached And Multifamily Design Standards, Bicycle Parking And Storage, Public Right-Of-Way Landscaping, And Lighting Height Standards

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 27, 2025

<u>Presented By:</u> Niki Galehouse, Planning Manager

Department: Community Development

Submitted By:

Information

SUBJECT:

Election of Chair & Vice-Chair

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None

GRAND JUNCTION PLANNING COMMISSION April 22, 2025, 5:30 PM MINUTES

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

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

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

There were 15 members of the public in attendance, and 1 virtually.

There was a request to continue the election of chair and vice-chair to a future hearing.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 8, 2025.

Commissioner Weckerly moved to approve the Consent Agenda.

Commissioner Secrest seconded; motion passed 7-0.

REGULAR AGENDA

1. 405 25 Rd Rezone RZN-2025-12

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.

Staff Presentation

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

Applicant Ty Johnson stated the purpose and intent of his request.

Questions for Staff

Commissioner Weckerly asked if 25 Rd was a dead-end or if it continued to Rose Dr, how many dwellings could be developed on a shared driveway, and if there would be adequate emergency services and road maintenance to accommodate this development. She asked why the 2020 Comprehensive Plan had a future landuse of the parcel of residential medium. She asked if the parcel could be developed at R-4 standards and why the rezone was being requested.

Commissioner Secrest asked how compatibility with the Comprehensive Plan is measured.

Commissioner Moore asked how many units could be developed on a lot this size at the RM-8 density.

Commissioner Zyvan asked about the process for flagpole annexations and how it impacted the annexation of the neighboring properties.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 15, 2025, via www.GJSpeaks.org.

Jared Taylor commented on EMS access, community benefit, site access, and the cost to make the infrastructure compatible with any future development on the parcel. He brought up the easements on the property and the challenges they could pose for future development.

Brian Goodrich expressed concerns with increased traffic, parking, site access, noise, and water shares.

Dave Gordon stated that he had no issue with subdivision of the subject parcel, but he did not think the rezone to RM-8 was compatible with the surrounding neighborhood.

Denise Okeson shared her concerns for pedestrian safety and the potential increase in noise from any future development.

Dustin Riddle stated that he wouldn't mind the subject parcel being subdivided into two half-acre parcels, but he didn't understand why the rezone to RM-8 was necessary.

Susan Smith noted that the previous owner of the property also tried to increase the density of the parcel and that it failed because the infrastructure did not support it.

Laura Riddle noted that she had no intent to develop her property. She commented on the challenges of the existing irrigation lines.

Jessa Taylor expressed concerns with access for emergency services, safety of her children, and the impact of development on her property value.

Wayne Allen agreed with the previous commenters that a rezone to RM-8 was not compatible with the existing neighborhood.

Sally Crum brought up an easement on the property and asked if a road could be built over it.

Brenden Smith stated that he was opposed to the development.

The public comment period was closed at 6:41 p.m. on April 22, 2025.

Ty Johnson restated his intentions for the property. He speculated on future development of the parcel and the City's thorough review requirements.

Commissioner Weckerly restated her question on why the property needed to be rezoned. She asked if on-street parking would be allowed on 25 Rd.

Commissioner Moore asked if the property could be subdivided under the current RL-4 zone designation. He asked about future development of the parcel under the RM-8 standards, and what would happen if development proved too challenging after the parcel was rezoned.

Commissioner Zyvan asked for clarification on subdivision of the property at the RL-4 zone designation.

The Public Hearing was closed at 6:55 p.m. on April 22, 2025.

Discussion

Commissioner Scissors clarified that the request was not about whether development could occur at the current density, but whether a rezone to RM-8 was consistent with the Comprehensive Plan.

Discussion ensued on the right for a property owner to develop their property as they see fit within the confines of the Zoning and Development Code contrasted with the challenges of such development and its impact on the surrounding neighborhood.

Motion and Vote

Commissioner Herek made the following 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."

Commissioner Zyvan seconded; motion passed 5-2.

OTHER BUSINESS

Niki Galehouse noted that this was Commissioner Herek's last meeting with the Planning Commission.

ADJOURNMENT

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

The meeting adjourned at 7:18 p.m.



Grand Junction Planning Commission

Regular Session

	iteiii #2
Meeting Date:	May 27, 2025
Presented By:	
Department:	Community Development
Submitted By:	
<u>Information</u>	
SUBJECT:	
Consider a request to vacate a 15-foot drainage, landscape, a 17.54-acre parcel located at 2980 Highway 50 - RESCHEDUL	
RECOMMENDATION:	

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 27, 2025

<u>Presented By:</u> Jessica Johnsen, Senior Planner

Department: Community Development

Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider a request for a Conditional Use Permit (CUP) for a proposed 6,000 sf Retail and 60,820 sf Mini-Warehouse on a 4.20-acre portion of the property located at 492 30 Road in a MU-1 (Mixed-Use Neighborhood) zone district.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The Applicant, Summit Point Partners LLC, is proposing to develop a mix of retail/office flex space and mini-warehouse storage. The project will consist of a 6,000-square-foot, two-story retail/office flex space oriented toward E Road, paired with six single-story mini-warehouse buildings totaling approximately 60,820 square feet located behind the retail/office flex space. While the retail/commercial flex space is permitted by right in the MU-1 (Mixed-Use Neighborhood) zone district, mini-warehouse is conditionally permitted in MU-1 and requires a CUP.

BACKGROUND OR DETAILED INFORMATION:

The 5.87-acre property is located at 492 30 Road within the Pear Park Planning Area, near the corner of E Road and 30 Road. The property is already developed with a Dollar General retailer on the southwestern portion of the site and is currently undergoing a Minor Subdivision (formerly Simple Subdivision) application to divide the parcel into two lots. Summit Point Partners LLC are the developer acquiring the future Lot 2 from Grand Junction CO DG, LLC, who are the owners of the site to construct the proposed mixed-use retail/office flex space and mini storage. The future Lot 2 upon which the development will be built is 4.20 acres and the CUP will be limited to that portion of the site as described by the legal description (Exhibit 4). Staff recommends that the Conditional Use Permit apply to the legal description of the future Lot 2, as

depicted on the unrecorded subdivision plat, to ensure procedural continuity while minimizing unnecessary delay. Although the plat has not yet been recorded due to outstanding site improvements required of the property owner, those improvements were completed and were accepted by the City on May 13, 2025. This approach enables the City to maintain regulatory consistency while accommodating the timing needs of the applicant and facilitating orderly project advancement.

The project will be required to go through the major site plan review process if the Conditional Use is established.

The subject property is located within a transitional area characterized by a diverse mix of land uses that reflect both the City's evolving development pattern and its established character. To the north and west, the site is bordered by the Union Pacific Railroad corridor, which includes tracks and related infrastructure, forming a longstanding industrial edge. Directly southwest of the project lies a Dollar General retail store, beyond which a neighborhood of single-family homes extends from E Road to D ½ Road along 30 Road, illustrating the presence of nearby residential uses. To the east, the land use pattern continues to shift, with a combination of larger residential parcels—some of which include single-family dwellings, the Jubilee Family Church, as well as active industrial operations associated with Cal-Frac, an oilfield services company, and Recla Metals, a commercial recycler and architectural steel wholesaler.

Additionally, the property benefits from its proximity to the I-70 Business Loop, a key commercial corridor that enhances regional accessibility and supports a range of retail and service-oriented activities. The site directly abuts E Road, which is designated as a Major Collector in the Grand Junction Circulation Plan, serving as an important east-west connector between US Highway 50, 32 Road, and 30 Road. This designation highlights the site's strategic location for neighborhood-serving uses and reinforces its suitability for mixed-use development. Altogether, this varied context underscores the importance of thoughtful site design and land use compatibility in an area where residential, commercial, and light industrial activities converge.

SITE DESIGN AND LAYOUT

The proposed development is thoughtfully organized into two complementary components that work together to support neighborhood-serving commercial activity while addressing practical storage needs. At the forefront of the site, a 6,000-square-foot, two-story retail and flex-use building (Building A) is strategically positioned along the E Road frontage. Designed with architectural detailing such as stone veneer accents, articulated building entries, parapet rooflines, and expansive storefront glazing, this structure establishes an attractive and pedestrian-oriented presence. The building is envisioned as a flexible space suited to accommodate a variety of small businesses in the health, wellness, recreation, and creative service sectors—uses that are well-aligned with the City's mixed-use goals and the area's growing residential population.

Situated behind the retail component are six mini-warehouse storage buildings (Buildings B through H), ranging in size from approximately 4,480 to 15,900 square

feet. These one-story structures are arranged in a pattern that maximizes site efficiency while maintaining a clear visual and functional separation from the street. The storage buildings are intended to provide secure, passive storage space for nearby residents and business tenants alike—offering a modern solution to the increasing demand for off-site storage in denser urban neighborhoods. Together, the two components are designed to complement one another, with the retail/office building acting as a visual buffer that screens the utilitarian nature of the storage use from public view, reinforcing the MU-1 zone's emphasis on context-sensitive, neighborhood-scaled development.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually on January 29, 2025, in accordance with Section 21.02.030(c) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance. No member of the public were in attendance.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on April 24, 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 property on May 16, 2025. The notice of the Planning Commission public hearing was published May 17, 2025, in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was offered through the GJSpeaks platform, no public comments were received. The item was initially scheduled for the May 13, 2025 Planning Commission meeting, which was continued. Public comment was received at that time via GJSpeaks. A screenshot of that comment is included as part of the record.

Neighborhood Meeting

A neighborhood meeting was held virtually in person at the Clifton Community Center located at 2170 D ½ Road, on January 30, 2025. There were attendees consisting of the city staff and applicant's representative. No members of the public attended.

ANALYSIS

Pursuant to Section 21.02.050(f) of the GJZDC, to obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(A) The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.

The proposed development at 492 30 Road reflects a strategic land use decision that strongly aligns with the vision, goals, and guiding principles of the One Grand Junction Comprehensive Plan. The subject property, designated as Commercial on the City's Future Land Use Map, is situated in a location that serves as a transitional zone between residential neighborhoods, industrial activity, and major transportation

corridors. This unique context makes it well-suited for a mixed-use development that blends neighborhood-serving commercial space with practical, low-intensity storage solutions.

At the heart of this proposal is a two-story, architecturally articulated retail/flex building that fronts E Road—designed to provide affordable, flexible spaces for emerging small businesses in sectors such as wellness, recreation, and creative services. This format directly supports the Comprehensive Plan's emphasis on economic vitality and business incubation, providing conducive ground for entrepreneurial growth while activating a key corridor through thoughtful urban design.

The proposal furthers numerous foundational principles from the Comprehensive Plan:

Plan Principle 2.1.a – Economic Diversity

The development contributes to a more diverse and resilient local economy by accommodating a mix of small-scale commercial uses alongside income-stable storage facilities. This blend of uses prepares the community to better weather economic fluctuations by supporting both high-growth startups and consistent, service-based revenue sources.

Plan Principle 3.1.b – Intensification and Tiered Growth

The site is located within the City's Tier 2 Suburban Infill growth area, where development is prioritized to maximize the use of existing infrastructure and public services. This proposal exemplifies efficient land use by utilizing an underdeveloped parcel with access to utilities, roadways, and nearby residential and commercial services—thereby reinforcing sustainable, fiscally responsible growth patterns.

Plan Principle 3.6.b – Mix of Uses

The integration of retail, office, and storage functions supports the creation of a vibrant, neighborhood-serving mixed-use node. It reflects the evolving needs of adjacent residents while contributing to the area's identity as a corridor that accommodates commerce, convenience, and community activity.

<u>Plan Principle 3.6.e – Context-Sensitive Development</u>

The project is thoughtfully designed to reflect and respect the surrounding area's character. The retail/flex building includes high-quality materials, recessed entryways, decorative parapets, and storefront glazing, all of which contribute to a visually engaging street presence. The mini-warehouse buildings are intentionally located at the rear of the site, screened by the commercial frontage and enhanced by landscaping to reduce visual impact. The result is a site that harmonizes with both nearby homes and adjacent commercial and industrial uses.

<u>Plan Principle 5.3.d – Neighborhood Amenities</u>

By creating space for services and potential gathering places—such as fitness studios, wellness clinics, or small retail outlets—the project offers amenities that directly benefit surrounding neighborhoods. The inclusion of flexible commercial space encourages the development of localized destinations where residents can meet everyday needs close to home.

Compact Infill and Corridor Enhancement

The proposal further supports the Comprehensive Plan's broader objectives of infill development and corridor activation. Rather than contributing to urban sprawl, this project invests in a centrally located site that is already served by major infrastructure, including the adjacent E Road—designated as a Major Collector in the Grand Junction Circulation Plan—and the nearby I-70 Business Loop. This location allows the development to capitalize on existing mobility networks while enhancing the streetscape through active uses, quality design, and pedestrian-scale frontage.

The deliberate placement of the retail/flex building along E Road reinforces the intent to transform key corridors into more walkable, visually cohesive, and economically productive environments. Meanwhile, the mini-warehouse component provides functional support to both residential and commercial users in the area, meeting storage demands generated by increased housing density and business growth.

Through a thoughtful mix of uses, context sensitive architecture, and strategic infill, the proposal embodies the City's commitment to smart growth, local entrepreneurship and livable neighborhoods. Therefore, staff find this criterion has been met.

(B) The proposed use complies with the requirements of this Code, including any usespecific standards for the use in GJMC Chapter 21.04

The proposed development has been carefully designed to ensure full compliance with the Grand Junction Zoning and Development Code (GJMC), particularly as it pertains to nonresidential and mixed-use projects within the MU-1 zone. The project meets or exceeds the intent and specific requirements of § 21.05.060, which outlines design standards for nonresidential and mixed-use buildings, as well as the use-specific standards applicable to mini-warehouse facilities under § 21.04.030(e)(3).

<u>Architectural Character and Materials (§ 21.05.060)</u>

The retail/office flex building fronting E Road has been designed to provide a high-quality architectural presence that is both durable and context sensitive. The building features a mix of decorative stone veneer at the base, cementitious panels on the upper levels, and metal parapets and awnings to add texture, articulation, and architectural interest. These materials meet the requirement for durable construction as outlined in § 21.05.060(c), ensuring long-term performance and aesthetic quality.

To activate the streetscape and reinforce a pedestrian-oriented environment, the building incorporates extensive ground-level transparency using storefront glazing on the E Road-facing façade, as required by § 21.05.060(d)(2)(ii). Entryways are clearly defined and recessed, complemented by overhead canopies, variation in building materials, and changes in wall plane depth that create visual rhythm and articulation at regular intervals, fulfilling § 21.05.060(d)(2)(i). These design strategies contribute to a cohesive and engaging street frontage, consistent with the City's expectations for commercial development in transitional areas.

In addition, the retail building incorporates multiple architectural features—including parapets, façade modulation, material contrasts, and transparency—meeting the requirement for at least three distinguishing design elements under § 21.05.060(d)(3). The retail flex building has been thoughtfully designed to include a range of architectural features that contribute to its visual appeal and contextual sensitivity. The exterior showcases a deliberate variation in materials and textures, with a stone-clad base, cementitious paneling on the upper levels, and metal trim providing subtle contrast and depth. The roofline is articulated with decorative parapets and stepped elements that break up the building's mass and add visual interest. The main entrance is clearly defined through a combination of recessed placement, a protective canopy, and complementary changes in materials, guiding visitors intuitively into the space. Along the street-facing façade, expansive storefront glazing provides more than 50 percent transparency at the ground level, enhancing visibility into tenant spaces and fostering a strong connection with the public realm. Together, these elements result in a well-proportioned, pedestrian-friendly design that reinforces the character of a neighborhood-scale commercial corridor.

The proposed mini-warehouse component has been carefully designed to comply with the Grand Junction Zoning and Development Code's use-specific standards for storage facilities, ensuring compatibility with surrounding land uses and maintaining a high standard of site functionality and appearance.

The development includes six fully enclosed mini-warehouse buildings situated at the rear of the site, shielded from E Road and the surrounding area by the retail/flex building and perimeter landscaping.

In accordance with § 21.04.030(e)(3)(i), the use of these structures is limited strictly to the leasing of storage units, and no sales, repair services, manufacturing, or commercial activities are proposed to occur within the storage buildings. The only commercial activity associated with the mini-warehouse use will take place within the leasing office, where incidental sales of moving supplies—such as boxes and packing materials—may be offered. No vehicle or equipment rental services will be available to the public, though the facility may make a moving vehicle available exclusively for use by its lessees.

No outdoor storage of goods, materials, or equipment is proposed as part of this application, consistent with § 21.04.030(e)(3)(ii).

To promote visual compatibility and soften the functional aspects of the miniwarehouse use, the site includes significant landscaping and screening elements as required by § 21.04.030(e)(3)(iii). The Grand Junction Zoning Code requires landscape islands at the end of storage unit rows visible from the public right-of-way, the design of this project significantly reduces the visual presence of the miniwarehouse buildings from E Road. Due to the thoughtful orientation of the site and the placement of a two-story retail/flex building at the front of the property, only a small portion of Storage Building G and a single unit at the southern end of Building H are visible from E Road. The remainder of the mini-warehouse buildings are effectively screened from public view due to the blocked sightlines created by the height and orientation of the two-story retail/flex building positioned along the street frontage. This massing strategy reduces the visual prominence of the storage facilities, allowing the project to maintain a cohesive and pedestrian-friendly appearance along the corridor.

In those limited instances, the site plan includes landscape buffers planted with shrubs that will mature to a minimum height of five feet, in compliance with § 21.04.030(e)(3)(iii)(A). These landscaped buffers further reduce the visibility of the storage buildings from the street and reinforce the overall objective of maintaining a well-screened and context-sensitive development. The result is a mini-warehouse layout that meets the intent of the code while leveraging building massing and landscape design to minimize the appearance of utility-oriented structures within a mixed-use corridor.

Drive aisles throughout the facility meet the minimum dimensional standards set forth in § 21.04.030(e)(3)(iv), providing 28- and 30-foot-wide paved surfaces between storage buildings to accommodate safe and efficient vehicle circulation. This exceeds the required 26 feet for single-loaded aisles and meets the 30-foot standard for double-loaded aisles. Finally, the site will include clear identification signage for the mini-warehouse units in compliance with § 21.04.030(e)(3)(v). Each storage unit will be distinctly numbered or lettered, and a full directory of unit locations will be prominently posted near the entrance or leasing office to assist customers in locating their rented units.

Therefore, staff find that this criterion has been met.

(C) The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.

The proposed development has been designed with careful attention to its context, ensuring a smooth transition to adjacent land uses while enhancing the character of the surrounding area. The site is located in a mixed-use environment that includes residential neighborhoods, industrial activity, and retail development, and the project responds thoughtfully to each of these neighboring conditions.

At the street edge along E Road, the two-story retail flex building establishes a strong, human-scaled presence that is consistent with nearby commercial structures, such as the adjacent Dollar General. The placement of this building at the front of the site serves a dual purpose: it contributes to corridor activation and streetscape quality, and it acts as a physical and visual screen that buffers the lower-profile miniwarehouse buildings behind it. This arrangement ensures that the utilitarian aspects of the project are largely concealed from public view and nearby residences.

The mini-warehouse buildings themselves are limited in height to 14 feet and are sited toward the interior and rear portions of the property. This setback, combined with the 25- to 30-foot height of the retail/flex building in front, helps block views from E Road and minimizes visual impacts through a combination of massing, distance, and architectural hierarchy. These design choices reflect an intentional strategy to reduce the project's scale as experienced by pedestrians and adjacent property owners.

In terms of operational compatibility, the mini-warehouse use generates minimal traffic and activity compared to other potential commercial or industrial uses. Its passive nature, absence of outdoor operations, and restricted access hours all contribute to a quiet and low-impact presence that is well-suited to a transitional zone. The result is a development that reinforces the area's mixed-use character while maintaining harmony with existing residential and commercial neighbors.

High-quality materials, architectural articulation, and landscaped buffers further ensure that the project not only blends into its surroundings but improves the visual coherence of the corridor. Overall, the development achieves a balanced and thoughtful relationship with its context—providing services and functionality without introducing conflict or discord.

Therefore, staff finds this criterion met.

(D) The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.

The proposed development fully aligns with the MU-1 (Mixed Use Neighborhood) zoning district's intent and does not diminish the availability or functionality of land designated for principal uses, of which retail is one. On the contrary, it exemplifies how a site can be thoughtfully programmed to accommodate multiple complementary uses in a way that responds to both evolving neighborhood needs and broader economic realities.

The project introduces a two-pronged approach: a neighborhood-scale retail/office flex space paired with a self-storage facility. The retail/office component delivers direct community benefits—creating space for small businesses, wellness services, and creative enterprises that contribute to local vibrancy and economic diversity. These types of uses are essential to the long-term vision of the MU-1 zone, which

emphasizes accessible services and a walkable, context-sensitive development pattern.

The self-storage use, while lower in intensity, plays a critical supporting role. It provides a valuable amenity for nearby residents and small business owners who require secure off-site storage, particularly as housing densities increase and smaller-format businesses seek flexible space solutions. Importantly, this component of the project allows the site to function more efficiently without introducing significant traffic, noise, or visual impacts.

Beyond land use compatibility, this hybrid development model also reflects an innovative and financially sustainable approach to mixed-use investment. From a lending and development standpoint, the inclusion of a low-risk, income-stabilizing use like mini-storage improves the project's ability to secure financing and withstand cyclical economic downturns. Retail and small business tenants—though essential to community vitality—are generally more vulnerable to market fluctuations. By coupling those uses with a consistent revenue-generating use like self-storage, the project balances risk and reward, creating a more resilient and market-viable development overall.

This kind of forward-thinking site planning reinforces the goals of the One Grand Junction Comprehensive Plan, particularly Plan Principles 3.6 and 5.3.d, which call for adaptive, mixed-use development that can evolve with neighborhood needs while maintaining long-term functionality and value. In doing so, the project not only preserves the intended use of land within the MU-1 district—it elevates it, setting a strong example of how complementary land uses can be leveraged to promote economic durability and urban livability within a single, cohesive site.

Therefore, staff finds this criterion met.

(E) The City's existing infrastructure and public improvement, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.

The proposed development is well-supported by existing public infrastructure and utility services, all of which have the capacity to meet the demands of the project without requiring significant off-site improvements. The site is located in a part of the City that has long been planned for urban-scale development, and as such, all core systems—including water, sewer, stormwater, access, and dry utilities—are either already in place or can be readily extended to serve the site. Water service will be provided by the Clifton Water District. A new 8-inch main will be extended from E Road into the development, with ongoing operation and maintenance managed by the district upon installation and acceptance. This extension will ensure adequate domestic and fire flow capacity for retail/office and mini-warehouse uses. Sanitary sewer service will connect to an existing 6-inch line located in E Road, which is part of the City of Grand Junction's sanitary infrastructure. Wastewater

generated by the site will ultimately be conveyed to the regional Persigo Wastewater Treatment Plant, which has capacity to serve this development without impact to service levels. Stormwater management will be addressed entirely on-site through the construction of an engineered detention and water quality facility.

Access to the site will occur from an existing, improved shared driveway on E Road. E Road itself is a fully developed Major Collector, with two through travel lanes, a continuous center turn lane, three signalized crosswalks within the 30 Road/E Road/Teller Court intersection, and curb-adjacent sidewalks on both sides. These facilities provide safe, efficient vehicle and pedestrian access and support multimodal connectivity consistent with Plan Principle 4.1: Connected Neighborhoods. There is currently a six-foot detached sidewalk along the northern side of E Road from the shared access drive westward to 30 Road (approximately 420 feet). There is also an attached sidewalk along the southern side of E Road from 30 Road eastward to Apple Acres Drive. The major site plan review will require the project to extend the six-foot detached sidewalk eastwards from the share drive along their frontage.

Dry utilities, including electric, natural gas, and telecommunications infrastructure, are available within the E Road corridor. These will be extended underground into the site to serve each building, and area lighting will be installed throughout the development to ensure adequate nighttime visibility and security. Final utility configurations and engineering details will be reviewed and confirmed through the City's Major Site Plan process, ensuring full compliance with applicable municipal standards and coordination with all relevant service providers.

Therefore, staff find this criterion met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Summit Point Partners LLC request, file number CUP-2025-88, for a CUP for a 6,000 sf Retail/Office Flex Building and 60,820 sf Mini-Warehouse, and with the completion of the listed conditions, the following findings of fact have been made:

In accordance with Section 21.02.050(f) of the Grand Junction Zoning and Development Code, the criteria have been met.

Staff recommends approval of Summit Point Partners LLC request for a CUP for a Retail/Office Flex Building and 60,820 sf Mini-Warehouse with the following conditions:

- 1. The retail/office flex building shall be built simultaneously with the miniwarehouse use.
- 2. The Conditional Use Permit, which is only applicable to a portion of the overall existing property as shown on the legal description and site sketch as shown in Exhibit 4.

SUGGESTED MOTION:

Mr. Chairman, on the Summit Point Partners LLC request for a CUP, file number CUP-2025-88, I move that the Planning Commission approve the Conditional Use Permit for Summit Point Partners LLC with the Conditions of Approval and Findings of Fact listed in the staff report.

Attachments

- 1. Exhibit 1. Development Application
- 2. Exhibit 2. General Project Report
- 3. Exhibit 3. Neighborhood Meeting Notes
- 4. Exhibit 4. Legal Description & Map
- 5. Exhibit 5. Site Plan & Building Elevations
- 6. Exhibit 6. May 13 Public Comment

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of Grand Junction CO DG, LLC., an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

- 1. The Entity is a Limited Liability Corporation formed and existing under the laws of the following governmental authority: State of Louisiana.
- 2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State: N.A.
- 3. The Entity's mailing address is: 3636 N. Causeway Blvd., Unit 200, Metairie, LA 70002
- 4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: G. Paul Dorsey, III, Manager
 - \square If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
- 5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: NONE
- 6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf

EXECUTED this 28 day of Jamay, 2025 ENTITY: Grand Junction CO DG, Limited Liability Corporation G. Paul Dorsey, III, Manager STATE OF LOUISIANA COUNTY OF OR LUNG

The foregoing instrument was acknowledged before me this 28 day of January 2025, by, G. Paul Dorsey, III, Manager, Grand Junction CO DG, Witness my hand and official seal.

My commission expires:

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Junction CO DG, LLC.	("Entity") is the owner of the following property:
(b) See Attached "A"	The state of the s
A copy of the deed(s) evidencing the owner's intinterest in the property to someone else by the	erest in the property is attached. Any documents conveying any owner are also attached.
	for the Entity. I have the legal authority to bind the Entity regarding the most recent recorded Statement of Authority of the Entity.
My legal authority to bind the Entity both fin	ancially and concerning this property is unlimited.
My legal authority to bind the Entity financia	lly and/or concerning this property is limited as follows:
The Entity is the sale 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 applicati	on for the (d): Conditional Use Permit
have the following knowledge or evidence of a p	possible boundary conflict affecting the property:
	inform the City planner of any changes regarding my authority to bind t, right-of-way, encroachment, lienholder and any other interest in the
swear under penalty of perjury that the informa	tion in this Ownership Statement is true, complete and correct.
Printed name of person signing: 6. Paul	Dorsey, III, Manager
state of Laussiana)
country of CX Years) 5S-
iubscribed and sworn to before me on this 2°	day of <u>Tanuary</u> 2025
Vitness my hand and seal.	\ 1
My Notary Commission expires on <u>at Dec</u>	th .
	100/1/2
	Natary Public Signature

ATTACHED "A"

LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 16, Township 1, Range 1 East of the Ute Meridian, from whence the Northeast Corner of the NW1/4 NW1/4 of said Section 16 bears North 89°55'47" East 1321.74 feet and all bearing contained herein to be relative thereto; Thence North 89°55'47" East 660.87 feet to the Northeast Corner of the NW1/4 NW1/4 NW1/4 of said Section 16; Thence South 00°00'28" West 53.06 feet to the True Point of Beginning; Thence South 00°00'28" West 349.54 feet along the Ease line of said NW1/4 NW1/4 NW1/4 to the Northerly right of way of E Road;

Thence along said Northerly right of way the following eight (8) courses;

- 1. South 42°30'26" West 40.48 feet;
- 2. South 43°30;20" West 74.90 feet;
- 3. South 49°36'13" West 68.11 feet;
- 4. Thence along the arc of a non-tangent curve to the right with a central angle of 23°25'35", a radius of 325.10 feet and whose long chord bears South 66°13'15" West 132.00 feet;
- 5. South 82°50'15" West 68.11 feet
- 6. South 88°56'07" West 74.90 feet
- 7. South 89°56'01" West 196.77 feet
- 8. North 45°01'59" West 42/40 feet to the East right of way of 30 Road thence

North 00°00'00" East along the East right of way of 30 Road 321.68 feet to the Southerly right of way of the Denver and Rio Grande Railroad; Thence along said Southerly right of way North 73°01'24" East 649.15 feet to the true point of beginning.

RECEPTION#: 3035049, at 6/17/2022 1:19:31 PM, 1 of 3

Recording: , Doc Fee Exempt Tina Peters, Mesa County, CO. CLERK AND RECORDER

WHEN RECORDED RETURN TO: Grand Junction CO DG, LLC 3636 N. Causeway, Suite 200 Metairie, LA 70002

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made as of this 13th day of June, 2022, by Mesa County, Colorado, a political subdivision of the State of Colorado, the "Grantor", whose mailing address is 200 S. Spruce Street, Grand Junction, CO 81501, to and in favor of Grand Junction CO DG, LLC, a Louisiana limited liability company, the "Grantee" whose mailing address is 3636 N. Causeway, Suite 200, Metairie, LA 70002.

WITNESSETH, that Grantor, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are acknowledged, hereby sells and conveys to Grantee, the following real property in the County of Mesa, State of Colorado, to wit:

See legal description in Exhibit A.

TOGETHER, with all hereditaments and appurtenances, and warrants the title to the same against all persons claiming by, under or through Grantor, subject to statutory exceptions.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[SIGNATURE PAGE FOLLOWS]

First American Title Insurance National Commercial Services NCS- 1049315 CO RECEPTION#: 3035049, at 6/17/2022 1:19:31 PM, 2 of 3

Recording: , Doc Fee Exempt Tina Peters, Mesa County, CO. CLERK AND RECORDER

IN WITNESS WHEREOF, Grantor hereby executes this Special Warranty Deed in favor of Grantee as of the date first above written.

GRANTOR:

Mesa Count	ty, Colforado,	a political	subdivision	of the Stafe	of Colorado
	WINA	, m	$\mathcal{N}_{\mathcal{M}}$		

Title: Mesa County Commissioner to Convey Real Estate

The foregoing instrument was acknowledged before me this 13^{40} day of 30002022 by Shawn Burd, as Mesa County Commissioner to Convey Real Estate of Mesa County, Colorado.

In witness hereof, I hereunto set my hand and official seal.

(Notary's official signature)

[Notarial Seal]

PAM A. HAWKINS **MOTARY PUBLIC** STATE OF COLORADO NOTARY ID #20084041867 My Gemmission Expires Desember 8, 2024 RECEPTION#: 3035049, at 6/17/2022 1:19:31 PM, 3 of 3

Recording: , Doc Fee Exempt Tina Peters, Mesa County, CO. CLERK AND RECORDER

EXHIBIT A

LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian, from whence the Northeast corner of the NW1/4 NW1/4 of said Section 16 bears North 89°55'47" East 1321.74 feet and all bearings contained herein to be relative thereto;

thence North 89°55'47" East 660.87 feet to the Northeast corner of the NW1/4 NW1/4 NW1/4 of said Section 16:

thence South 00°00'28" West 53.06 feet to the true point of beginning;

thence South 00°00'28" West 349.54 feet along the East line of said NW1/4 NW1/4 NW1/4 to the Northerly right of way of E Road;

thence along said Northerly right of way the following eight (8) courses:

- 1. South 42°30'26" West 40.48 feet;
- 2. South 43°30'20" West 74.90 feet;
- 3. South 49°36'13" West 68.11 feet;
- 4. thence along the arc of a non-tangent curve to the right with a central angle of 23°25'35", a radius of 325.10 feet and whose long chord bears South 66°13'15" West 132.00 feet;
- 5. South 82°50'15" West 68.11 feet;
- 6. South 88°56'07" West 74.90 feet;
- 7. South 89°56'01" West 196.77 feet;
- 8. North 45°01'59" West 42.40 feet to the East right of way of 30 Road

thence North 00°00'00" East along the East right of way of 30 Road 321.68 feet to the Southerly right of way of the Denver and Rio Grande Railroad;

thence along said Southerly right of way North 73°01'24" East 649.15 feet to the true point of beginning,

County of Mesa, State of Colorado.



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: Conditional Use Permit Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments: Existing Land Use Designation Existing Zoning Proposed Land Use Designation Proposed Zoning Property Information Site Location: 493 32 Road Site Acreage: 5,88 Site Tax No(s): 2943-162-00-218 Site Zoning: MU-1 Project Description: Request to construct indoor self storage buildings in a MU-1 zone district. Property Owner Information Applicant Information Representative Information Name: Grand Junction CO DG, LLC Name: Summit Point Partners, I LLC. Name: Tom Logue Street Address: 3636 N. Causeway Blanch Street Address: PO Box 1212 Street Address: 537 Fruitwood Drive City/State/Zip: Metairie, LA 7002 City/State/Zip: American Fork, UT 84 City/State/Zip: Grand Junction, CO 器 Business Phone #: 504-593-0400 Business Phone #: 385-229-7709 Business Phone #: 970-434-8215 E-Mail: pdorsey3@gmail.com E-Mail: markusnjones@gmail.com E-Mail: tallidc@msn.com Fax #: Fax #: Fax #: 970-434-0676 Contact Person: G. Paul Dorsey, III Contact Person: Markus Jones Contact Person: Tom Logue Contact Phone #: 504-593-0400 Contact Phone #: | 385-22-7709 Contact Phone #: 970-260-2911 (M) 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 Tom Loque Date SJanuary 23, 2025ept Signature of Legal Property Owner

GENERAL PROJECT REPORT

30 ROAD FLEX RETAIL/OFFICE AND STORAGE BUILDINGS

CONDITIONAL USE PERMIT APPLICATION

GRAND JUNCTION, COLORADO FEBRUARY, 2025 REV: APRIL 17, 2025

PREPARED FOR:

SUMMIT POINT PARTNERS, LLC.

MARKUS JONES

PO BOX 1212

AMERICAN FORK, UT 84003

385-229-7709

INTRODUCTION and SUMMARY

i1 – i-2

PART A SITE ANALYSIS

INTEGELIATION

PAGE

INTRODUCTION	1
LOCATION	1
LOCATION MAP	1
EXISTING and SURROUNDING LAND USE	2
EXISTING and SURROUNDING LAND USE MAP	
LAND USE ZONING	3
CITY LAND USE MAP	3
COUNTY LAND USE ZONING MAP	4
TRANSPORTATION	5
STREET CLASSIFICATION MAP	6
TEDS MAJOR COLLECTOR CROSS SECTION	7
SOILS & GEOLOGY	8
DRAINAGE	9
DRAINAGE BASIN MAP	9
UTILITY SERVICE	9
EMERGENCY SERVICES	10
FIDE STATION LOCATION MAD	4.4

PART B SITE DEVELOPMENT PLAN

PAGE

GENERAL	1
SITE DEVELOPMENT PLAN	1
ACCESS	2
UTILITY SERVICE	2
DRAINAGE CONCEPTS	2
DEVELOPMENT SCHEDULE	2

PART B EVALUATION OF REQUEST

3 pages C-1 – C-7





This is a request is a Conditional Use Permit application that would allow the construction of Flex Retail/Office and Mini-Warehouse buildings. The *Principal Use Table* in the Grand Junction Municipal Code (GJMC) indicates that Mini-Storage units are not an allow use within the MU-1 zone designation but does allow that use in conjunction with a Conditional Use Permit. Once the Conditional Use Permit is granted, additional public reviews will occur including detailed engineering design of the proposed construction elements as part of the City's Major Site Plan review process.

		PRII	NCIPAL USE 1	ABLE		
	For acce	A = Allowe ssory use regul	d Use C = Cond ations, see Tab		1,04,050	
RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2
Storage, Who	olesale, and Wa	rehousing				
Mini-Warehou	use			С	С	Α
Outdoor Stor	rage, Commerc	ial				
Wholesale or	warehouse					С
Retail sales	s and service	e, small			Α	
Office			Α			
Personal s	ervice				Α	

This project report is presented in three parts; Part A identifies the physical and technical characteristics of the subject property in relationship to the surrounding area. Part B details the proposed Site Development Plan. Part C includes an evaluation of the request that is accomplished by using the Approval Criteria in Chapter 21.02.05(f)3(iv), Conditional Use Permit, in the (GJMC).

The subject site consists of 4.25 acres in the City of Grand Junction, Colorado at 492 30 Road.

The subject site is irregular in shape; approximately 620 feet in length east/west and 470 feet north/south. There are no structures on the property. Ground cover on the site consists of untended irrigated land and is weedy interspaced with some deciduous trees. The topography of the site is: flat.

The City's has assigned an MU-1, Mixed Use zone designation to the subject site. This land use zone is intended to provide low intensity, neighborhood service, office, and limited retail uses that are compatible with adjacent residential neighborhoods.

Existing domestic water and sanitary sewer mains adjoin the property and have available capacity to be extended into the site. "Dry" utilities such as electric, natural gas, and communication lines also adjoin the property.

The site is not adversely affected by flooding from adjacent properties. Reviews of Flood Rate Insurance Maps indicate that the subject property is not subject to flooding during 100 year storm event from the Colorado River.

Access to the site is gained to E Road from an existing improved shared access easement. E Road serves as an important east/west connection between 32 Road, that provides a link between US Highway 50 and Interstate 70 and 30 Road, a recently constructed north/south minor arterial between D Road and Patterson Road. E Road is fully improved with two thru travel lanes, a continuous turn lane, and sidewalks along each side.

The proposal calls for the ultimate development of six mini-warehouse buildings and a 6,000 square feet and a flex retail/office area. The footprints for the new storage buildings will range in size from 15,900 to 4,480 square feet. The proposal includes a provision for a 14 wide landscaped buffer strip along the developments frontage along E Road. Approximately seven percent of the site area is designated as landscaped buffers adjacent to the adjoining street frontage. To create visually interesting building façade facing E Road, a decorative accent masonry/stone features, parapets, and recesses are incorporated in the proposed retail/office building design.

LAND USE SUMMARY						
USE	AREA (ac.)	PERCENT OF TOTAL				
Parking and Loading	2.29	54.5				
Building Footprint	1.53	36.4				
Landscaping & Stormwater	0.31	7.4				
Inefficiencies	0.07	1.7				
TOTAL	4.20	100.0				

BUILDINGS Storage: 60,820 sf Retail/Office: 6,000 sf

Total: 66.820 sf

The following justifies the acceptance of the requested Conditional Use Permit:

- The proposal meets or exceeds the Approval Criteria contained within Sections 21.02.05(f)3(iv), and the use-specific standards in Chapter 21.04 in the GJMC.
- A public demand exists, and will continue to exist, in Grand Junction for storage alternatives resulting from the on-going building activity and growth in the surrounding area.
- The proposal is an "in-fill" type development.
- The proposal is in compliance with the City's Future Land Use designation.
- The request meets, or exceeds the MU-1 zone minimum dimensional standards contained in the GJMC.
- The request is compatible with the existing surrounding land uses.
- Modern public access exists to the property.
- Adequate utility services exist.
- Fire protection service is located nearby.

- Fiscal impact to the community is positive.
- Because of the proximity to the adjoining railroad the subject property is not considered to be suitable for residential development.



INTRODUCTION - The purpose of this section is to identify the physical and technical characteristics of the property selected for the 30 Road Flex Retail/Office and Storage Buildings development in relationship to the surrounding area.

SITE LOCATION DATA

Address: 492 30 Road

Common Location: NE 30 Road and E Road

Tax Parcel No. 2943-162-00-218

Area: 4.20 acres

Aliquot Section: NE 1/4 Section 16, Township 1 North, Range 1 East, Ute Meridian

Latitude and Longitude: 39° 04' 35", -108° 29' 43"



EXISTING and SURROUNDING LAND USES – The subject site is irregular in shape; approximately 620 feet in length east/west and 470 feet north/south. There are no structures on the property. Ground cover on the site consists of untended irrigated land and is weedy interspaced with some deciduous trees. The topography of the site is: flat. Slopes on the property average less than one percent from the northeast towards the southwest. A vertical distance of five feet exists between the highest point, along the northerly boundary, and the lowest point of the property. The mean elevation of the property is 4,650 feet above sea level. The surrounding land uses in the vicinity of the subject site is considered to be "medium" intensity. The area is dominated by the Union Pacific Railroad main line. In addition to nearby single family residential uses; a church, industrial and business endeavors can be found in the vicinity of the subject property.

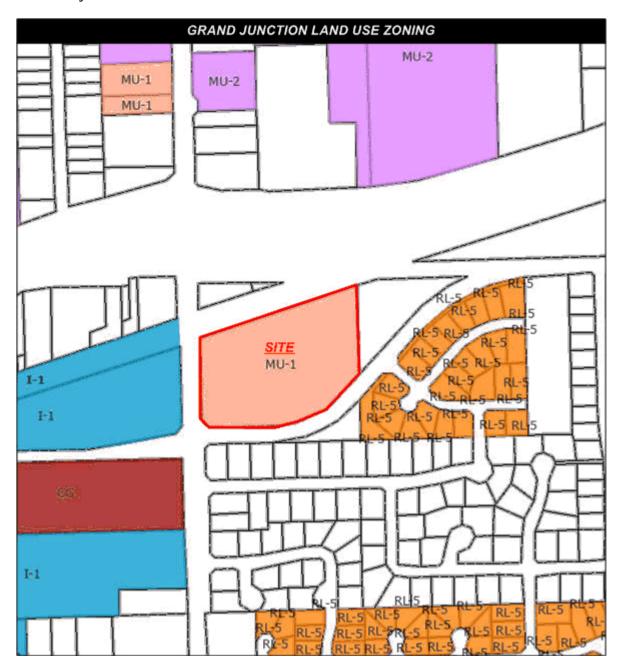
The following chart describes the various land uses that adjoin the site:

NORTHWEST	NORTH	NORTHEAST
RAILROAD 30 ROAD	RAILROAD	RAILROAD
WEST		EAST
30 ROAD CAL-FRAC	SITE	SF DWELLING ON ACREAGE PARCEL
SOUTHWEST	SOUTH	SOUTHEAST
30 ROAD DOLLAR GENERAL STORE	E ROAD SF DWELLINGS ON SMALL LOTS	D 1/2 ROAD SF DWELLINGS ON SMALL LOTS



Site Viewed Towards The North From E Road.

LAND USE ZONING – The subject site is currently zoned: MU–1, Mixed Use. This land use zone is intended to provide low intensity, neighborhood service, office, and limited retail uses that are compatible with adjacent residential neighborhoods. Development should be compatible and complementary in scale and appearance to a residential environment. The other dominate land use zone within the City is the RL–5, Residential Low designation. The zone is intended to provide for a low–density development pattern that may include detached and attached dwellings along with small–scale multifamily structures in the Residential Low future land use designation, as indicated in the *Comprehensive Plan*. Industrial and General Commercial zone districts adjoin 30 Road adjacent to the subject site.

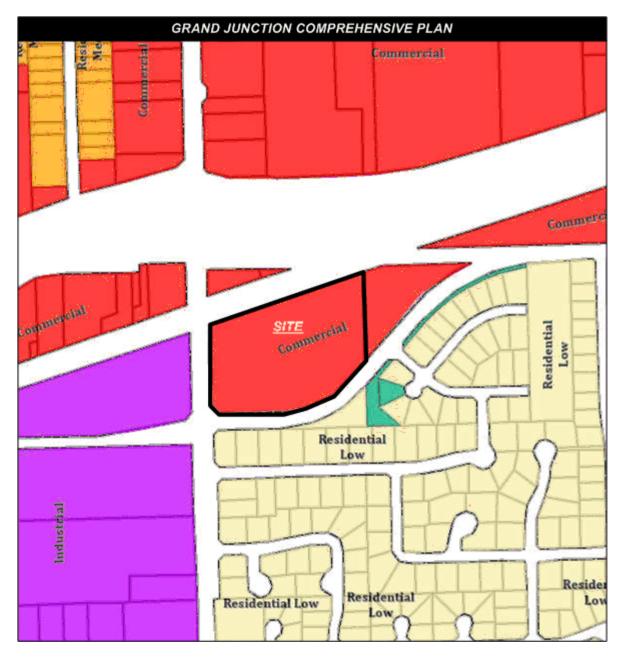


DENSITY & DIMENSIONAL STANDARDS FOR MU-1 ZONE							
Lot Standards		Bu	ilding Standards				
Residential Standards		Se	tbacks: Principal St	tructure (minin	num)		
Applicable district standards [1]	RM-8 or RM-12	A	Front		15		
Minimum density	8 du/acre	В	Side		0		
Mixed-Use Lot Standards		D	Rear		10		
Lot area (minimum, feet)	4,000	Se	tbacks: Accessory !	Structure (mini	imum)		
Lot width (minimum, feet)	50		Front		25		
Lot coverage (maximum)	70%		Side		0		
Parking, Loading, Service			Rear		0		
Access and location	Side or Rear	Не	ight (maximum, fe	et)			
Use Limits		E	Height		40		
Outdoor uses are not allowed on re	sidential-only lots	Gr	oss Floor Area (ma	ximum, square	feet)		
Notes: [1] Either district may be chosen at rezoning, the chosen			Retail		15,000		
district shall be applied consistently			Office		30,000		

Nearby land use zones outside of the City include, Mesa County's RSF-4 zone designations.

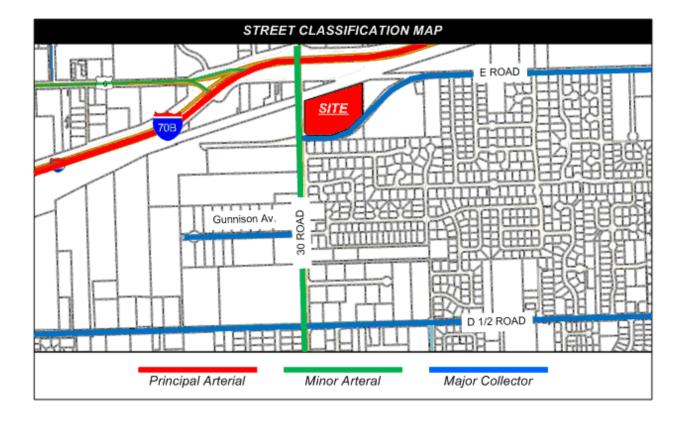


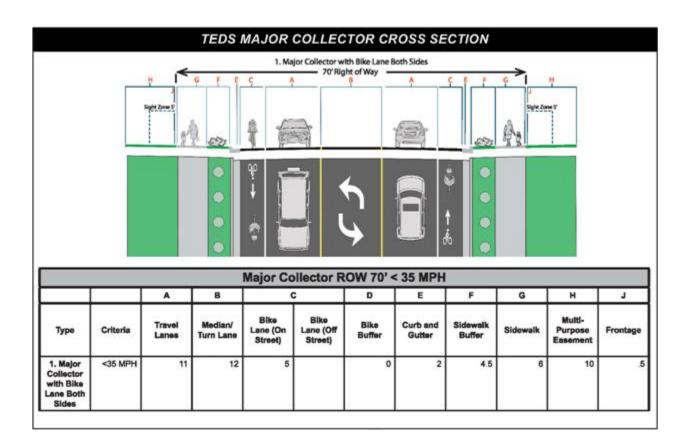
One Grand Junction was adopted in December and supersedes and replaces the Comprehensive Plan, which was adopted in 2010. The Comprehensive Plan is not a definitive course of action or a legally binding obligation of what must be done. Rather, it is a guidance document that describes what the community would like to become and what steps and actions, partnerships, and policies will move the City forward to achieving its vision. According to the plan land in the vicinity of the subject property is designated as Commercial, Industrial and Residential Low.



TRANSPORTATION - Grand Junction is considered the transportation hub for Western Colorado. In addition to a modern State Highway system in the community, air service is available from a major regional airport. The Union Pacific Railroad crosses the community and is an important link for transporting freight and passengers throughout the United States.

Access to the site is gained to E Road from an existing improved shared access easement. According to the *Grand Valley Circulation Plan*, E Road is classified as a "Major Collector". E Road serves as an important east/west connection between 32 Road, that provides a link between US Highway 50 and Interstate 70 and 30 Road, a recently constructed north/south minor arterial between D Road and Patterson Road. E Road is fully improved with two thru travel lanes, a continuous turn lane, and sidewalks along each side. As is the case with most roads in the community the roadway is well maintained and in good condition.







East Bound E Road Adjacent to Subject Property, Near the Existing Access Drive.

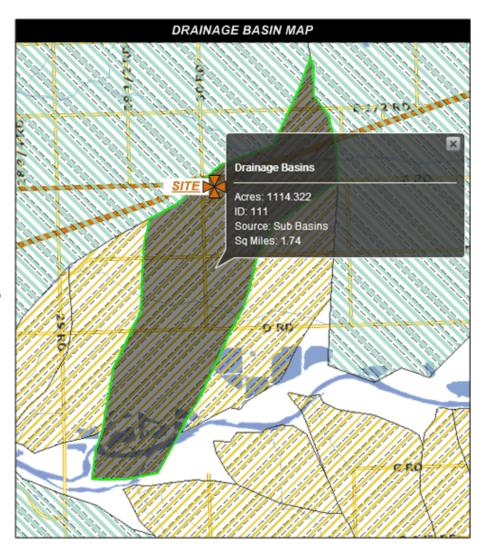


In Bound Access Drive.

SOILS AND GEOLOGY - The US Department of Agriculture, Natural Resources Conservation Service, has identified a single soil classification within the site. A summary of the soil classification is presented in the Generalized Soils Table.

GENERALIZED SOILS TABLE							
DESCRIPTION	DRAINAGE CLASS	PERMEABILITY	SHRINK/SWELL POTENTIAL	MIN. WATER TABLE DEPT	RUNOFF CLASSIFICATION	SALINITY	HYDROLOGIC GROUP
Bc-Sagers, silty clay loam, 0-2 percent slopes	Well	Slow	Moderate	<72 in.	Medium	Non	В

DRAINAGE - Reviews of Flood Insurance Rate Maps indicate that the site is not subject to flooding by the Colorado River during 100 year storm event. According to Mesa County's Geographic Information System, the subject property is located within the upper one third of the 1.74 square mile Sub-Basin 111 that is tributary to the Colorado River. A map depicting the location of the site in relationship to the drainage sub-basins adjoins.



UTILITY SERVICE - The subject property is provided **domestic water** from a system owned and operated by the Clifton Water District. An existing eight inch domestic water main is located within E Road. The main has the capacity to provide for fire protection and can be extended into the site.

The property is located within an area that has available public **sanitary sewer**. Sewage collected in the vicinity of the property by the City of Grand Junction and is treated at a regional waste water treatment facility. An eight inch diameter sanitary sewer main is located in E Road.

"Dry" utilities, such as electric, communication and natural gas, are available in the adjacent roadway. Xcel Energy provides natural gas and electric service to the property. Century Link and Spectrum Communication provide telecommunication service including broadband, ISDN, and DSL.

SERVICE DIRECTORY				
WATER RESOURCES	CLIFTON WATER CONSERVANCY DISTRICT PO Box 100 Clifton, CO 81501 970-244-1554 GRAND VALLEY IRRIGATION COMPANY	CITY of GRAND JUNCTION (SEWER) 250 N. 5 th Street Grand Junction CO 81501 970-244-1429		
	688 26 Road Grand Junction CO 81506 970-242-2762			
ROADS and HIGHWAYS	CITY of GRAND JUNCTION 250 N. 5 th Street Grand Junction, CO 81501 970-256-4047	MESA COUNTY ROAD DEPARTMENT 941 B Coffman Road Whitewater CO 81527 970-244-1807		
DRAINAGE	CITY of GRAND JUNCTION 250 N. 5 th Street Grand Junction, CO 81501 970-244-1557	GRAND VALLEY DRAINAGE DISTRICT PO Box 969 Grand Junction, CO 81502 970-242-4343		
DRY UTILITIES	CENTURY LINK COMMUNICATION 2538 Blickman Avenue Grand Junction CO 81505 970-244-4343 XCEL ENERGY 2538 Blickman Avenue Grand Junction CO 81505 970-244-2611	SPECTRUM COMMUNICATION 2502 Foresight Circle Grand Junction CO 81505 970-263-2314		

EMERGENCY SERVICES – The property is located within the Grand Junction Fire Protection District. The City of Grand Junction provides; Firefighters and Emergency Medication Technicians who respond to emergencies from their fully equipped and staffed Station 8 located slightly more than one mile from the subject site. The Fire Department is virtually a self–sufficient organization that provides a variety of other services.



STATION 8



Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section is comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Officer Program and Forensic Investigations fall under the Uniform Patrol section. Other emergency services are also available from the Colorado State Patrol, Mesa County Sheriff and the Mesa County Emergency Management Department.

GENERAL – The reader is encouraged to review the information contained within Part A, Site Analysis, prior to examination of this section.

SITE DEVELOPMENT PLAN – Preparation of the accompanying Site Plan and Building Elevation drawings are directly related to the site conditions shown described within Part A this narrative statement. The plan depicts the relationship of each building to the property boundary, roadway access and adjacent properties. The bulk standards in the City's MU–1 land use zone designation are utilized for the preparation of the plan. The proposal calls for the ultimate development of six self storage buildings and a 6,000 square feet retail/office area. The footprints for the new storage buildings will range in size from 15,900 to 4,480 square feet. The proposal includes a provision for a two foot wide additional right-of-way dedication and a 14 wide landscaped buffer strip along the developments frontage along E Road. Approximately seven percent of the site area is designated as landscaped buffers adjacent to the adjoining street frontage.

To create visually interesting building façade facing E Road, a decorative accent masonry/stone features, parapets, and recesses are incorporated in the proposed retail/office building design. The overall building height is approximately 30 feet. The architectural style and character of the proposed building is illustrated on the accompanying Site Plan and Building Elevation drawing.

LAND USE SUMMARY		
USE	AREA (ac.)	PERCENT OF TOTAL
Parking and Loading	2.29	54.5
Building Footprint	1.53	36.4
Landscaping & Stormwater	0.31	7.4
Inefficiencies	0.07	1.7
TOTAL	4.20	100.0

BUILDINGS

Storage: 60,820 sf Retail/Office: <u>6,000</u> sf Total: 66,820 sf



Architect Rendering of Flex Retail/Office Building Viewed from E Road. The Storage Buildings are in the Background.

ACCESS – Access to the development will be from E Road utilizing the existing shared driveway. A series of 28 foot and 30 foot wide hard surfaced drive isles provide access to each of the miniwarehouse buildings.

According to the Institute of Transportation Engineers, Trip Generator, 28 weekday PM peak hour trips would be realized when the facility is fully operational. By using accepted trip generation rates, the following traffic volumes are projected:

TRIP GENERATION TABLE	
USE	PM PEAK HOUR TRIPS
Mini-Warehouse	9
Retail	8
Office	5
TOTAL	22

UTILITY SERVICE

DOMESTIC WATER – New eight inch water mains will be constructed from the existing eight in main in E Road. It is estimated that 500 peak gallons of water per day will be consumed by the office building once the development is fully occupied. The storage buildings will not require domestic water service. Fire hydrants will be located throughout the development as directed by Grand Junction Fire Department. The water delivery system will be owned and operated by the Clifton Water District upon the completion and acceptance of the improvements.

SANITARY SEWER – A new six inch diameter sanitary sewer service line will be extended to the proposed office building from existing facilities located within E Road, that are owned and operated by the City of Grand Junction. The approximate 450 peak gallons per day of sewage that will be generated by the development will be treated at the regional Persigo Waste Water Treatment Plant.

DRY UTILITIES - Underground electric, communication, and natural gas lines will be extended to each retail/office building from existing lines located adjacent to the proposed development. Area lighting will be placed throughout the development.

DRAINAGE CONCEPTS - All of the site area drainage will be carried on the ground/street surfaces towards a water quality treatment system that will be incorporated into an engineered designed detention facility. Flows from the detention area will be controlled in a fashion as not to release developed stormwater flows above the historic levels from the site.

DEVELOPMENT SCHEDULE – Without the benefit of final acceptance of the Major Site Plan review by City personnel and others, it is difficult to determine a precise development and phasing schedule at this time. However, it is anticipated that site development would begin immediately upon the City's acceptance of the final construction documents. It is anticipated that entire development, including the Flex Retail/Office Building and Storage Buildings, would be constructed in a single phase over a one year period.

INTRODUCTION – The proposed development consisting of a planned 6,000 square foot retail/flex building fronting E Road, paired with a 60,000 square foot self–storage facility at the rear, offers a strategic land use that directly supports the City of Grand Junction's vision for economic vitality, mixed–use neighborhoods, and context–sensitive design.

By providing self-storage units it brings several public benefits that go beyond individual convenience.

- ✓ **Economic Growth**: Self-storage facilities contribute to local economies by creating construction, operational, and management jobs. They also increase commercial property tax revenue, which can be used to fund public services.
- ✓ **Urban Organization**: In dense urban areas, storage units reduce clutter by giving people and businesses a space to store items they don't need daily. This can lead to cleaner and more organized living and business spaces.
- ✓ **Support for Transition Periods**: These facilities provide valuable support for people during transitional times, such as moving, downsizing, or undergoing home renovations. Communities benefit from smoother transitions and reduced stress.
- ✓ **Disaster Relief**: During emergencies like natural disasters, storage units can act as temporary hubs for storing relief supplies, equipment, or personal belongings that need safeguarding.
- ✓ **Small Business Support**: Self-storage spaces are often used by small businesses to store inventory or equipment, particularly in areas where commercial space is expensive. This helps entrepreneurs reduce costs and thrive.
- ✓ Flexibility for Community Events: Storage units can be utilized to store supplies for local events, charities, or seasonal activities, promoting a sense of community and shared resources.

Providing new retail and warehouse spaces can bring several public benefits to a community:

- ✓ **Economic Growth**: These spaces often create jobs, from construction to retail and logistics roles, boosting local employment opportunities.
- ✓ Increased Accessibility: Retail spaces provide residents with easier access to goods and services, while warehouses can improve supply chain efficiency, ensuring timely delivery of products.
- ✓ **Community Development**: New developments can attract other businesses, fostering a vibrant commercial area that benefits the local economy.
- ✓ Tax Revenue: These spaces contribute to local government revenue through property and sales taxes, which can be reinvested into public services like schools and infrastructure.
- ✓ **Sustainability Opportunities**: Modern warehouses and retail spaces often incorporate eco-friendly designs, such as energy-efficient systems and sustainable materials, which can benefit the environment.

(A) The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.

The development proposal offers a strategic land use that directly supports *The One Grand Junction Comprehensive Plan* that is the City's vision for economic vitality, mixed-use neighborhoods, and context-sensitive design. Below outlines specific ways in which the proposed development achieves this:

a.1 Small Business Incubation & Entrepreneurial Growth: The Plan emphasizes that: "Small business makes up the majority of the region's employers and employees."

"Grand Junction has secured a reputation as a place that fosters entrepreneurship and offers a home for emerging startups."

The flex units are specifically designed to attract and support small businesses and local entrepreneurs by offering modular, adaptable, affordable space for a variety of commercial uses. The site layout allows businesses operating in the front flex spaces to lease separate storage units for passive equipment or inventory storage. All customer–facing activity will occur exclusively within the front retail/office spaces; no sales or services will be conducted within the storage units, as our lease agreements signed with each tenant will outline.

This kind of integrated space is ideal for startups and emerging service providers in the health, wellness, recreation, and creative sectors. The result is a development that cultivates innovation and supports the City's goal to:

"Ensure the City fosters an innovative business climate that is open to new technologies, emerging businesses, start-ups, and new ideas."

a.2 Support for Tourism Recreation, and Experiential Uses: Grand Junction is nationally recognized for its recreational opportunities and outdoor lifestyle, which serve as major drivers of tourism and local identity. As stated in the Comprehensive Plan:

"Recreation continues to play a major role in the economy and identity of the place," including "mountain biking and rafting... hiking, hunting, fishing, wildlife viewing, four-wheeling, horseback riding, and snow skiing".

The flex spaces proposed in this development are designed to accommodate uses that directly support and amplify this recreational economy while the storage units in the back provide affordable space for passive equipment storage by tenants of the front retail/flex building. Tenants may include:

- ✓ Outdoor equipment rental businesses (e.g., bikes, canoes, skis)
- ✓ Athletic and wellness services (e.g., massage therapy, fitness training, gymnastics)
- ✓ Experiential retail or entertainment uses (e.g., golf simulators, adventure outfitters)
- ✓ We have already had a number of recreational, entertainment, and wellness businesses express interest in renting space at our proposed development that could utilize both the retail/office flex and storage portions of the project

These uses not only complement Grand Junction's regional tourism brand but also provide functional amenities for both residents and visitors—making the corridor a hub for recreation-based commerce and service delivery.

a.3 Retail and Sales Tax Resilience: The City recognizes the importance of economic diversification and resilience in its retail base:

"Emphasize the retention and recruitment of retailers or development projects that have a positive impact on sales tax generation."

This mixed use development proposal furthers that goal by pairing flexible, sales-tax-generating commercial space with steady income-producing self-storage. The front retail/office flex space supports higher-risk, higher-reward ventures, while the storage units provide stable revenue that allows the overall site to weather market cycles.

a.4 Context Appropriate Neighborhood Service: In addition to being a small business incubator, the storage component of this project enhances the day-to-day functionality of surrounding residential neighborhoods. Some tenants may use their unit as a combined storefront and equipment base—retail in front, storage in back—while residents from nearby homes and apartments can rent individual units for personal storage of belongings, gear, or seasonal items.

This format supports neighborhood convenience and mixed-use living. It aligns directly with the City's emphasis on:

"A mix of uses... that reflect the needs of adjoining residents, including but not limited to retail, office, entertainment, recreation amenities, and other services."

a.5 Storage Demand and the Need for Higher–Density Housing Support: The plan identifies Grand Junction as a growing rapidly, and housing is gaining greater density. According to the Comprehensive Plan: "Promote a variety of housing types that can provide housing options while increasing density... such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units."

As homes become smaller, the need for off-site storage increases significantly. This project provides that service in a way that is screened, quiet, and integrated, supporting livability for residents without sacrificing corridor aesthetics.

a.6 Commercial Land Use Compliance: This project is located in a land use area designated **Commercial**, which according to Chapter 3 of the Plan, is intended to:

"Provide for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region."

Primary Uses: Retail, offices, employment, and service-oriented uses
Secondary Uses: Higher-density housing and small warehouses

The proposal checks both boxes: it offers primary uses (retail, office, employment space), and includes a secondary supporting use (screened warehouse storage) that fulfills real residential and business needs.

In summary, it can be concluded that the proposed mixed-use development exemplifies the primary goals of the Comprehensive Plan by:

- Supporting small businesses and entrepreneurship with flexible, affordable commercial space;
- ✓ Promoting Grand Junction's identity as an outdoor recreation hub through compatible retail and service uses:

- ✓ Balancing risk and resiliency by pairing dynamic retail with dependable storage income;
- ✓ Meeting residential needs with clean, accessible self-storage; and
- ✓ Activating the corridor with high-quality design architecture and strong alignment with mixed-use and context-sensitive principles.

a.7 In addition to the above, the below covers how this plan incorporates Plan Principles 3.6.b, 3.6.e, and 5.3.d

Comprehensive Plan Principle 3: Responsible and Managed Growth

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

b. MIX OF USES. Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

RESPONSE: The proposal provides a flexible commercial component suitable for shops, offices, or entertainment, meeting the Plan's vision for neighborhood-oriented services along corridors.

e. CONTEXT-SENSITIVE DEVELOPMENT. Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area

RESPONSE: The development's layout—retail in front, storage behind—creates a thoughtful transition between uses and ensures a pedestrian-friendly and visually appealing street presence. The MU-1 zone intends to promote low-intensity, neighborhood-scaled commercial uses compatible with residential surroundings, which this project accomplishes through strategic massing and screening.

Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choice

3. Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.

d. NEIGHBORHOOD AMENITIES. Promote land use patterns that provide neighborhoods with local services and gathering places, including parks, grocers, and cafes.

RESPONSE: The retail/office component creates space for future community-serving uses (e.g., fitness, professional services, studios) and will help establish a neighborhood center feel. While storage is a practical necessity in areas of increased housing density and smaller dwelling units, ensuring long-term residential functionality.

(B) The proposed use complies with the requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04.

§ 21.05.060 Nonresidential and mixed-use design standards.

(a) Purpose.

The purpose of these standards is to provide a consistent level of architectural character, quality, and aesthetics for mixed-use and commercial development, as well as to improve and enhance pedestrian access, vehicular access, parking, and circulation.

b.1 RETAIL/OFFICE FLEX BUILDING (Building A)

Durable Materials - Compliance with §21.05.060(6)(c):

RESPONSE: The retail/office building incorporates a palette of durable and high-quality materials, including:

• Decorative stone veneer along the base of the building;

- Cementitious trim and paneling on the upper stories;
- Low-E aluminum storefront glazing; and
- Metal parapets and awnings to protect entryways and provide visual rhythm.

These materials comply with the requirement that nonresidential buildings be constructed of durable materials such as stone, cementitious board, and architectural metals.

Architectural Features – Compliance with §21.05.060(6)(d):

(1) Main Entrance Location:

RESPONSE: The main public entrance to the building is located on the front (south) façade, facing E Road, as required. Secondary entrances may be provided on the sides or rear of the building to facilitate access to parking.

(2) Required Design Elements:

Articulation Every 30 Feet:

RESPONSE: The building elevations demonstrate regular articulation through the use of:

- Recessed entry bays
- Projected stone veneer panels
- Varying wall depths and plane shifts
- Decorative parapets and canopy projections
- Articulation is provided at intervals of 20–30 feet along all street-facing sides

Ground-Level Windows for Commercial Uses:

RESPONSE: The front façade includes storefront glazing across the ground floor, offering visibility into tenant spaces and activating the street. This satisfies the requirement for windows facing the public street for commercial spaces.

Three or More Design Features – Compliance with §21.05.060(6)(d)(3):

RESPONSE: The retail/office building incorporates at least four of the required architectural design elements:

- Variation in materials and surface relief (stone base, cementitious upper wall, metal trim)
- Variation in roof lines and parapet forms (decorative parapets and stepped roofline)
- Emphasized main entry with recessed form, canopy, and material changes
- Ground story transparency exceeds 50% through the use of storefront glass

These features combine to create an engaging, context-sensitive design appropriate for a neighborhood commercial corridor.

b.2 SELF STORAGE (Buildings B-H)

Although designed for utility, the mini-warehouse buildings still incorporate materials and architectural elements consistent with GJMC §21.05.060(6) to ensure visual quality and compatibility with the surrounding area.

Durable Materials:

RESPONSE: The self-storage buildings are constructed with pre-finished metal panels, painted trim, and insulated metal roll-up doors. All materials are weather-resistant, long-lasting, and require minimal maintenance. Trim and fascia detailing enhance durability and visual interest.

Architectural Features:

Facade Articulation:

RESPONSE: Building masses are broken into smaller segments with varying lengths,

articulated corners, and offsets between building planes to meet the articulation standard. Where applicable, parapets and alternating materials help define individual building segments.

Color Variation and Roofline Interest:

RESPONSE: Buildings incorporate contrasting colors and trim to break up blank walls. Low-profile parapets and varied roofline segments add visual interest and reduce the appearance of mass.

Compatibility and Screening:

RESPONSE: The project places a thoughtfully designed, two-story retail/flex building—240 feet wide—at the front of the site along E Road. The retail/flex building creates a strong foreground presence that visually screens the majority of the storage facility due to natural sightline compression. Additional landscaping and fencing further reduce views from adjacent residential properties, ensuring compliance with design and compatibility standards.

Entry Orientation and Scale:

RESPONSE: Roll-up doors and loading bays are oriented internally, away from public view, and sized appropriately to reduce visual impact.

(C) The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.

RESPONSE: The project's layout ensures compatibility with surrounding uses by:

- Placing a two-story retail/office building at the street to screen the one-story storage facility,
- The one-story mini-warehouse buildings have a maximum height of 14 feet, while the retail/office flex building in front is 25 feet tall, providing a physical and visual screen from the public right-of-way.
- Matching the scale and rhythm of existing adjacent commercial development (including the nearby Dollar General).
- Using high-quality architectural design to improve corridor appearance, and
- Minimizing operational impacts (e.g., low traffic and noise) from the storage use.

(D) The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.

RESPONSE: The proposed project supports the primary intent of the MU-1 district by incorporating neighborhood-scale commercial uses through its retail/office flex space and the self-storage component serves as a complementary use for business owners enabling lower overhead and higher utility while also supporting individual residences storage needs which is aligned with the Comprehensive Plan's support for adaptive, mixed-use development that responds to evolving neighborhood needs (Plan Principles 3.6 and 5.3.d). As such, the proposed use preserves and enhances the utility of the zone rather than diminishing it.

This integrated land use approach aligns directly with the Comprehensive Plan's emphasis on adaptive, mixed-use development that responds to evolving neighborhood needs (Plan Principles 3.6 and 5.3.d). The uses are not only compatible—they work in tandem to strengthen the site's overall function and long-term flexibility. As such, the proposed use preserves and enhances the utility of the MU-1 zone rather than diminishing it. OR

(E) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.

RESPONSE: The subject site is served by existing public infrastructure, and all major utility providers have adequate capacity to serve the proposed development.

- Water: New 8-inch mains will be extended from E Road and will be owned and maintained by Clifton Water District.
- **Sanitary Sewer**: A new 6-inch sewer line will connect to City-owned infrastructure in E Road and discharge to the Persigo Wastewater Treatment Plant.
- **Dry Utilities**: Underground electric, gas, and communication lines will be extended to the site. Area lighting is proposed throughout.
- **Stormwater**: Drainage will be routed to a new detention and water quality facility, designed to retain post-development flows below pre-development levels.
- Streets and Access: The site accesses E Road via an existing shared driveway. E Road is fully improved with two travel lanes, a center turn lane, and sidewalks. Sidewalks on both sides provide safe pedestrian access, consistent with *Plan Principle 4.1: Connected Neighborhoods*.

These systems provide adequate capacity, and site-specific review of final plans will confirm full compliance with all applicable standards during the **Major Site Plan review process**.

In closing, this proposed mixed-use development—combining retail/office flex space with drive-up self-storage units—delivers meaningful public benefits that align directly with the City's vision for adaptive, neighborhood-serving developments.

- ✓ Economic Growth and Tax Revenue: Creates jobs across construction, retail, and operations, while generating new sales and property tax revenue to support local infrastructure and services.
- ✓ Support for Small Businesses and Entrepreneurship: The integrated design allows small businesses to combine storefront and storage space in one location, reducing overhead and enabling operational flexibility.
- ✓ Neighborhood Convenience and Increased Accessibility: Provides accessible commercial services and secure off-site storage that support the needs of residents, especially as nearby housing density increases.
- ✓ Community Functionality and Urban Organization: Offers flexible space for life transitions, seasonal storage, and community uses—contributing to a more organized, resilient neighborhood.
- ✓ **Disaster Readiness:** Storage units can serve as secure, local hubs for emergency supplies, equipment, or displaced belongings during natural disasters.
- ✓ **Corridor Activation**: The two-story retail/office flex building enhances the streetscape and encourages additional commercial investment.
- ✓ **Context-Sensitive, Durable Design:** The site layout, architecture, and material selection ensure compatibility with surrounding development while promoting long-term quality and visual appeal.

Together, these elements make this project a valuable long-term asset to the City—advancing key goals of the Comprehensive Plan while directly serving the needs of residents, businesses, and the broader community.

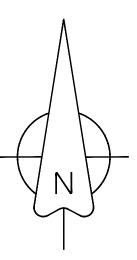
30 ROAD RETAIL/OFFICE and STORAGE BUILDINGS Right-of-Way Vacation and Conditional Use Permit Application Request **DEVELOPMENT NEIGHBORHOOD COMMENT MEETING**January 30, 2025

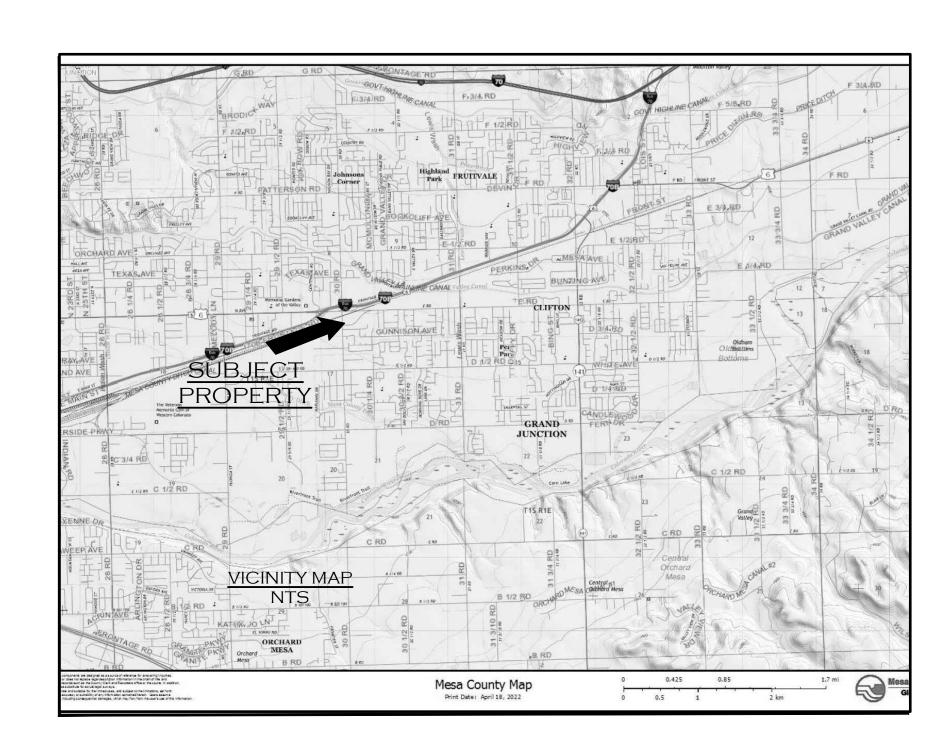
A neighborhood meeting to discuss the pending Right-of-Way Vacation and Conditional Use Permit applications was held at 5:30 p.m. on January 29, 2025 at the Clifton Community Center, 2170 D ½ Road.

In addition to the applicant's representative, two City of Grand Junction Community Development Department staff members, and the project Design Engineer were in attendance, no neighbors attended the meeting, despite approximately 70 households and businesses being notified, no neighbors attended the meeting.

Respectfully submitted,

Markus Jones, Partner Summit Point Partners, LLC. PO Box 1212 American Fork, UT 80004





PROPOSED LOT 2 DOLLAR GENERAL SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

PROPOSED DOLLAR GENERAL SUBDIVISION - LOT 2

SUBSERVIENTLY DESCRIBED A

UTE MERIDIAN, FROM WHENCE THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 16 BEARS NORTH 89°55'47" EAST 1321.74 FEET AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 16, N 89°55'47" E, A DISTANCE OF 660.87 FEET TO THE NORTHEAST CORNER OF THE NW1/4 NW1/4 NW1/4 OF THE SAID SECTION 16, THE SAID CORNER NOT MONUMENTED IN THIS SURVEY; THENCE, ALONG THE EASTERLY BOUNDARY LINE OF THE NW1/4 NW1/4 NW1/4 OF THE SAID SECTION 16, S 00°05'11" E, A DISTANCE OF 53.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH 2IN. ALLOY CAP MARKED PLS 20141, THE SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF THE SAID NW1/4 NW1/4 NW1/4 OF THE SAID SECTION 16, S 00°01'57" E, A DISTANCE OF 349.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF E ROAD, DELINEATED IN THAT INSTRUMENT RECORDED UNDER BOOK 1524 AT PAGE 10 IN THE PUBLIC RECORDS OF THE SAID COUNTY, THE SAID CORNER MONUMENTED BY A FOUND 3/4IN. IRON PIN (NO CAP);

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES:

1. S 42°37'27" W 40.75 FEET, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN (NO CAP);

2. S 43°51'40" W 75.22 FEET, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN (NO CAP);

3. S 49°34'41" W, 67.58 FEET, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN (NO CAP);

4. THENCE 132.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 23°27'09", A RADIUS OF 324.37 FEET AND WHOSE LONG CHORD BEARS S 66°26'55" W, 131.85 FEET, THE SAID CORNER MONUMENTED BY A SET MAG NAIL WITH 1.5 INCH BRASS TAG MARKED PLS 23875;

5. S 82°22'04" W, 67.78 FEET, THE SAID CORNER MONUMENTED BY A SET MAG NAIL WITH 1.5 INCH BRASS TAG MARKED PLS 23875;

6. S 88°25'50" W , 6.03 FEET, THE SAID CORNER TO BE MONUMENTED BY SET MAG NAIL WITH 1.5 INCH BRASS TAG MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, N 00°01'29" E, 245.98 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

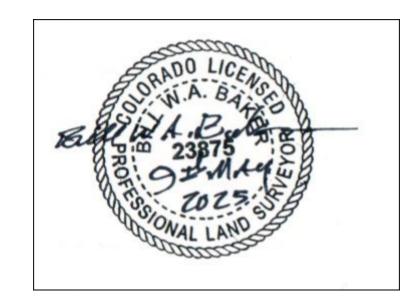
THENCE, N 89°58'31" W, 296.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 30 ROAD, THE SAID CORNER TO BE MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, ALONG THE EASTERLY RIGHT OF WAY LINE OF 30 ROAD, NORTH 00°01'29" EAST, 103.70 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD, THE SAID CORNER MONUMENTED BY A FOUND NAIL WITH 1.5IN. WASHER MARKED PLS 20141;

THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 73°02'32" EAST, 649.11 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THE SAID TRACT OF LAND IS COMPRISED OF 183,169 SQ.FT. (4.21 ACRES) MORE OR LESS.



SURVEYOR'S CERTIFICATE

I, BILL W.A. BAKER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF DOLLAR GENERAL SUBDIVISION, THAT THAT LOCATION OF THE OUTSIDE BOUNDARY, ROADS AND OTHER FEATURES ARE ACCURATELY AND CORRECTLY SHOWN HEREON, THAT THE SAME ARE BASED ON FIELD SURVEYS AND THAT THE PLATTED SITE AND ROADS CONFORM TO THOSE STAKED ON THE GROUND.
IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

BILL W.A. BAKER CFEDS, PLS

 DRAWN BY:
 NO.
 DATE
 REVISION
 B

 CHECKED BY:
 DRD
 E

 DATE:
 O5.09.2025
 E

 FILE:
 MSP 092823
 E

1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 - FAX (970) 945-2555
WWW.HCENG.COM

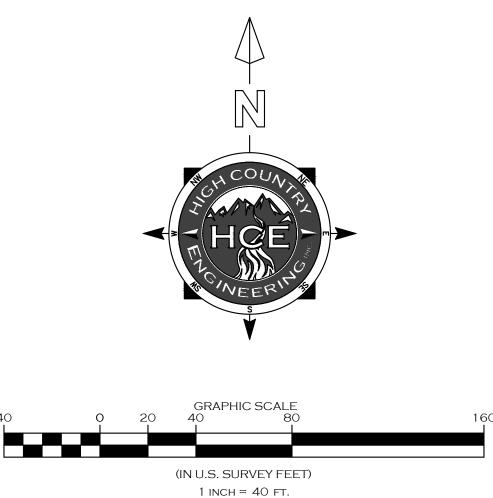


DORSEY DEVELOPMENT, LLC
MESA COUNTY
ROPOSED DOLLAR GENERAL
SUBDIVISION

PROJECT NO. 2211028

SHEET NUMBER
1 OF 2

PROPOSED DOLLAR GENERAL SUBDIVISION A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO BASIS OF BEARINGS NORTH LINE NW_{4}^{1} , NW_{4}^{1} SECTION 16 (N89°55'47''E 660.87') COUNTY STANDARD MONUMENT IN MONUMENT BOX $2\frac{1}{2}$ " IRON PIPE W/ 3" BRASS CAP COUNTY SURVEYOR OF NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF NW ¹/₄ OF SEC. 16-1-1 NE COR NW $\frac{1}{4}$ NW $\frac{1}{4}$ SEC 16-1-1 (LOCATED FROM REFERENCE TRUE POINT OF BEGINNING— SEWER EASEMENT BK 956 PG 368 PARCEL ID. NO. 2943-162-00-211 3020 E RD GRAND JUNCTION, CO 81504 14.0' MULTIPURPOSE EASEMENT PROPOSED APPARENT 27FT. WIDE — LOT 2 DRAINAGE EASEMENT 183,169 SQ FT 4.20 ACRES± CUP- 2025-88 15FT. WIDE PRIVATE DRAINAGE EASEMENT -- 15.0' NORTHERLY R.O.W. LINE OF E ROAD. PROPOSED LOT 1 72,871 SQ FT 1.67 ACRES± DRAINAGE EASEMENT S 89°58'31" E OF 30 R0AD L=50.28' R=56.00' CB=N 50°49'40'' W CD=48.61' SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT DRAINAGE EASEMENT /N 89°59'38'' W 14ft MULTIPURPOSE EASEMENT SITE AND ROADS CONFORM TO THOSE STAKED ON THE GROUND. IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 20__. CL 20' SANITARY SEWER EASEMENT BK 956 PG 368 (EXCEPTION B-2 #9) DESCRIPTION ACRES SQUARE FEET PERCENT LSOUTHWEST CORNER OF NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF 72,871 NW $\frac{1}{4}$ OF SEC. 16-1-1 LOT 2 4.20 183,169 71.54% TOTAL 256,040 100.00% 5.88



SET MAG NAIL W/1.5in. BRASS TAG PLS 23875 BOUNDARY OR LOT LINE ———— SANITARY SEWER EASEMENT CENTERLINE

— — ROW — — — ROAD RIGHT OF WAY ----- MULTIPURPOSE EASEMENT

----- DRAINAGE EASEMENT ----- DRAINAGE EASEMENT BY COVENANT
 ♣ PLSS MONUMENT AS NOTED

● FOUND #5 IRON PIN W/2" ALLOY CAP PLS 20141 → FOUND #6 IRON PIN (NO CAP)

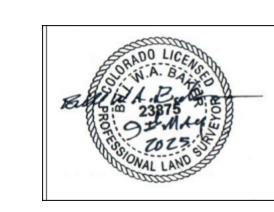
O FOUND #5 IRON PIN (NO CAP) ● FOUND NAIL & 1½ WASHER PLS 20141 SET #5 IRON PIN W/YELLOW PLASTIC CAP PLS 23875 L- ARC LENGTH

MINUTE R- RADIUS YY SECOND Cd -CHORD LENGTH IN. INCH Cb - CHORD BEARING CL CENTERLINE BK - BOOK

R.O.W RIGHT OF WAY PG - PAGE P.M. - PRINCIPAL MERIDIAN NE - NORTHEAST NW - NORTHWEST SE - SOUTHEAST SW - SOUTHWEST

SURVEYOR'S CERTIFICATE I, BILL W.A. BAKER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF DOLLAR GENERAL SUBDIVISION, THAT THAT LOCATION OF THE OUTSIDE BOUNDARY, ROADS AND OTHER FEATURES ARE ACCURATELY AND CORRECTLY SHOWN HEREON, THAT THE SAME ARE BASED ON FIELD SURVEYS AND THAT THE PLATTED

BILL W.A. BAKER CFEDS, PLS



SHEET 1 - COVER SHEET SHEET 2 - SURVEY MAP

SHEET NUMBE 2 of 2

PROJECT NO.

2211028

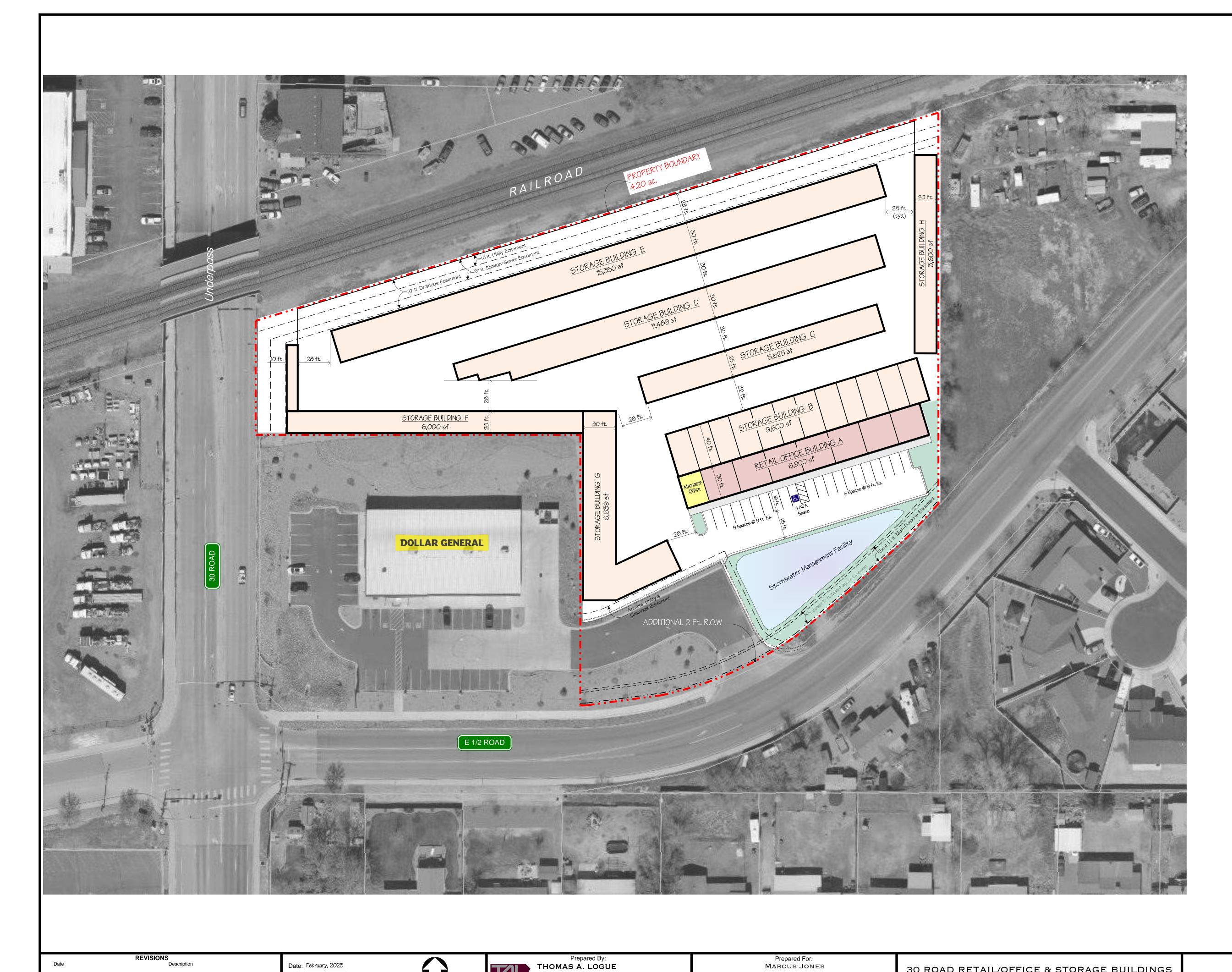
2/8/2025

30 ROAD RETAIL/OFFICE and STORAGE BUILDINGS Conditional Use Permit Application

Site Plan Building Elevations (7 sheets)

February 7, 2025

If you need accommodation to access City services or files that meet your needs (e.g. mapping, construction/development plans, or other documentation), staff are available to assist you by calling 970-244-1430.



LAND USE SUMMARY			
USE	AREA (ac.)	PERCENT OF TOTAL	
Parking and Loading	2.33	54.5	
Building Footprints	1.53	37.4	
Landscaping & Stormwater	0.27	6.4	
Inefficiencies	0.07	1.7	
TOTAL	4.20	100.0	
BUILDINGS Storage: 58,303 sf Retail/Office: <u>6,900</u> sf Total: 65,203 sf			

SITE PLAN

Date: February, 2025

Scale: 1 in. = 40 ft.

Contour Interval: _

Prepared By:

THOMAS A. LOGUE

LAND DEVELOPMENT CONSULTANT

537 FRUITWOOD DRIVE, GRAND JUNCTION, COLORADO 81504

TALLDC@MSN.COM • (O)970-434-8215 • (M)970-260-2911

Prepared For:
MARCUS JONES SUMMIT POINT PARTNERS, LLC. PO Box 1212, Alpine, UT 80004 385-229-7709, MARKUSJONES@GMAIL.COM

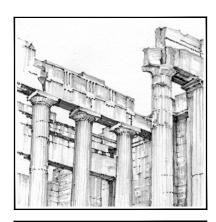
Packet Page 53

30 ROAD RETAIL/OFFICE & STORAGE BUILDINGS GRAND JUNCTION, COLORADO



Copyright © 2024

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.



BUCHE

DESIGN STUDIO
architecture • planning
12325 Oracle Blvd. Suite 101
Colorado Springs, CO 80921

(719) 484-0480

Brian K. Bucher, AIA Architect CO license no. C-4889

A PROPOSED
DEVELOPMENT
FOR

SUMMIT POINT PARTNERS

492 30 RD.

GRAND JUNCTION, CO

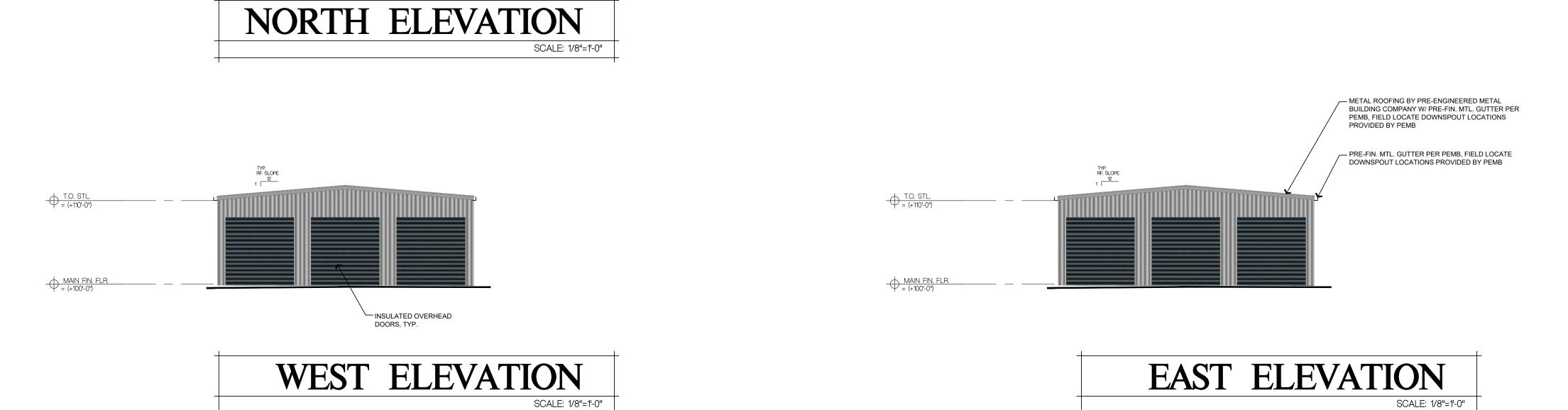
Sheet Title:

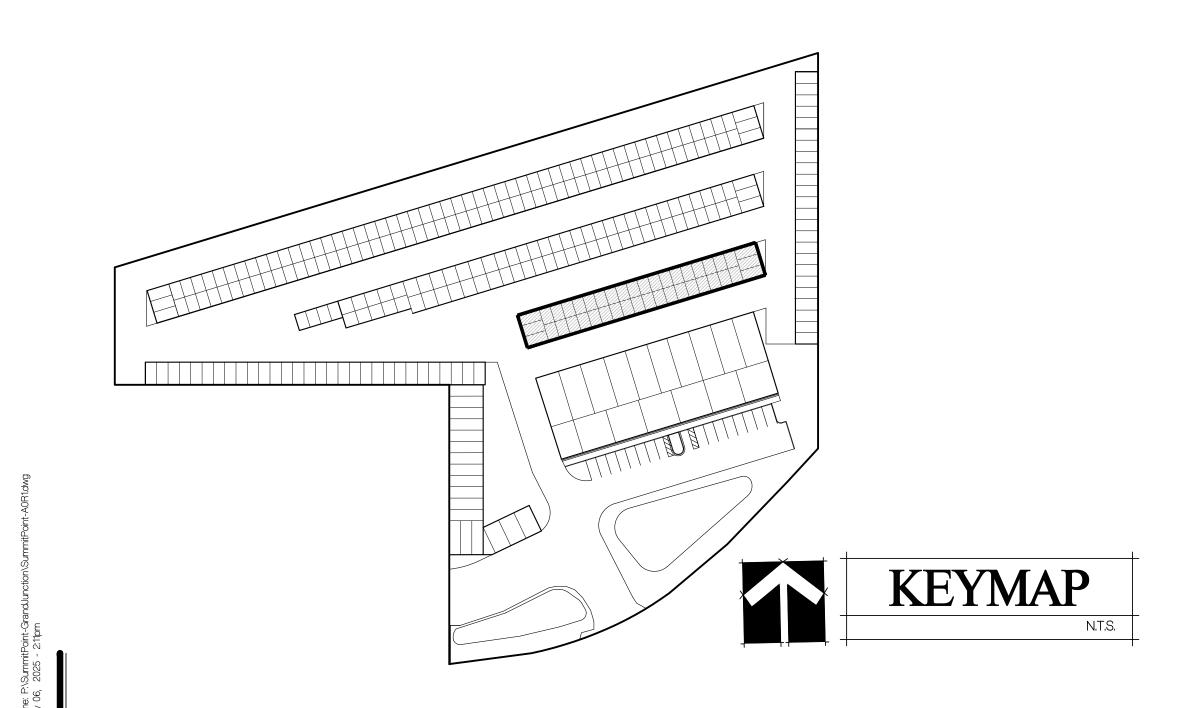
EXTERIOR
ELEVATIONS
OFFICE/STORAGE

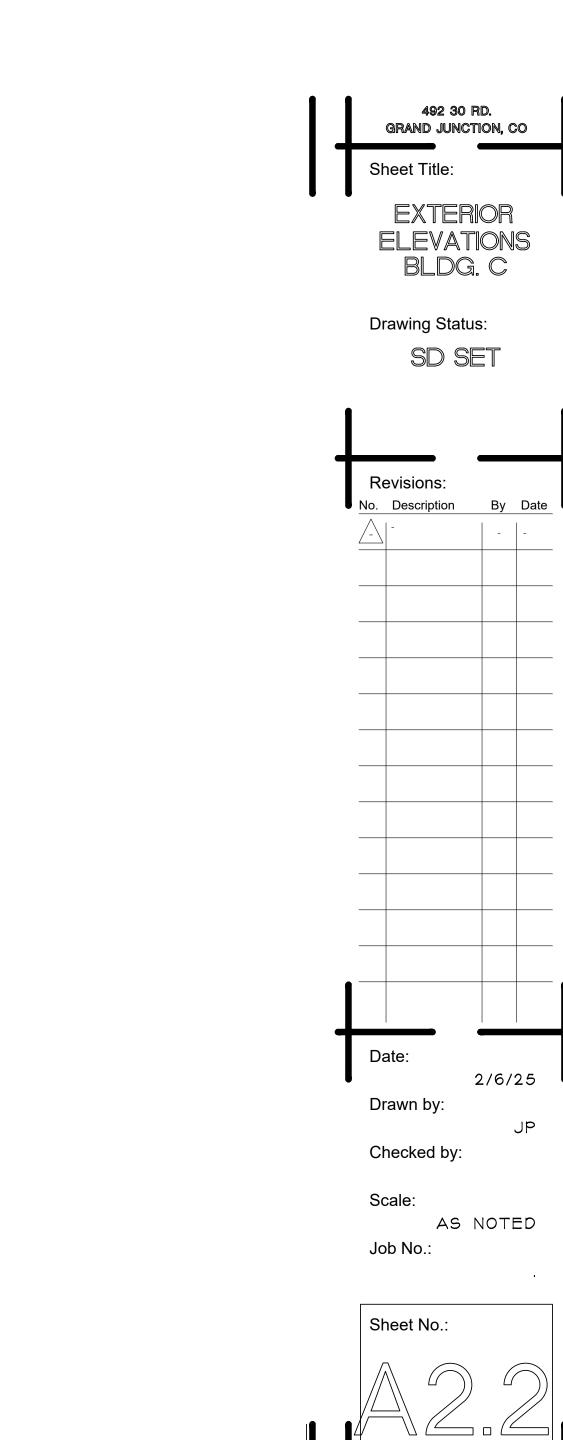
Drawing Status:

SD SET









All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.

DESIGN STUDIO architecture • planning

12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921

SUMMIT

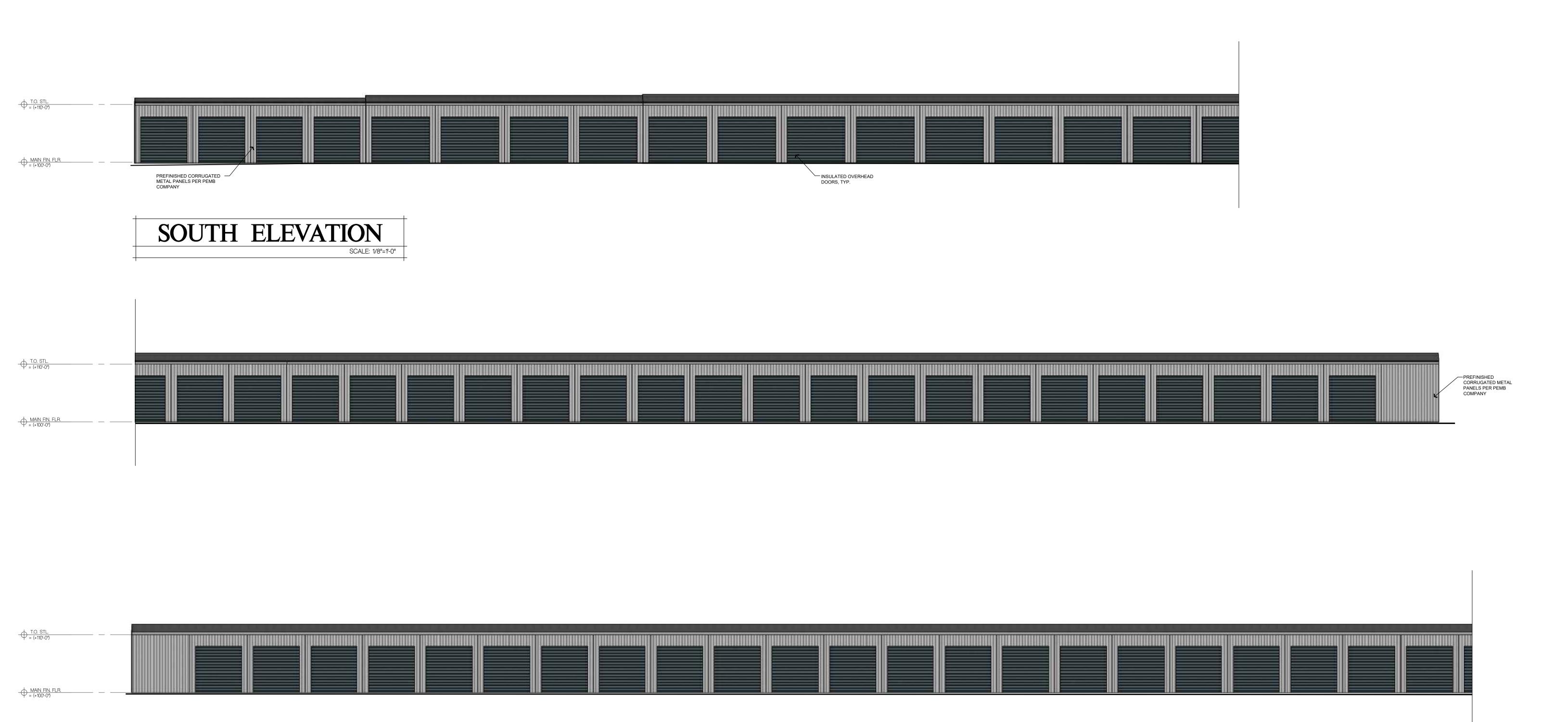
POINT

PARTNERS

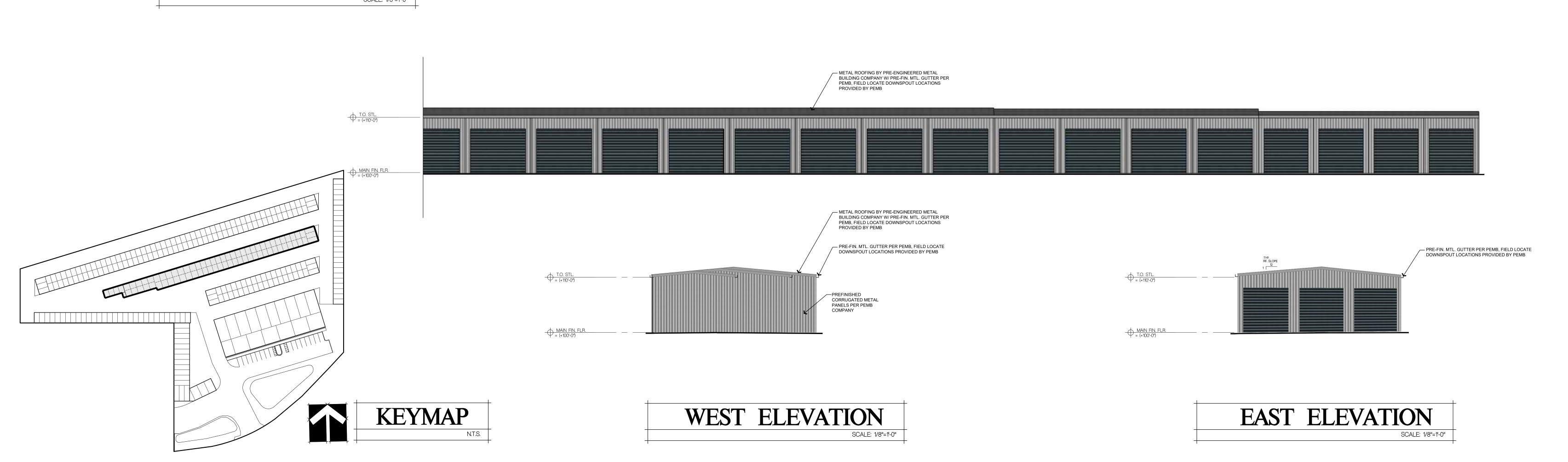
(719) 484-0480

Brian K. Bucher, AIA Architect

CO license no. C-4889







All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.



BUCHE

DESIGN STUDIO architecture • planning 12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921 (719) 484-0480

Brian K. Bucher, AIA Architect CO license no. C-4889

A PROPOSED
DEVELOPMENT
FOR

SUMMIT POINT PARTNERS

492 30 RD.

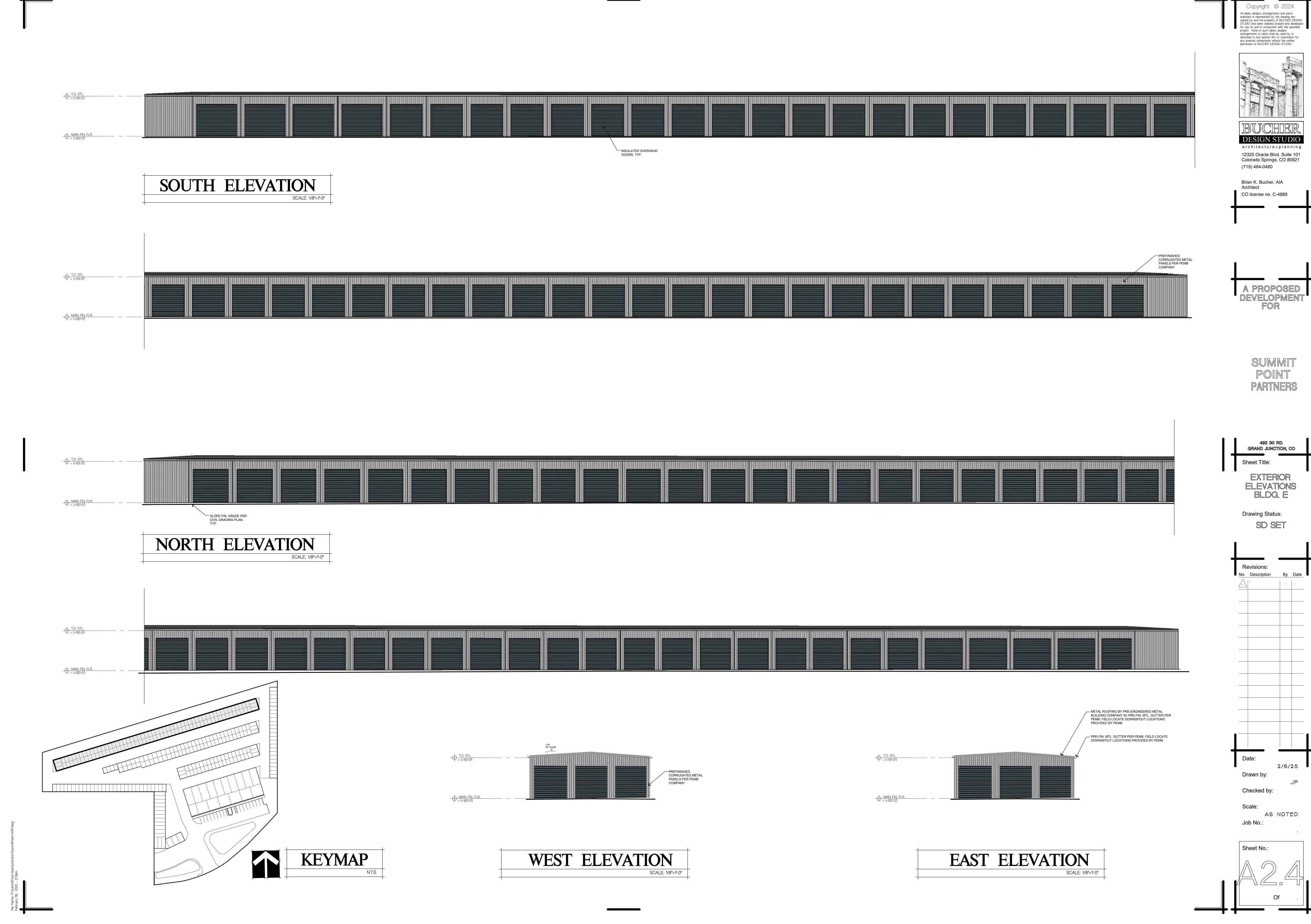
GRAND JUNCTION, CO

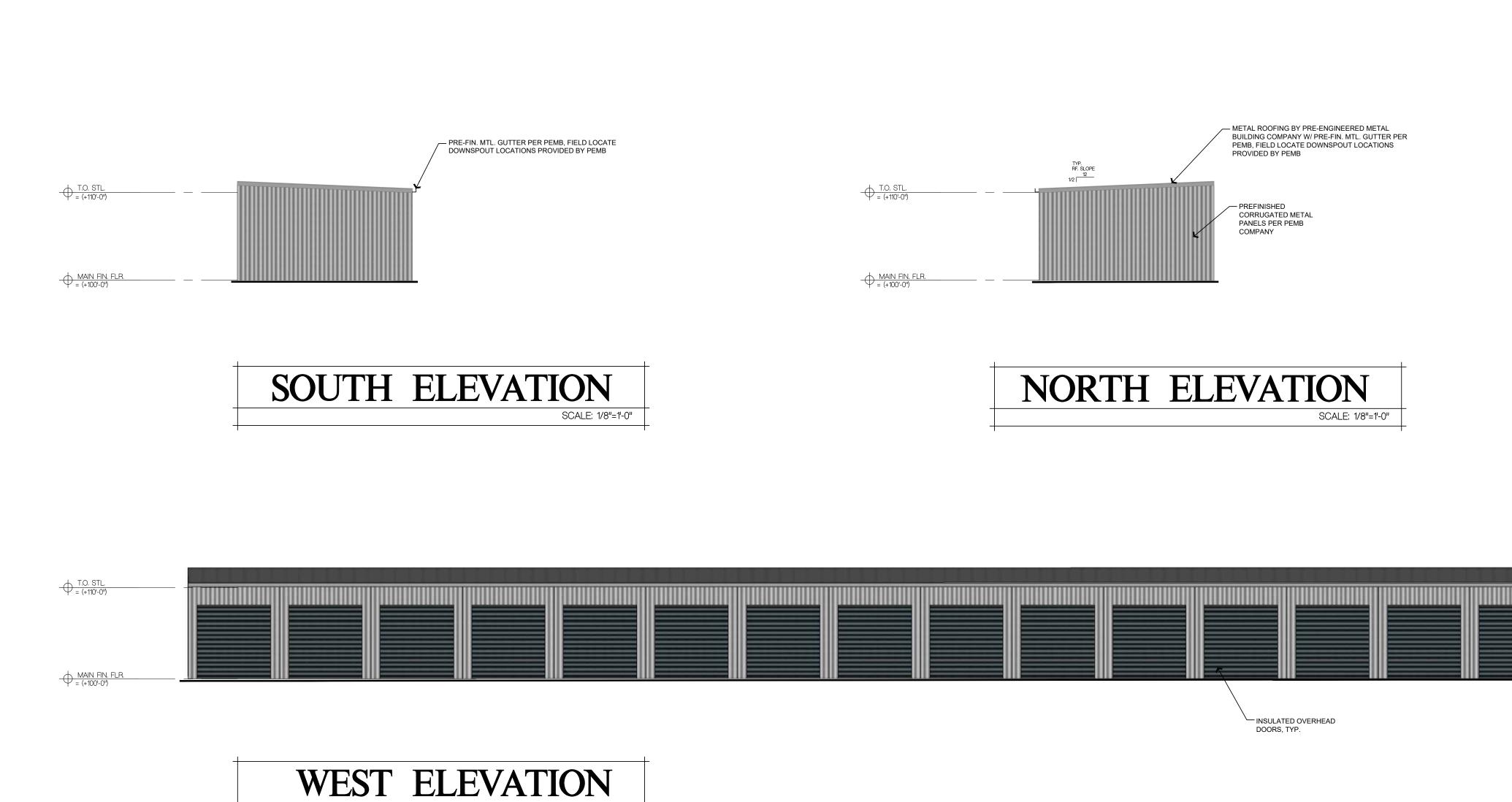
Sheet Title:

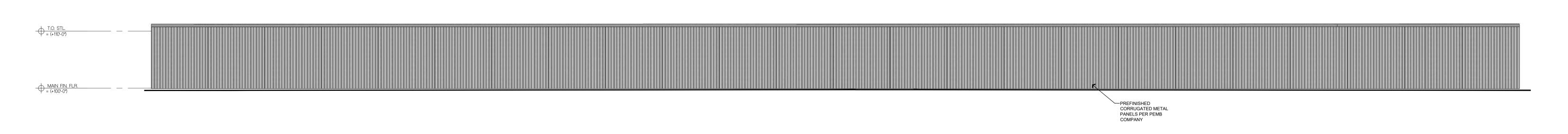
EXTERIOR ELEVATIONS BLDG. D

Drawing Status:

SD SET



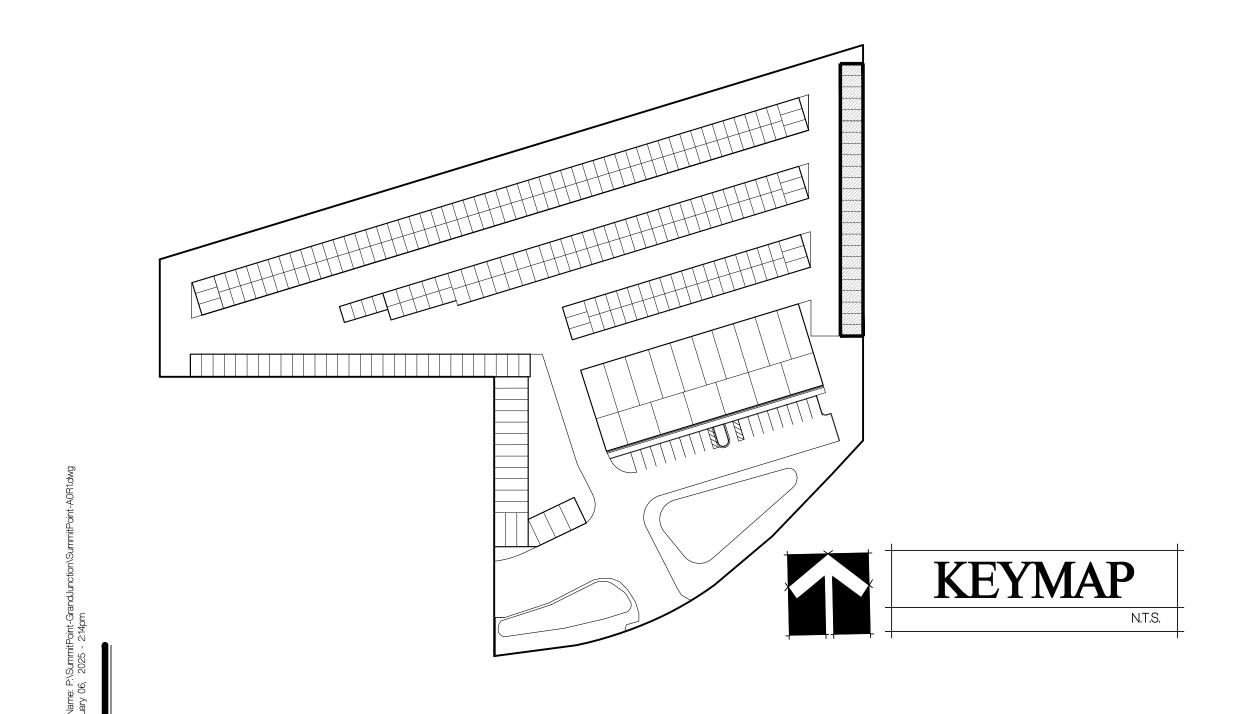




EAST ELEVATION

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"



Copyright © 2024

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.



BUCHIER DESIGN STUDIO

architecture • planning 12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921 (719) 484-0480

Brian K. Bucher, AIA Architect CO license no. C-4889

> A PROPOSED DEVELOPMENT FOR

> > SUMMIT POINT PARTNERS

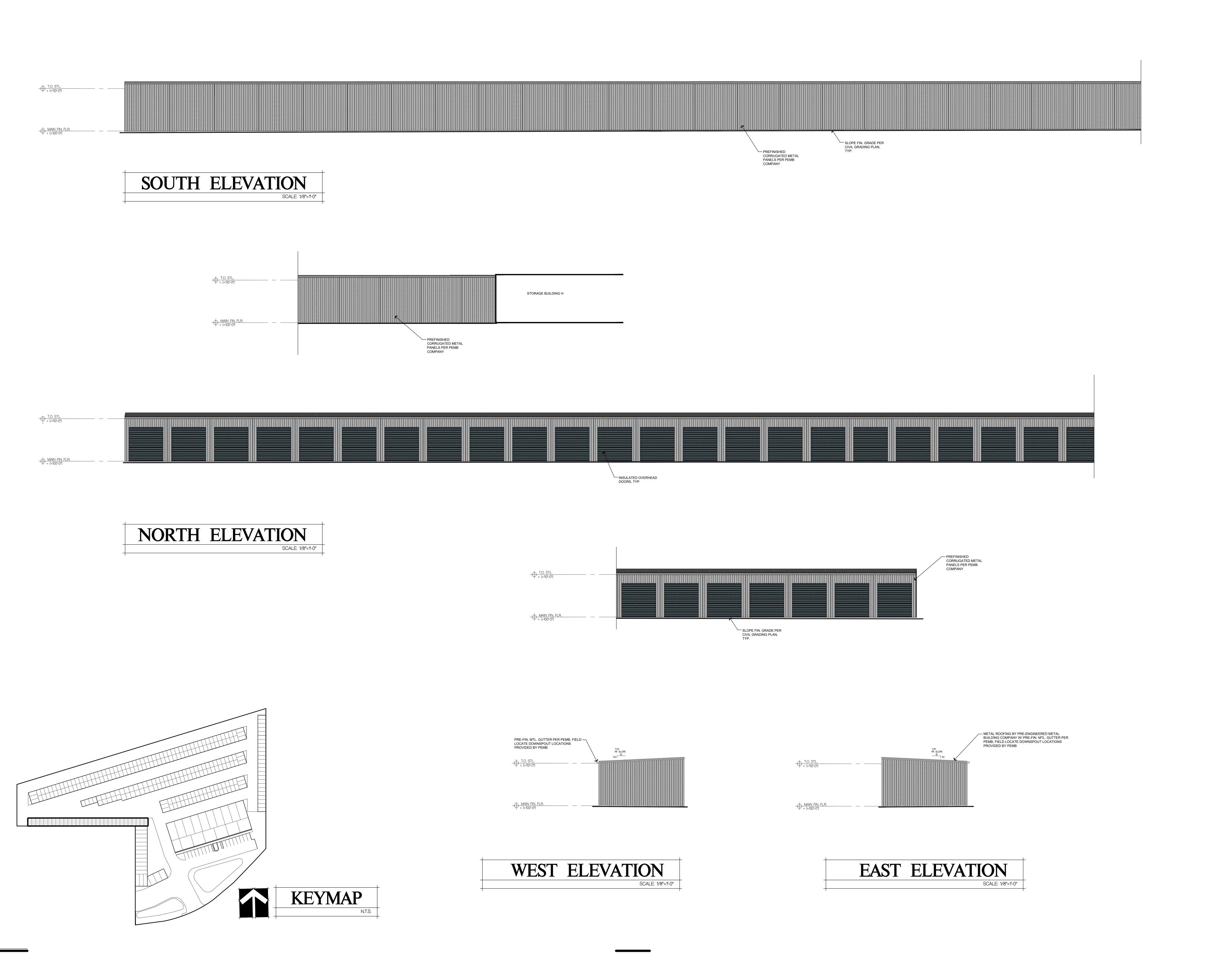
492 30 RD.
GRAND JUNCTION, CO

Sheet Title:

EXTERIOR ELEVATIONS BLDG. F

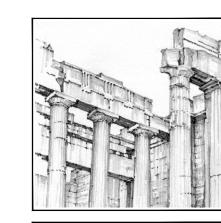
Drawing Status:

SD SET



Copyright © 2024

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.



BUCHI

DESIGN STUDIO architecture • planning 12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921

(719) 484-0480

Brian K. Bucher, AIA Architect CO license no. C-4889

A PROPOSED DEVELOPMENT

SUMMIT POINT PARTNERS

492 30 RD.
GRAND JUNCTION, CO

Sheet Title:

EXTERIOR ELEVATIONS BLDG. G

Drawing Status:

SD SET

Revisions:

No. Description

By Date

Date:

2/6/25

Drawn by:

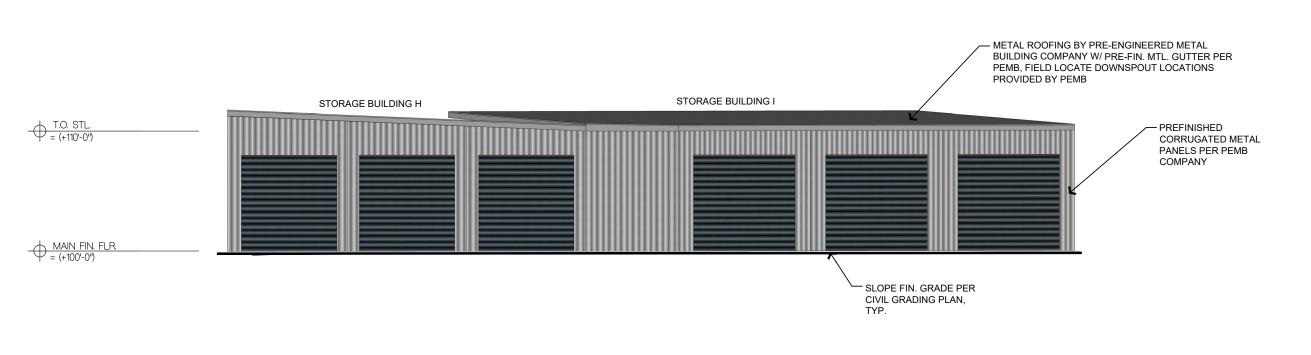
JP

Checked by:

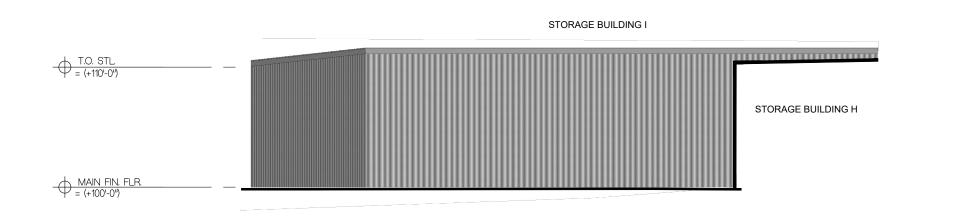
Scale:

AS NOTED

Job No.:

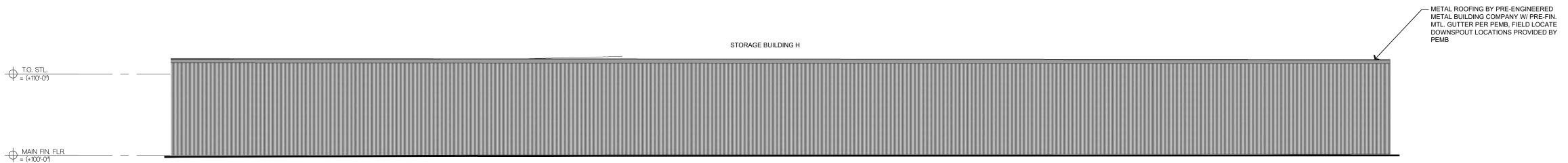


SOUTH ELEVATION SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

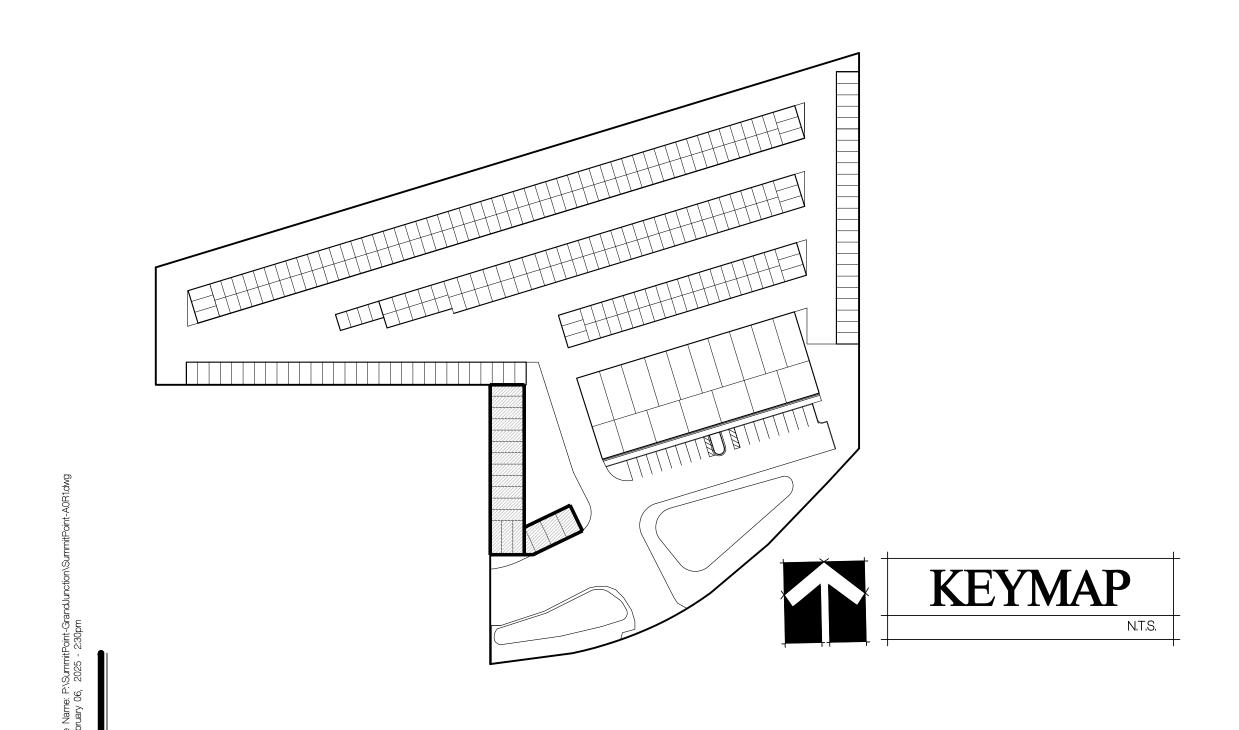


WEST ELEVATION

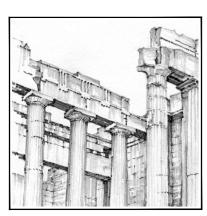
SCALE: 1/8"=1"-0"



EAST ELEVATION



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.



BUCHIER DESIGN STUDIO

architecture • planning 12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921 (719) 484-0480

Brian K. Bucher, AIA Architect CO license no. C-4889

> A PROPOSED DEVELOPMENT FOR

SUMMIT POINT PARTNERS

492 30 RD.
GRAND JUNCTION, CO

Sheet Title:

EXTERIOR ELEVATIONS BLDG. H&I

Drawing Status:

SD SET

Revisions:

No. Description

By Date

Date:

2/6/25

Drawn by:

JP

Checked by:

Scale:

AS NOTED

Job No.:

Grand Junction Speaks Published Comments for May 13, 2025 Planning Commission Meeting 30 Road Retail/Office/Storage

Mariah Phillips

• May 11, 2025 • 11:54am

I am a local homeowner, and I thoroughly believe that the proposed storage units are not a good use of that space. There are a lot of young families buying houses in the neighborhood, and they could much more strongly use walkable resources like parks, small businesses, and mixed residential areas. There are already a lot of storage facilities in town, and industrializing central areas of town is a waste.

Address:

3010 Gunnison Way Grand Junction, 81504



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 27, 2025

<u>Presented By:</u> Jessica Johnsen, Senior Planner

Department: Community Development

Submitted By: Daniella Acosta Stine

Information

SUBJECT:

Consider a request by Wendi Gechter IRA to zone 5.58 acres from County I-2 (General Industrial District) to City I-1 (Industrial Light) located at 377 28 Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Equity Trust Company Custodian FBO Wendi Gechter IRA, is requesting a zone of annexation to I-1 (Light Industrial) for the Wendi Gechter IRA Annexation. The approximately 5.58 acres consist of one parcel of land located at 377 28 Road. The property is currently vacant. Annexation is being sought in anticipation of developing the vacant land area. The property is Annexable Development per the Persigo Agreement. The zone district I-1 is consistent with the Industrial Land Use designation of the Comprehensive Plan. The request for annexation (which includes 0.58 acres of right-of-way – a total of 5.58 acres), will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

The Applicant, Equity Trust Company Custodian FBO Wendi Gechter IRA, is requesting annexation of approximately 5.58 acres consisting of one parcel of land located at 377 28 Road. The subject property is currently vacant and appears to not have any prior development or use. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

Zone of Annexation Request:

The Applicant is requesting a zone district of I-1 (Light Industrial). The property is currently zoned in the County as I-2 (General Industrial District). The proposed zone district of I-1 is consistent with the Industrial Land Use designation of the Comprehensive Plan. The surrounding zoning includes a mix of both City and County zoned properties. City-zoned properties adjacent to the property include I-2 (General Industrial), I-1, PD (Planned Development), P-2 (Public, Civic, and Institutional Campus) and RM-8 (Residential Medium 8). County-zoned properties adjacent to the property include PUD (Planned Unit Development), RSF-4 (Residential Single Family – 4 District), RSF-R (Residential Single Family – Rural District) and I-2.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

The I-1 zoning will permit several light industrial land uses, such as light fabrication, manufacturing and technology with opportunities for limited accessory commercial uses for the undeveloped property.

In addition to the I-1 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial.

- 1. General Industrial (I-2)
- 2. Commercial General (CG)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually on June 27, 2024, in accordance with § 21.02.030(c) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance as well as two members of the public.

Notice was completed consistent with the provisions in § 21.02.030(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 19, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 16, 2025. The notice of the Planning Commission public hearing was published May 17, 2025, in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was offered through the GJSpeaks platform.

Zone of Annexation Analysis

The criteria for review are set forth in § 21.02.050(m) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The proposed annexation and zoning to the I-1 (Light Industrial) zone district is consistent with the goals and policies of the City's 2020 Comprehensive Plan. The subject property is located within both the Urban Growth Boundary and the Persigo 201 Planning Area, making it eligible for annexation and urban-level development. The Comprehensive Plan designates this area for industrial land uses, and the requested I-1 zoning aligns with that designation by allowing employment-generating uses such as warehousing, light manufacturing, and service-related businesses. By annexing and zoning the property, the City ensures future development will occur in accordance with established standards for infrastructure, land use compatibility, and site design. This action supports the City's vision for compact and efficient growth and furthers long-range planning objectives for logical urban expansion.

Therefore, staff find this criterion met.

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

The annexation and zoning of the subject property contribute to a logical and orderly development pattern along the 28 Road corridor. The site is directly adjacent to existing City-zoned and developed parcels, including a mini-storage facility constructed in 2018 to the west and a commercial shop/office building—Sunshine Rides—located across 28 Road to the east, which underwent renovations in 2024. These surrounding developments reflect a transition toward light industrial and commercial uses consistent with the requested zoning. Annexing and zoning the parcel will close a gap in City jurisdiction, reduce potential inconsistencies in land use regulation, and allow for a coordinated approach to infrastructure extension and site development. As such, the proposal reinforces a cohesive development pattern that mirrors and complements the surrounding land uses.

Therefore, staff finds this criterion met.

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

The proposed I-1 (Light Industrial) zoning directly supports the goals outlined in the City's 2020 Comprehensive Plan, particularly Plan Principle 2: Resilient and Diverse Economy, which highlights the importance of maintaining and strengthening industrial areas as a core component of the local economy. Manufacturing and industrial uses have historically played a vital role in Grand Junction's economic base, and the I-1 zoning designation reinforces this legacy by preserving land for employment-generating uses that are compatible with existing development patterns. The zoning ensures that the site remains available for light industrial activities such as warehousing, production, and service trades, which aligns with the Plan's vision of offering attractive sites for modern industry and enticing major employers through strategic land use planning.

Importantly, this zoning supports Plan Principle 2.3.d by helping to protect key industrial areas from encroachment by potentially incompatible land uses. Establishing I-1 zoning in this location maintains the integrity of an emerging industrial corridor and ensures that adjacent uses will remain complementary, thereby safeguarding long-term investments and industrial infrastructure, including nearby access routes and utilities. By encouraging uses that match the City's targeted economic development goals and by preventing the erosion of industrial land through piecemeal or conflicting zoning designations, this zoning action provides clear and lasting community benefits.

Therefore, staff finds that this criterion is met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Wendi Gechter IRA Zone of Annexation, ANX-2024-437 request for the property located at 337 28 Road from County I-2 (General Industrial District) to C-1 (Light Industrial), the following findings of facts have been made:

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

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 377 28 Road, City file number ANX-2024-437, 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. Annexation Petition
- 2. Annexation Maps
- 3. Annexation Information Sheet
- 4. ORD Zoning Wendi Gechter IRA Annexation

- Development Application Annexation Plat 5.
- 6.

WENDI GECHTER IRA ANNEXATION PETITION FOR ANNEXATION

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

GENERAL LOCATION: 377 28 Rd, Grand Junction, CO 81507 Tax ID # 2945-241-00-005

The S1/2 E1/4 NE1/4 NE1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Wendi Gechter IRA Annexation."

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

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

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

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

<u>Equity Trust Company Custodian FBO Wendi Gechter IRA</u> NAME

218 Easter Hill Dr, Grand Junction, CO 81507

ADDRESS

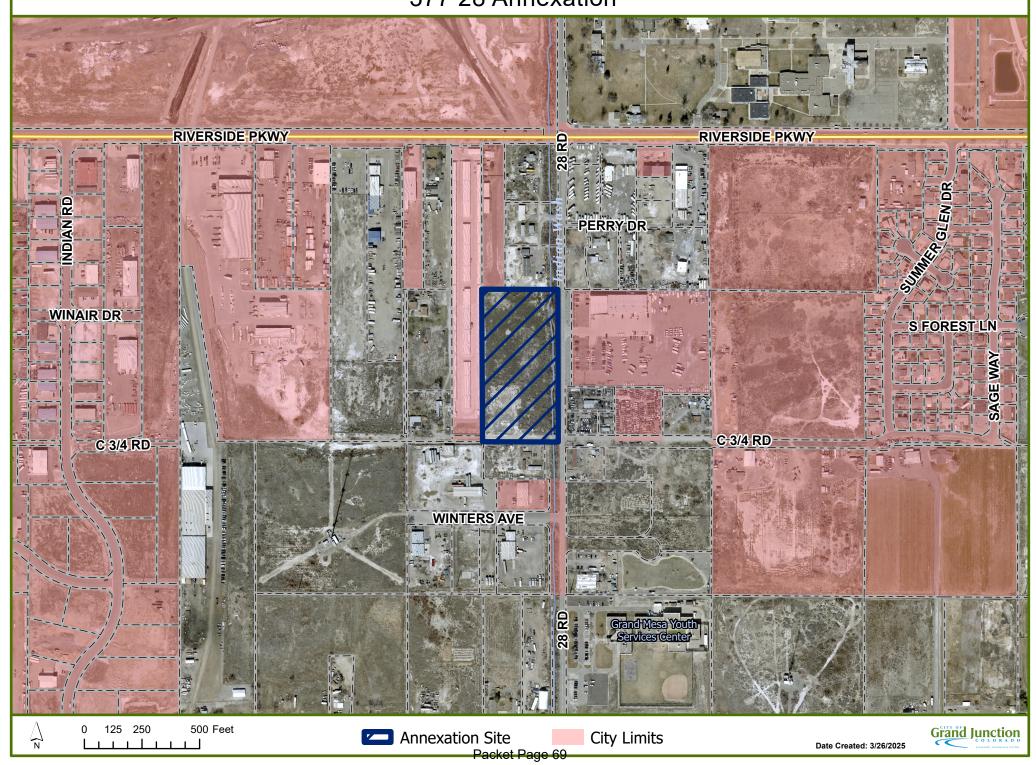
SIGNATURE / Wendi Gechter, Owner 4/15/2

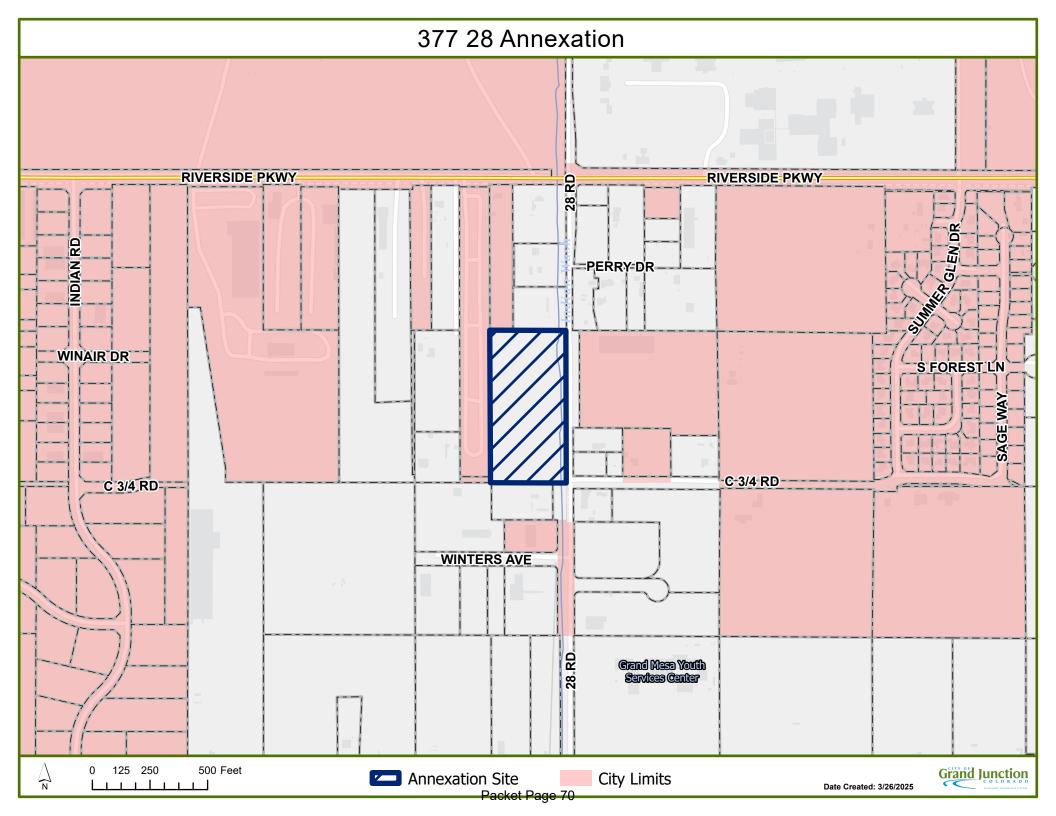
(Wendi Gechter IRA Annexation Petition)

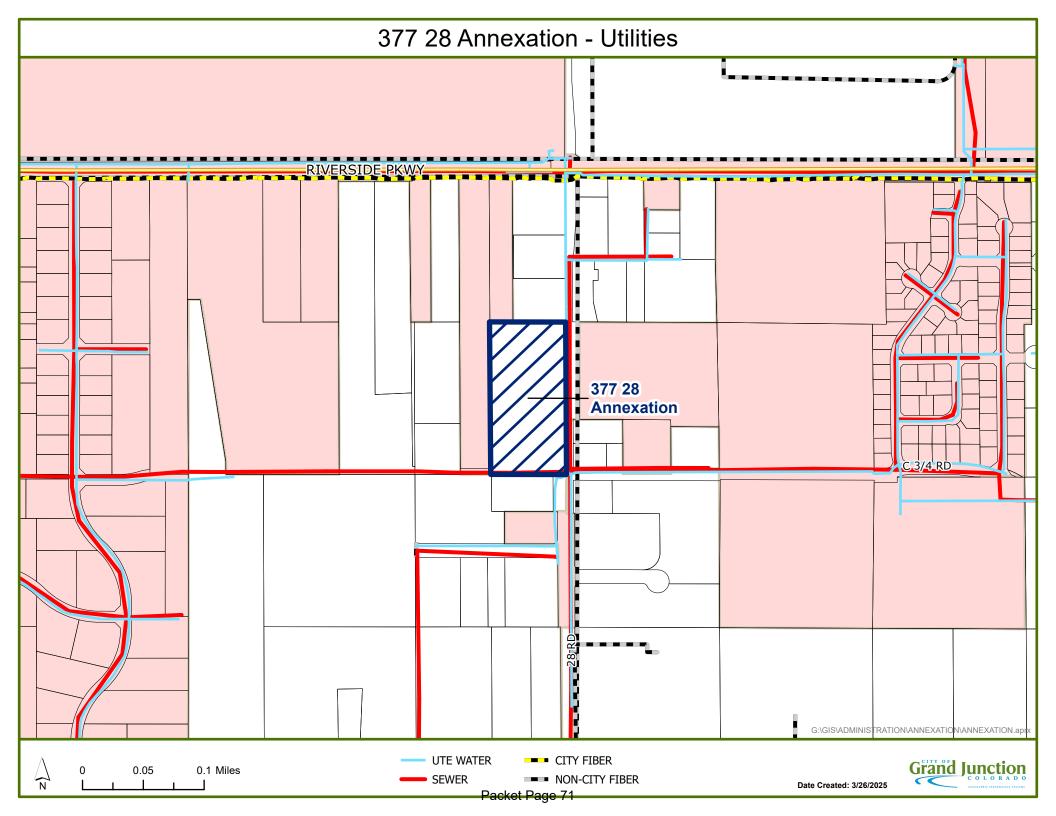
COUNTY OF MESA

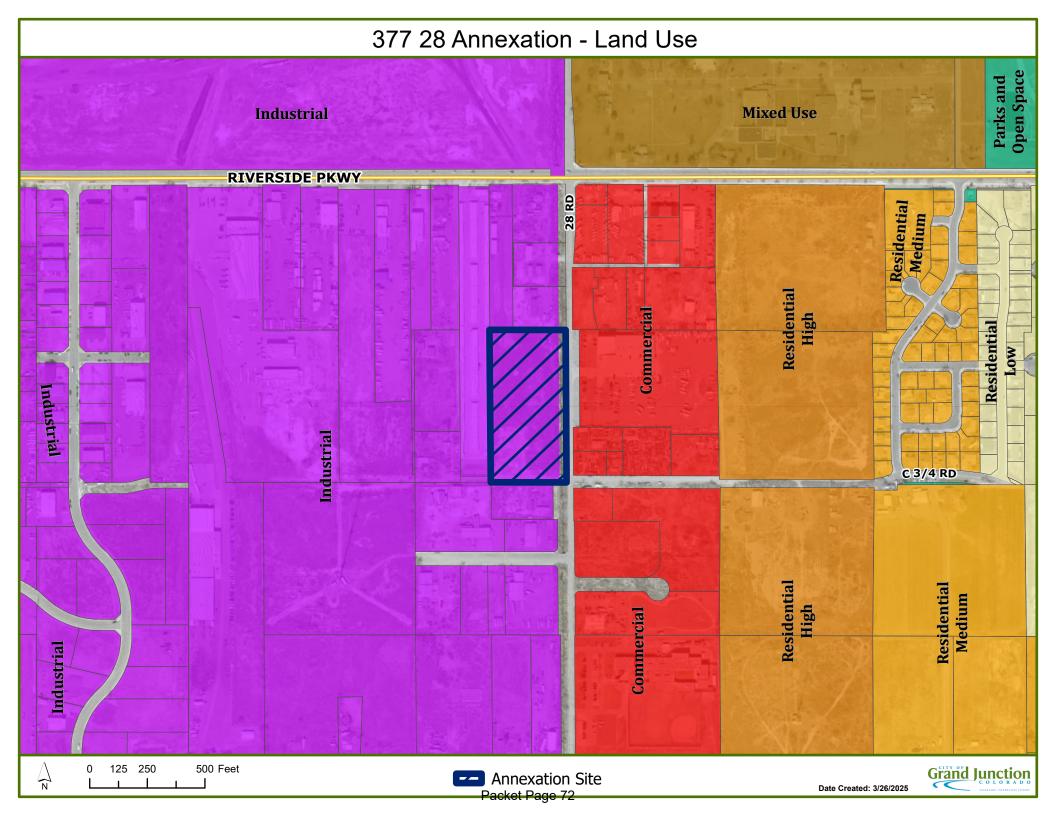
_li	Dendi Gechter, of lawful age, being first duly sworn, upon oath, deposes and says:		
	That he is the circulator of the forgoing petition:		
to be.	That each signature on the said petition is the signature of the person whose name it purport		
	Wash Chathe		
	Subscribed and sworn to before me this 5th day of April , 2025.		
Witne	ss my hand and official seal.		
	Tracy a. States Notary Public		
	How Duffy Brive Grand Tunction, Co 81504 Address		
Му со	mmission expires: 11 00 300 TRACY A STATES NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20064945541 MY COMMISSION EXPIRES NOVEMBER 6, 2026		

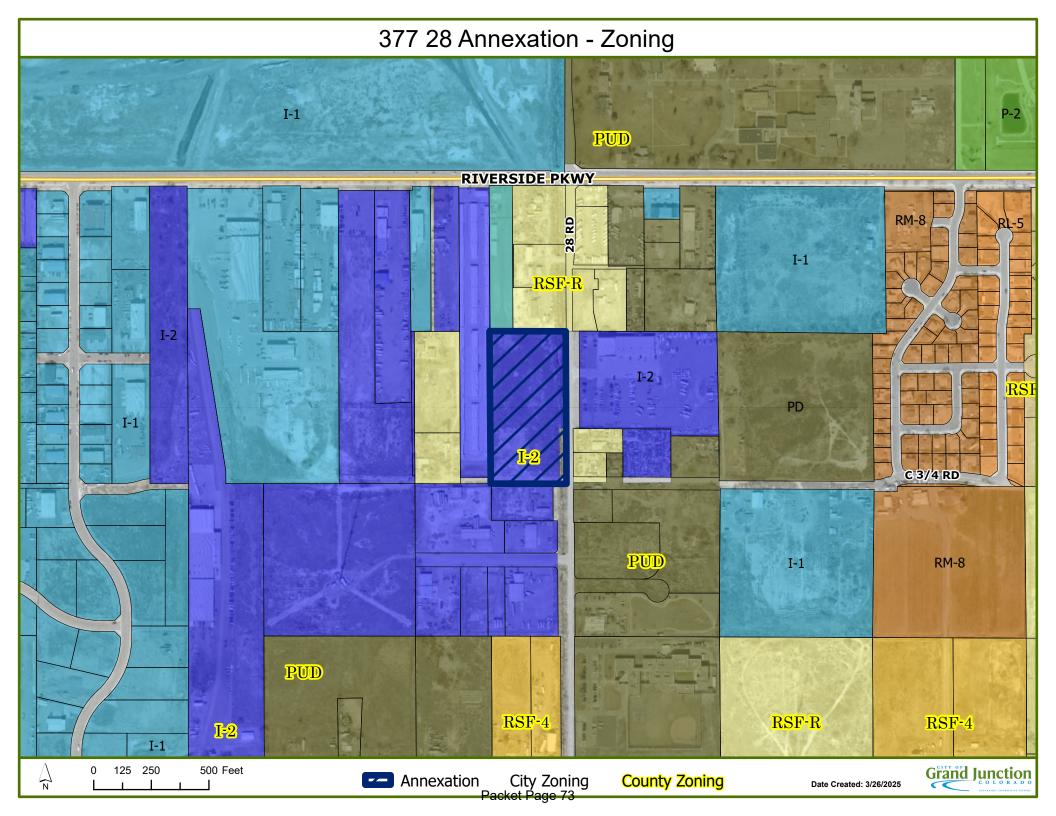
377 28 Annexation











W	ENDI	GECHTER IRA A	NNEXATI	ON SCHEDU	LE	
May 7, 2025		Referral of Petition		•		
May 27, 2025		Planning Commis				ion
May 21, 2025		<u>`</u>	Proposed Zoning Ordinance			
June 18, 2025			pt Petition/Annex and Zoning Public Hearing			ıblic Hearing
July 20, 2025			Annexation and Zoning			
File Number		ANNEXATIO	N SUMMARY			
File Number		ANX-2024-437				
Location(s)		377 28 Rd				
Tax ID Number(s)		2945-241-00-005				
Number of Parcel(s)			1			
Existing Population		0				
Number of existing Dwelling U	Inits		0			
	Acres Land Annexed		5.0			
Developable Acres Remaining	3		5.0			
Right-of-way in Annexation						
Previous County Zoning			I-2			
Proposed City Zoning		I-1				
	Nort	า:	RSF-R (County) and I-1 (City)			
Surrounding Zoning:	Sout	h:	I-2 (County)			
Carrounding Zoning.	East	<u> </u>	RSF-R (County) and I-2 (City)			
West:		I-2 (City)				
Current Land Use			Vacant Land			
Proposed Land Use		Light Industrial/Commercial				
	Nort	n:	Industrial/Single Family Residential			
Surrounding Land Use:	Sout	h:	Industrial/Commercial			
Carrounding Land Coo.	East	<u> </u>	Industrial/Commercial			
	Wes	t:	Industrial			
Comprehensive Plan Designa	tion:		Industria	I		
Retailers within Annexation bo	ounda	ry	Yes:		No:	X
If yes, provide Name/Address/Phone Number						
	Ass	essed	\$53,010			
Values:	Act	ual	\$190,000			
Address Ranges						
	Wa	ter	Ute Water			
	Sev	ver	Persigo			
Special Districts:	Fire		Grand Junction Fire			
Operial Districts.	Irrig	ation/Drainage	Grand Valley Irrigation Company		any	
	Sch	ool	School District 51			
		t	Grand River Mosquito Control District			

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING WENDI GECHTER IRA ANNEXATION TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT

LOCATED AT 377 28 ROAD APPROXIMATELY 5.58 ACRES

Recitals:

The property owner has petitioned to annex their 5.58 acres into the City limits. The annexation is referred to as the "Wendi Gechter IRA Annexation".

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Wendi Gechter IRA Annexation consisting of 5.58 acres from County I-2 (General Industrial District) to I-1 (Light Industrial) finding that both the I-1 zone district conforms with the designation of Industrial 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 I-1 (Light Industrial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(m) 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 WENDI GECHTER IRA ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned I-1 as follows:

WENDI GECHTER IRA ANNEXATION Perimeter Boundary Legal Description EXHIBIT A

Wendi Gechter IRA Annexation Legal Description

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East,

Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and said south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,8	861 square feet or 5.58 acres, more or less.
INTRODUCED on first reading this published in pamphlet form.	day of, 2025 and ordered
ADOPTED on second reading this published in pamphlet form.	day of, 2025 and ordered
ATTEST:	[NAME] President of the Council
Selestina Sandoval City Clerk	-



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 Anne	exation		
Please fill in blanks below only t	or Zone of Annexation, Rez	ones, and Compr	ehensive Plan Amendments:
Existing Land Use Designation Indus	trial	Existing Zoning	g I-2 (Mesa County)
Proposed Land Use Designation Indu	ustrial	Proposed Zoni	ing I-1 City of GJ
Property Information			
Site Location: 377 28 Road, Grand June	ction, Co 81501	Site Acreage	e: Approx. 5 AC
Site Tax No(s): 2945-241-00-005		Site Zoning:	I-2 Mesa County, I-1 Proposed
Project Description: To annex and zone	approximately 5 acres of industr	ial land into the City o	of GJ limits with a zoning of I-1.
Property Owner Information Name: Equity Trust Company Custodia	Applicant Information Bulled: Gechler IRA Name: Same as Property O		resentative Information ne: River City Consultants, Inc.
Street Address: 218 Easter Hill Drive	Street Address:	Stree	et Address: 215 Pitkin Ave. #201
City/State/Zip: Grand Junction, CO	City/State/Zip:	City/	State/Zip: Grand Junction, CO &
Business Phone #: 970-986-1159	Business Phone #:	Busi	ness Phone #: 970-241-4722
E-Mail: charlie@boabuilders.com	E-Mail:	E-Ma	ail: tstates@rccwest.com
Fax #:	Fax #:	Fax	#:
Contact Person: Charlie Gechter	Contact Person:	Con	tact Person: Tracy States
Contact Phone #: 970-986-1159	Contact Phone #:	Con	tact Phone #: 970-241-4722
NOTE: Legal property owner is owner of r We hereby acknowledge that we have familiar foregoing information is true and complete to tand the review comments. We recognize that we represented, the item may be dropped from the placed on the agenda.	rized ourselves with the rules and regr he best of our knowledge, and that we we or our representative(s) must be pre	assume the responsibili sent at all required heari	ity to monitor the status of the application ngs. In the event that the petitioner is not
Signature of Person Completing the Applic	Tracy States Dig	itally signed by Tracy States e: 2024.05.30 13:01:44 -06'00'	Date May 30, 2024
Signature of Legal Property Owner	la 1 / 1 th Ansi	2.0	Date 5/25/21

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named: Equity Trust Company Custodian FBO Wendi Gechter IRA .
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S. The type of entity is: Self-directed IRA
The entity is formed under the laws of the State of Colorado
The mailing address for the entity is: 218 Easter Hill Dr. Grand Junction, CO 81507
The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Wendi Gechter, Owner
The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows): Not limited.
Other matters concerning the manner in which the entity deals with interests in real property:
Executed this 22 day of January , 2025. Equity Trust Company Custodian FBO Wendi Gechter IRA
Signature
Jeffrey S Brown
Print Print
STATE OF OHIO))ss.
COUNTY OF Cuyahoga
The foregoing instrument was acknowledged before me this 22 day of January, 2025 , by Jeffrey S Brown (name) as Corp Alt Signer (insert office held or role) for Equity Trust Company (insert name of corporation or LLC).
Carlie M Ely Notary Public, State of Ohio My Commission Expires: November 28, 2028
Witness my hand and official seal.
My commission expires: Notary Public

RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

 Jeffrey A. Desich
 Executive Vice Chairman
 Richard A. Desich
 Vice President

 Matthew T. Gardner
 Chief Financial Officer
 George E. Sullivan
 Chief Executive Officer

 Elizabeth A. Jerdonek
 Chief Legal Officer & Chief Administrative Officer

(CORPORATE ALTERNATE SIGNER)

Amber Baraona	Corporate Alternate Signer	Jeffrey Brown	Corporate Alternate Signer
Jillian Dyke	Corporate Alternate Signer	Jessica Hardon	Corporate Alternate Signer
Angela Ellingsworth	Corporate Alternate Signer	Paula Neuhoff	Corporate Alternate Signer
Sarah Lee	Corporate Alternate Signer	Taylor Schnear	Corporate Alternate Signer
Michael Ray	Corporate Alternate Signer	Carlie Ely	Corporate Alternate Signer
Heather Smith	Corporate Alternate Signer	Aaron Gibson	Corporate Alternate Signer
Gina Johnson	Corporate Alternate Signer	Eric Palmer	Corporate Alternate Signer
Jodi Hays	Corporate Alternate Signer	David Clarke	Corporate Alternate Signer
Megan Marett	Corporate Alternate Signer	Emily Ambuter	Corporate Alternate Signer
Ryan Mayhugh	Corporate Alternate Signer	Andrew Anger	Corporate Alternate Signer
Ryan Austin	Corporate Alternate Signer	Amy Ayers	Corporate Alternate Signer
Sacha Bretz	Corporate Alternate Signer	Sara Brylle	Corporate Alternate Signer
Jacqueline Diaz	Corporate Alternate Signer	Warren Fountaine	Corporate Alternate Signer
Helen Granum	Corporate Alternate Signer	Brandon Hall	Corporate Alternate Signer
Nicole Hamilton	Corporate Alternate Signer	Daniel Hanlon	Corporate Alternate Signer
Sean Hildreth	Corporate Alternate Signer	Theresa Knower	Corporate Alternate Signer
James Marcelak	Corporate Alternate Signer	Logan Thune	Corporate Alternate Signer
Marty Walden	Corporate Alternate Signer	Geoff Watts	Corporate Alternate Signer
	Corporate Alternate Signer	Matthew Griffis	Corporate Alternate Signer
Joell Corignolo	Corporate Alternate Signer	Alivia Martindale	Corporate Alternate Signer
Thomas Tapanes	Corporate Attendate Signer		

DocuSign Envelope ID: A08B578A-D4E6-4155-A05F-62269F094DF8

Are/is hereby authorized and empowered to sign on behalf of Equity Trust Company for the benefit of account holders, with the power to conduct all transactions on behalf of such account holders, including the authority to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of Equity Trust Company or which may now or hereafter be assigned to Equity Trust Company. It is further *Resolved* that any and all such assignments of securities and investments registered in the name of or assigned to Equity Trust Company, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this ______day of ____

6

Official Signature of an Office

This document was prepared by Equity Trust Company

SIGNATURE GUARANTEE ATTACHED

SIGNATURE GUARANTEED MEDALLION GUARANTEED EQUITY TRUSTCOMPANY

049)

X 9 0 1 0 9 4 2 MEDALLION PROGRAM®

SIGNATURE GUARANTEE RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

(OFF)	CER) DocuSigned by:
DocuSigned by: Jeffrey A. Desich, Executive Vice Chairman DocuSigned by: Mathew Garder Mathew Garder, Chief Financial Officer DocuSigned by: George E. Sullivan, Chief Executive Officer	REPRESENTATE Desich, Vice President Docusigned by: Belle Jurdowsk Engrape HTM: Jerdonek, Chief Legal Officer & Chief Administrative Officer
(CORPORATE AL	TERNATE SIGNER)
Index Baraona, Corporate Alternate Signer Docusigned by: Illian Dyke International Signer Docusigned by: International Signer International Signer International Signer International Signer International Signer International Signer Docusigned by: International Signer Docusigned by: International Signer International Signer Docusigned by: International Signer International Sign	Jeffry S Brown Jeffry Brown, Corporate Alternate Signer Docusigned by: Jessica Hardon Jessica Hardon, Corporate Alternate Signer Docusigned by: Paula M. Mulloff Tallo Schmen, Corporate Alternate Signer Docusigned by: Lake M Ely Cartie M Ely Ca
RESEAST AUSTIN, Corporate Alternate Signer	ZARTY Ayer's, Corporate Alternate Signer

DocuSign Envelope ID: A08B578A-D4E6-4155-A05F-62269F094DF8	DoguSigned by:
Sacha Bret	Java Brylle
Sacha Bretz, Corporate Alternate Signer	Sara Brylle, Corporate Alternate Signer Docusigned by:
Jacqueline Diaz	Warren Fountaine
Jazefüerine Diaz, Corporate Alternate Signer	Walfer of Suntaine, Corporate Alternate Signer
Helen Granum	Brandon Itall
HEIST Craffium, Corporate Alternate Signer	Becans don Hall, Corporate Alternate Signer Docusigned by:
Micoliamitton	at the second
Nicole Hamilton, Corporate Alternate Signer	Daniel Hanlon, Corporate Alternate Signer
Sean Hildreth	Theresa knower
Sear Hillieth, Corporate Alternate Signer	Interesa Knower, Corporate Alternate Signer Docusigned by:
James Marcelak	Logan Thune
James Marcelak, Corporate Alternate Signer	Logan Thithe, Corporate Alternate Signer
Martin Walden	Groff Watts
Man Walten, Corporate Alternate Signer	Geoff Walts, Corporate Alternate Signer
Soll Corignolo	Mathw Griffie
Joen Signolo, Corporate Alternate Signer	Matthew Griffis, Corporate Alternate Signer
thomas tapanes	alivia Martindale
TWO MASS Papanes, Corporate Alternate Signer	শ্রমাণার Martindale, Corporate Alternate Signer

SUBSCRIBED TO before me this gth day of July , 2024

Notary Public Jan Man My Commission Expires: 3/19/2025

LARISA STARUCH NOTARY PUBLIC, STATE OF OHIO Comm. No. 2015-RE-533061 My Commission Expires 5/19/2025

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Equity Trust Company Custodian FBO Wendi Gechter IRA, am the owner of the following real property:
(b) 377 28 Road, Grand Junction, CO 81501
A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.
am the sole owner of the property.
○ I own the property with other(s). The other owners of the property are (c):
have reviewed the application for the (d) Annexation/Zone of Annexation pertaining to the proper
have the following knowledge and evidence concerning possible boundary conflicts between my property and the
abutting property(ies): (e)None
l understand that I have a continuing duty to inform the City planner of any changes in interest, including ownershi easement, right-of-way, encroachment, lienholder and any other interest in the property.
swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.
Owner signature as it appears on deed:
Printed name of owner: Wendi Gechter
State of Colorado)
County of Mesa) ss.
Subscribed and sworn to before me on this 24th day of September, 2024 by Wendi Gechter
Witness my hand and seal. My Notary Commission expires on 1 06 2026 TRACY A STATES NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20064045541 MY COMMISSION EXPIRES NOVEMBER 6, 2026
Tracy a. States
Notary Public Signature

Packet Page 83

Recording: \$13.00, Doc Fee \$31.80 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

RETURN RECORDED DOCUMENT TO:

Wendi Gechter 218 Easter Hill Dr. Grand Junction, CO 81501

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 20th day of May, 2024, is made between Martin Azcarraga and Donna Azcarraga ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Equity Trust Company Custodian FBO Wendi Gechter IRA ("Grantee"), of the County of Mesa and the State of Colorado., whose legal address is 218 Easter Hill Dr., Grand Junction, CO 81507.

WITNESS, that the Grantor(s), for and in consideration of THREE HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$318,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

The S1/2 E1/4 NE1/4 NE1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado

ALSO KNOWN AS: 377 28 Road, Grand Junction, CO 81501

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, warrants title to the same against all persons claiming by, through or under the Grantor, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Martin Azcarraga

Donna Azcarraga

State of: Colorado

County Of Mesa

,

The foregoing instrument was subscribed, sworn to, and acknowledged before me this May 20, 2024, by Martin Azcarraga and Donna Azcarraga

My Commission expires:

KORTNEY SUZANNE HANSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028131
NY COMMISSION EXPIRES JULY 14, 2025

Witness my hand and official seal.

Notary Public

Document Fee: \$31.80

**If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)

QUITCLAIM DEED

THIS DEED, dated this 24 day of October, 2024,

between The Mesa County Ditch Company now known as the Grand Valley Irrigation Company, a Colorado Nonprofit Corporation

of the County of Mesa and State of Colorado, grantor(s), and

Equity Trust Company Custodian FBO Wendi Gechter IRA, grantee(s)

RECEPTION#: 3107792 10/25/2024 1:06:41 PM, 1 of 2 Recording: \$18.00, Doc Fee \$0.10 Bobbie Gross, Mesa County, CO. CLERKAND RECORDER



whose legal address is 218 Easter Hill Drive, Grand Junction, CO 81507 of the County of Mesa and State of CO, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of One Thousand dollars and no/100 (\$1000.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto the grantee(s), his heirs and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

also known by street and number as: 377 28 Road, Grand Junction, CO 81501

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), his heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

The Mesa County Ditch Company now known as the Grand Valley Irrigation Company, a Colorado

Nonprofit Corporation By: Phil Bertrand

SHIRLEY E LLEWELLYN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084018778
MY COMMISSION EXPIRES MAY 18, 2028

PHIL BERTRAND, SUPERINTENDANT

STATE OF COLORADO

COUNTY OF Mesa

) ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 24 day of

October, 2024, by The Mesa County Ditch Company now known as the Grand Valley Irrigation Company, a Colorado Nonprofit Corporation. By: PHIL BERTRAND, SUPERINTENDANT

My Commission expires:

Witness my hand and official seal.

may 18,2028

9(//



EXHIBIT A

All that part of a parcel of land as described at Reception Number 4814, situated exclusively within in the south one-half of the east quarter of the northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado,

Said parcel containing 0.50 acres, more or less.



This description was prepared by: Alec K. Thomas Colorado P.L.S. 38274 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

General Project Report

Annexation/Zoning 377 28 Road, Grand Junction, CO Parcel No. 2945-241-00-005

May 30, 2024

Revised September 12, 2024

Revised December 3, 2024

Prepared for:

City of Grand Junction

250 N. 5th Street, Grand Junction, CO 81501

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

info@rccwest.com

A. Project Description

- 1) Location: The project is located at 377 28 Road (Parcel No. 2945-241-00-005).
- **2) Acreage:** The subject parcel contains approximately 5.0 acres.
- 3) **Proposed Use:** This submittal is for the Annexation and zoning of this parcel. The proposed zoning is I-1 (Light Industrial). The future land use is Industrial. The proposed I-1 zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use.

B. Public Benefit

The proposed Annexation and zoning would provide an industrial/commercial site in an area designated for industrial/commercial development. Subsequent development would provide jobs and tax revenue to the City of Grand Junction. The use is yet to be determined.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom on June 27, 2024. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation and zoning are in conjunction with the 2020 Comprehensive Plan, and will comply with the adopted codes, plans and requirements for the property. The I-1 zoning is an appropriate district for the Industrial category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses within the surrounding area include commercial, medium, and low density residential.

3) Site access and traffic patterns:

Access and traffic patterns will be determined upon subsequent development.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sanitary and Storm Sewer
Grand Valley Drainage District
Grand Valley Irrigation Company
Xcel Energy
City of Grand Junction Fire – Station 1
Spectrum/Charter
CenturyLink/Lumen

A Fire Flow Form has been obtained and is included with this submittal.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Annexation and Zoning.

6) Effects on public facilities:

The Annexation and Zoning will have no adverse effect on public facilities.

7) Hours of operation:

To be determined upon development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

<u>Section 21.02.070 (6) of the Zoning and Development Code:</u>

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The Annexation/Zoning request is in compliance with the newly adopted 2020 Comprehensive Plan. The applicant is requesting annexation and zoning as provided for by the Persigo 201 Boundary Agreement.

(ii) Compliance with this zoning and development code.

The Annexation and Zoning request is in compliance with the zoning and development code. The future land use is Industrial and the requested zoning of I-1, Light Industrial, meets the intent of the 2020 Comprehensive Plan.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available, concurrent with the development.

All public facilities and utilities will be available, concurrent with the Annexation and Zoning.

(v) Received all applicable local, State, and federal permits.

All applicable permits will be obtained for this project.

<u>Section 21.02.150(I)(3)(ii) Rezoning:</u>

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 Annexation and Zoning request to the I-1 zone district is in compliance with the newly adopted 2020 Comprehensive Plan. The parcel is within the Persigo 201 boundary, as well as the Urban Growth boundary and must annex and zone within the City limits in order to develop.

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

The annexation and zoning of the parcel will result in logical and orderly continuation of development already existing in the area. Several parcels within the surrounding area are already annexed and zoned within the City limits and are developed with commercial/light industrial uses, i.e. the storage units adjacent to the west (built in 2018) and the large commercial shop/office across 28 Road to the east that is the location of Sunshine Rides (remodel finalized in 2024).

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

The area will benefit from **continued** industrial/commercial development **in this** designated area, as evidenced by the surrounding, existing development. Parcels that are not within the City limits and are zoned I-1 and I-2 in Mesa County, are developed with similar uses.

Section 21.02.050(c)(4) Annexation:

Approval Criteria

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation.

Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq.). Contiguity is presumed to satisfy the eligibility requirement of § 31-12-104 C.R.S.

The one-sixth contiguous requirement is met.

ii) The proposed zoning is appropriate, based upon consideration of the following factors: (A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and (B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The project is located within the 201 Sewer boundary, as well as the Urban Growth boundary. The parcel must annex in order to develop. The proposed I-1 zoning is consistent with the Comprehensive Plan designation of Industrial.

(iii) The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

The annexation will not limit the ability to integrate surround land into the City limits, nor will it cause variances or exception to be granted if the adjacent land is annexed or developed. The proposed I-1 zoning meets the future land use designation of Industrial and all surrounding lands have the same future land use designation and. If surrounding parcels wish to develop, like this parcel, they will have to request annexation and similar zoning and develop with similar industrial uses.

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

There are no preexisting vested property rights.

F. Development Schedule

Not applicable for this submittal.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-241-00-005 Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado

RAY A LAPLANTE III PARCEL NUMBER

2945-241-00-002

PROPERTY DESCRIPTION (as recorded at reception number 3093742 \$ 3107792): The SI/2 EI/4 NEI/4 NEI/4 of Section 24, Township | South, Range | West of the Ute Meridian, Mesa County, Colorado.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground vessels that may affect the use or development of this land.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All recorded and apparent rights-of-way and easements shown hereon were researched by the professional land surveyor, other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible

charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a quaranty, either expressed or implied.

Alec K Thomas, Colorado PLS 38274



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate Sustem, GVA, as defined at http://emap.mesacounty.us/qps_survey/GVAZONE.htm, determined by GPS observation of the east line of the northeast quarter of the northeast quarter of Section 24, T.IS., R.IW., Ute Meridian, the northeast corner of said

Section 24, being a 3.0" aluminum cap on a pipe marked "PLS 24953" whence the north 1/16 Corner of said Section 24 and Section 19, being a 2.5" aluminum cap marked "PLS 24320 AES 2000", bears South 00°13'41" Éast, as shown hereon.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT NORTH NO: NUMBER PROFESSIONAL LAND SURVEYOR MCSM: MESA COUNTY SURVEY MARKER MPE: MULTI-PURPOSE EASEMENT PLS: PROFESSIONAL LAND SURVEYOR REC: RECEPTION ROW: RIGHT OF WAY SOUTH TOWNSHIP UTE MERIDIAN DIAMETER RANGE

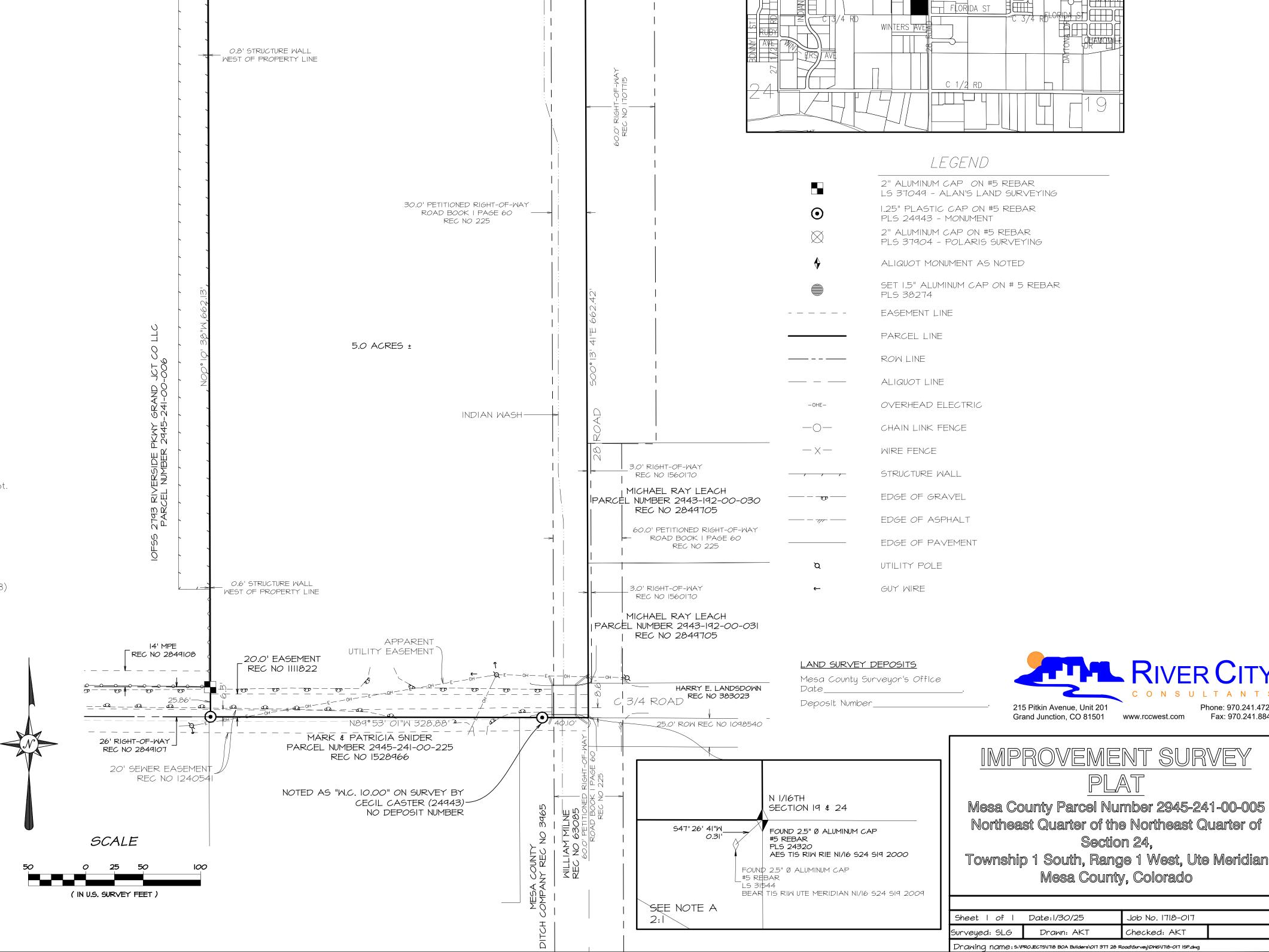
Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA" TRANSVERSE MERCATOR PROJECTION POINT OF ORIGIN (SNO1)AND CENTRAL MERIDIAN: LATITUDE: 39°06'22.72756N LONGITUDE: 108°32'01.43463W NORTHING: 50,000FT EASTING: 100,000F7 SCALE FACTOR: 1.000218181798 PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

SURVEYORS NOTES:

reconstruction.

- 1. The cap marked BEAR 2009 was not accepted by the hereon signed surveyor as representing the north sixteenth corner between Section 19 and Section 24. The monument record filed by Bear in 2009 makes no mention of the 2.5" aluminum cap marked AES PLS 24320 which should have been in place at the time of the Bear survey. According to the 2000 AES cap monument record, the position was perpetuated in using multiple reference monuments of prior record. The Bear monument only dimensions one of these reference points.
- 2. * Denotes distance feature project's into subject parcel. 3. Fence deviation along the north line will be corrected upon development of this site. Adjoiner to the north has been notified of this planned



60.0' PETITIONED RIGHT-OF-WAY ROAD BOOK | PAGE 60

589°56' 05"E 328.30'

DENNIS D HARVEY

PARCEL NUMBER 2945-241-00-182 FOUND 3" Ø ALUMINUM CAP

VICINITY MAP 1:1000'

RIVERSIDE PKWY// RIVERSIDE PKWY

CEMETERY

215 Pitkin Avenue, Unit 201

Grand Junction, CO 81501

Drawn: AKT

www.rccwest.com

Job No. 1718-017

Checked: AKT

Section 24,

Mesa County, Colorado

Fax: 970.241.8841

NORTH EAST CORNER

SECTION 24 MCSM #64-2

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



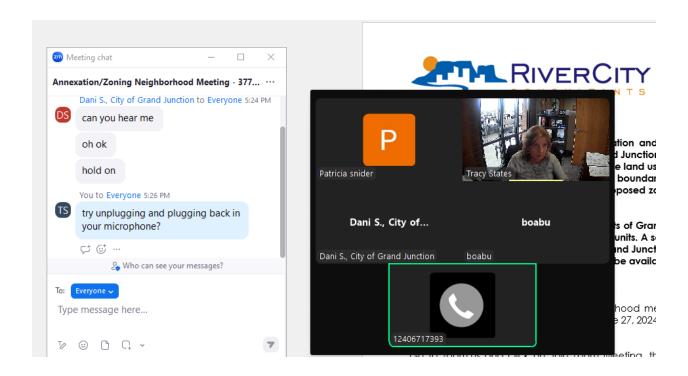
377 28 Road Annexation and Zoning Parcel No. 2945-241-00-005

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING THURSDAY, JUNE 27, 2024, @ 5:30 PM VIA ZOOM

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, June 27, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on June 10, 2024, per the mailing list received from the City of Grand Junction. There were five two attendees including Tracy States, Project Coordinator, with River City Consultants, Dani Stine, Senior Planner with the City of Grand Junction, and Charlie Gechter, representing the applicant. There were two attendees (a couple) from the public in attendance.

The meeting began at approximately 5:30 PM. Tracy shared information regarding the property, why it was being annexed and zoned within the City limits (due to its location within the 201 boundary), location, existing zoning, and the 2020 Comprehensive Plan maps. Tracy explained that plans were in progress but not yet available for viewing and went on to explain the use would be for a business park, likely drawing trades like a welding shop. Tracy also explained the process for both the annexation and zoning, and the subsequent site plan application.

There were no questions or concerns expressed by the couple in attendance. The meeting adjourned at approximately 5:45 PM.



10FSS 2793 RIVERSIDE PKWY GRAND JCT CO LLC 3301 ATLANTIC AVE RALEIGH NC 27604 2792 WINTERS LLC C/O R BRUCE & R WAYNE HOLDER 181 E 56TH AVE STE 400 DENVER CO 80216

3196 MESA LLC 2785 RIVERSIDE PKWY GRAND JUNCTION CO 81501

9210 HOLDINGS LLC PO BOX 717 GRAND JUNCTION CO 81502 AGUIRRE REYNA ISABEL AVENDANO VALLADARES JOSE MARTIN 3110 F 3/4 RD GRAND JUNCTION CO 81504 AZCARRAGA MARTIN AZCARRAGA DONNA PO BOX 2072 GRAND JUNCTION CO 81502

BARNES DONALD E 2811 RIVERSIDE PKWY GRAND JUNCTION CO 81501 BLOZVICH MISTY BLOZVICH BRADY, et al. 2803 PERRY DR GRAND JUNCTION CO 81501 BURKHARDT BRADLEY B ESTATE C/O SUZANNE LIDDICOAT-PER REP 374 28 RD GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION DANI STINE 250 N 5TH ST GRAND JUNCTION CO 81501

CJ PROPERTIES LLC 2791 WINTERS AVE GRAND JUNCTION CO 81501 CLEMENTS FAMILY TRUST DATED JUNE 4 2018 CLEMENTS EDWARD L III TRUSTEE, et al. 3358 BARRANCA CT SAN LUIS OBISPO CA 93401

COWGER PATRICK D COWGER KIMBERLY L 12815 ROEBER RD PAONIA CO 81428 EQUITY TRUST CO CUST FBO WENDI GECHTER IRA CHARLIE GECHTER 218 EASTER HILL DR GRAND JUNCTION CO 81507

GERSCH DAVID E 3257 C RD PALISADE CO 81526

HARVEY DENNIS D HARVEY KARL A 383 28 RD GRAND JUNCTION CO 81501 HERRERA MARTHA LIFE EST C/O MARY FRANCES HERRERA 585 25 1/2 RD TRLR 113 GRAND JUNCTION CO 81505

HUNSBERGER MELVIN R SR 2805 PERRY DR GRAND JUNCTION CO 81501

JCMB PROPERTIES LLC 196 TZ TRAIL GRAND JUNCTION CO 81503 LAPLANTE ROY A III 837 W CENTURY ST UNIT B SANTA MARIA CA 93455 LATERAL MC70 IRRIGATION INC KEN HEINECKE 2833 C 1/2 RD GRAND JUNCTION CO 81501

LAYMAN JAMES 2799 RIVERSIDE PKWY GRAND JUNCTION CO 81501 LEACH MICHAEL RAY LEACH LEAH MICHELLE 360 27 1/2 RD GRAND JUNCTION CO 81501

MAJIC INVESTMENTS LLC 902 HIGHWAY 50 GRAND JUNCTION CO 81503

NEW CINGULAR WIRELESS PCS LLC C/O AT&T PROPERTY TAX DEPT 909 CHESTNUT ST, RM 36-M-1 ST LOUIS MO 63101

RICHARDSON WILLIAM PAUL 2812 C 3/4 RD GRAND JUNCTION CO 81501 RIVER CITY CONSULTANTS INC TRACY STATES 215 PITKIN AVE STE 201 GRAND JUNCTION CO 81501

ROICE-HURST HUMANE SOCIETY INC PO BOX 4040 GRAND JUNCTION CO 81502

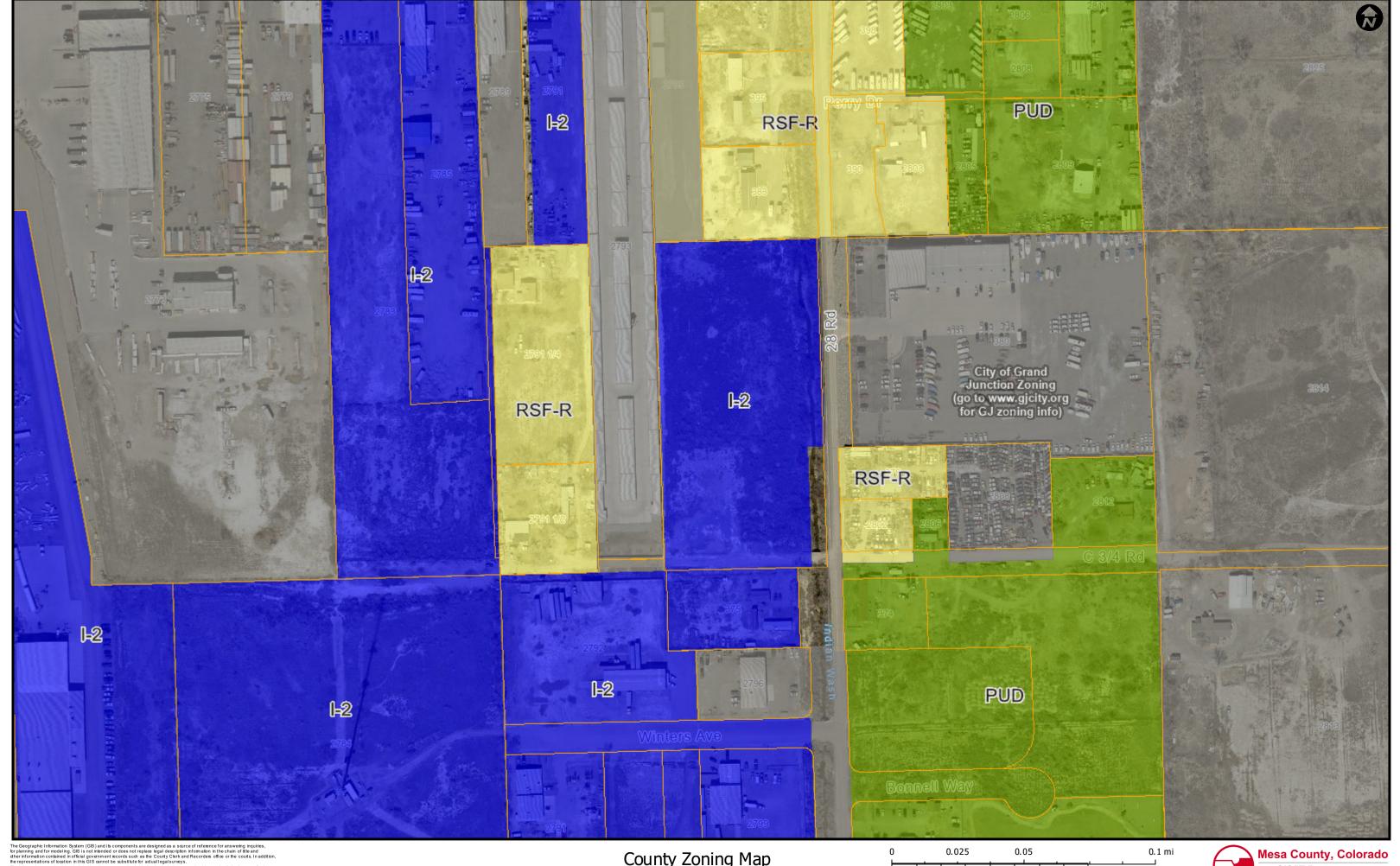
RUCKMAN KIMBERLE S 601 20 RD GRAND JUNCTION CO 81507 SNIDER MARK SNIDER PATRICIA 375 28 RD GRAND JUNCTION CO 81501 WHEELER DANIEL D WHEELER VIRGINIA 2791 1/4 RIVERSIDE PKWY GRAND JUNCTION CO 81501

WINTERS LLC PO BOX 87 MESA CO 81643

Location Map

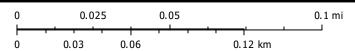


Scale: 1:2,257



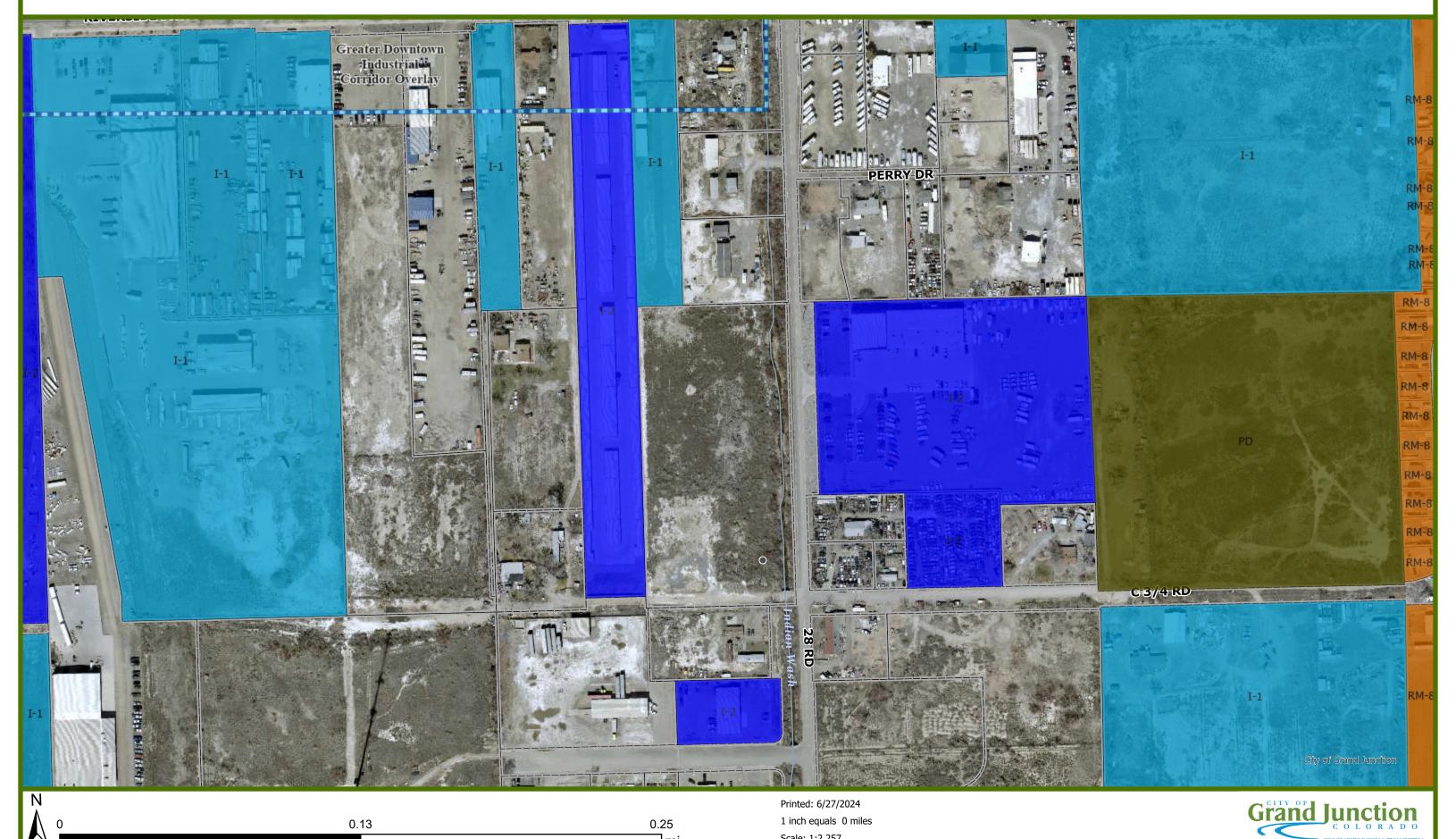
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, brylamining and for modeling. GIS is not inhended or does not replace legal description information in the chain of title and dher information contained in official government excents such as the County Clerk and Recordess office or the counts in addition, the representations of location in this GIS cannot be substitute for actual legal surveys. The information contained herein is believed accurate and solutial for it he limited use, and subject to the limitations set forth additionable of the contained herein is believed accurate and solutial for the limited use, and subject to the limitations set forth and the contained of the contained in the contained of the contained and contained herein. Uses a source direct and exponsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

County Zoning Map PrinPফিক্টেRet⁾ শেপ্ত নুক্ত পুৰ 24





Existing City Zoning



Scale: 1:2,257

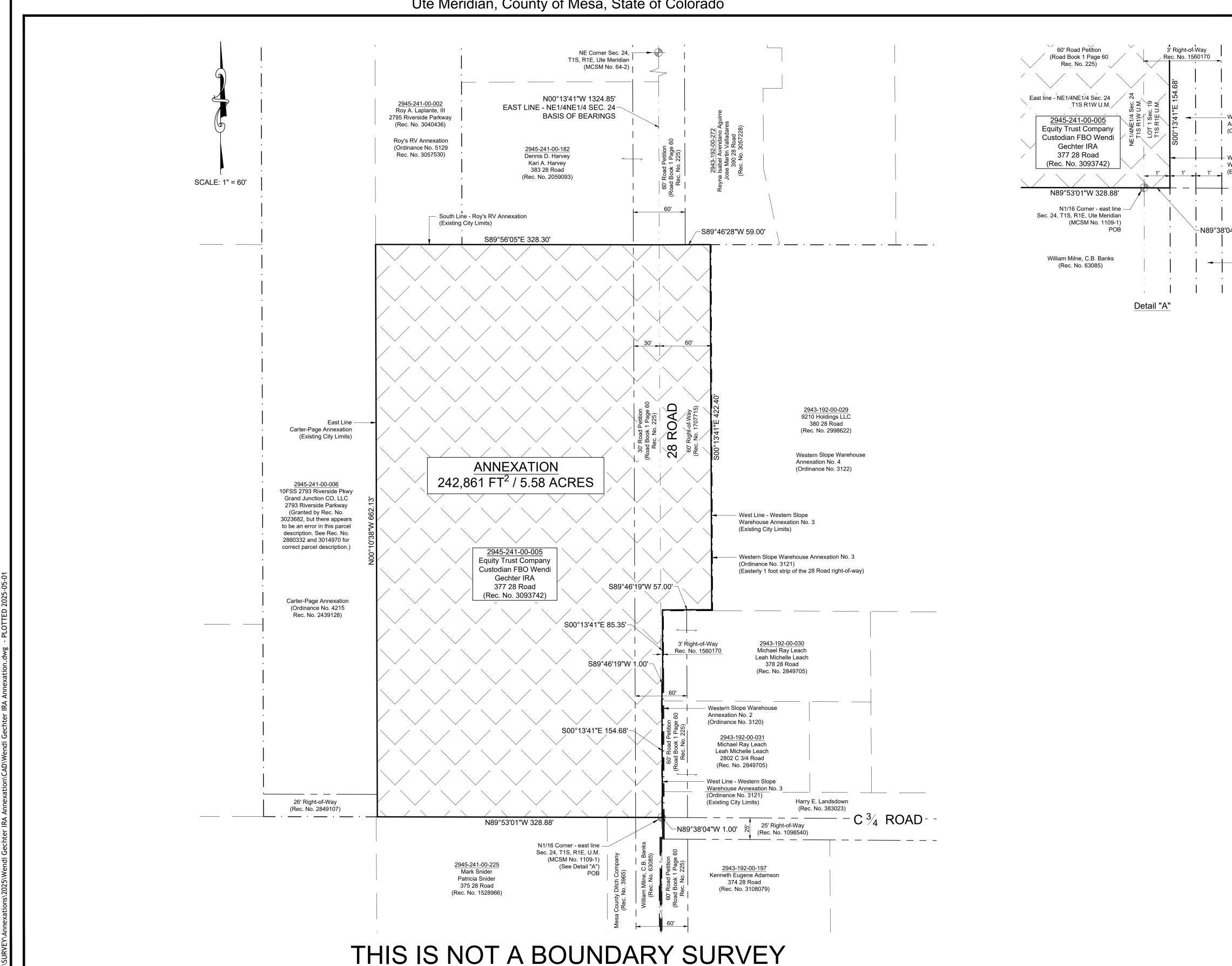
Comprehensive Plan 2020

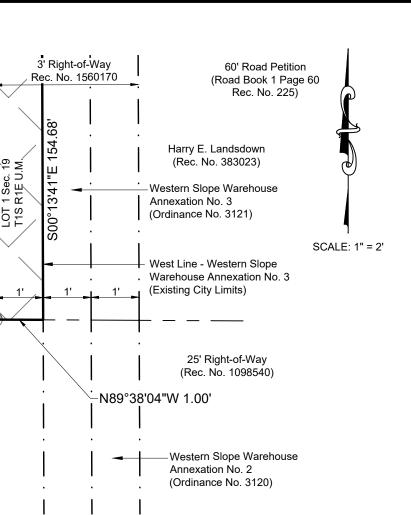


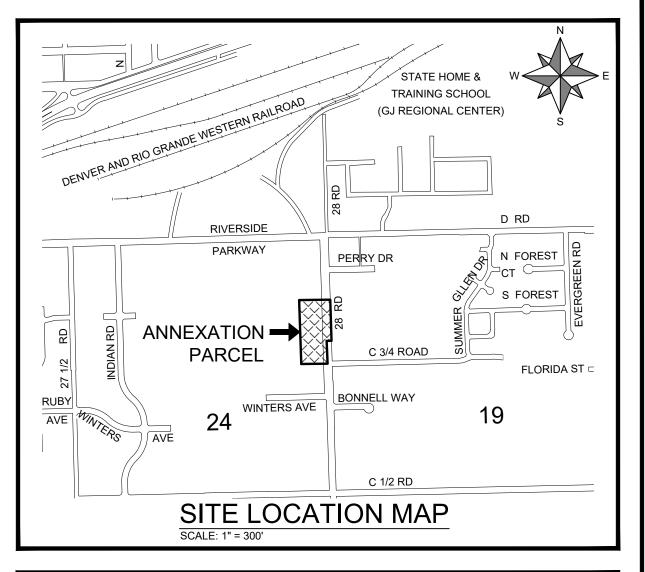
Scale: 1:2,257

WENDI GECHTER IRA ANNEXATION

Located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) Section 24, Township 1 South, Range 1 West, and Lot 1, Section 19, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado







LEGAL DESCRIPTION

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and said south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.00 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing $\underline{242,861}$ square feet or $\underline{5.58}$ acres, more or less.

AREAS OF ANNEXATION ANNEXATION PERIMETER 2,100 FT. CONTIGUOUS PERIMETER 1,483 FT. AREA IN SQUARE FEET 242,861 FT² AREA WITHIN R.O.W. 45,119 FT² 1.04 AC. AREA WITHIN DEEDED R.O.W. 25,247 FT² 0.58 AC. EXISTING ANNEXATION LIMITS SECTION LINE

SURVEY ABBREVIATIONS SQUARE FEET **CENTRAL ANGLE** POINT OF COMMENCEMENT RADIUS POINT OF BEGINNING ARC LENGTH RIGHT OF WAY CHD. CHORD LENGTH SECTION **CHORD BEARING** BLOCK **TOWNSHIP** RANGE PLAT BOOK **UTE MERIDIAN** PAGE NUMBER MESA CO. SURVEY MONUMENT RECEPTION MCSM

RIGHT-OF-

ORDINANCE NO.

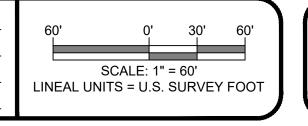
O. EFFECTIVE DATE XX/XX/20XX

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.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

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: ABL DATE: 04/2025
REVIEWED BY: NCW DATE: 04/2025
CHECKED BY: RBP DATE: 05/2025
APPROVED BY: ABL DATE: 05/2025





Engineering & Transportation Department

244 North 7th Street - Grand Junction, CO. 81501 (970) 256-4082

WENDI GECHTER IRA ANNEXATION

Located in the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West, and Lot 1 of Section 19, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: May 27, 2025

<u>Presented By:</u> Niki Galehouse, Planning Manager

<u>Department:</u> Community Development

Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Transitional Provisions, Administration And Procedures, Use-Specific Standards For Community Assembly, Short-Term Rentals, And Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Residential Attached And Multifamily Design Standards, Bicycle Parking And Storage, Public Right-Of-Way Landscaping, And Lighting Height Standards

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice or could use additional clarification. The proposed amendments address various sections of the Code and add applicable definitions as needed. In addition, the amendments address items of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code that have arisen in the general course of usage, as well as a set of revisions based on compliance with HB24-1152.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to better reflect the key principles and policies described in the 2020 One Grand Junction

Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice or could use additional clarification. The proposed amendments address various sections of the Code and add applicable definitions as needed, which are outlined in the following sections.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code.

During the course of the 2024 legislative session, the State of Colorado created new regulations and peremptions regarding Accessory Dwelling Units (ADUs) through HB24-1152. Subject jurisdictions, of which the City is one, must comply with this new law by June 30, 2025. This set of amendments also includes revisions to ensure this compliance, including removal of parking requirements, updates to design and dimensional standards, and clarification about effectiveness of Planned Development (PD) restrictions.

GJMC 21.01.110(c)(2) Transitional Provisions - Applications in Progress
Table 21.01-1 listed a Site Plan under a Planned Development, however it is a form of
a Final Development Plan and does not need to be listed out separately. It is being
removed for clarity. In addition, the notes under the table are being moved to the text of
the section for readability.

21.02.030(a) & (g); 21.04.040(l) Commonly Applicable Procedures, Public Notice; Major Subdivision Public Notice

The two tables related to public notice provisions, Table 21.02-3 and Table 21.02-4, contained conflicts and did not accurately represent requirements. They have been revised accordingly. In addition, as part of the 2023 ZDC update, a Minor Site Plan was inadvertently required to provide mailed and sign notice where they previously were not. This requirement is being removed. The Major Subdivision review procedures provided a separate requirement for notice that conflicted with standard procedures and is being removed.

GJMC 21.02.040(j) Subdivision, Minor

There are two references to the number of new lots being created within a minor subdivision, that conflict at worst and are difficult to interpret at best. This revision proposes a change to add clarity that within a 10-year period a property may not create more than 3 additional lots for a total of 4 lots.

GJMC 21.02.050(c) Annexation

There was an incorrect section reference to the rezoning criteria for zoning of annexed areas. This amendment corrects this. In addition, it also removes language that discussed County zoning that is no longer applicable to annexed properties.

GJMC 21.02.050(j)(5-6); 21.04.040(e)(1)(i) Accessory Dwelling Unit (ADU) Standards The proposed revisions to the ADU standards address compliance with HB 24-1152. The revisions in GJMC 21.02.050(j) address the ability of Planned Developments (PDs) to regulate and/or prohibit ADUs. They add clarity that any PD may not regulate in a manner that it in conflict with City standards for ADUs and that they must be a permitted use where a single-unit detached dwelling is allowed. They clarify that where a PD has been previously approved which conflicts with this or prohibits the use, the standards or prohibition shall not be enforced.

The revisions in GJMC 21.04.040(e)(1)(i) amend a few details about ADU regulations, including allowing the use of principal structure side setbacks and transitioning design standards for the ADU to be objective, based on three specific criteria. HB24-1152 does allow for parking spaces to be required in certain situations, however the process and criteria are limited and in most areas where ADUs are prevalent they would not be met, so staff's recommendation is to remove the requirement for the ADU to demonstrate parking. It also amends the definition of 'dwelling unit' to be consistent with the State definition.

GJMC 21.04.030(c),(d),(e) Use-Specific Standards: Community Assembly, Short-Term Rentals, Mini-Warehouse

Three changes are proposed to Use-Specific Standards for Community Assembly Uses, Short-Term Rentals (STRs), and Mini-Warehouses. Community Assembly uses contained a provision which allowed for the front yard setback area to count towards landscaping requirements. This was a carryover from the 2010 ZDC, however there does not seem to be rationale for why it would not apply to all properties. STR standards concerning vehicle access to a short-term rental via shared driveway effectively require permission from neighbors to establish a short-term rental when a driveway is shared, which would be difficult and is not necessary. Parking is not permitted on a shared driveway, so the access to the home should not be limited and it any issues that arise from its use would be a civil matter between neighbors. Finally, for the Mini-Warehouse use, there has been inconsistent application regarding the need to pave areas for storage of RVs and boats. This revision clarifies that these areas may have a gravel or permeable surface, similar to that of a temporary parking lot.

GJMC 21.05.020(e)(2-3) Multi-Modal Transportation System

The Required Street Improvements section of the multi-modal transportation system requirements were revised with the 2023 ZDC adoption. As part of this, an inadvertent conflict was created in which one section required local streets on the perimeter to be constructed while another indicated that they may not be. The intent was that the latter only apply to collector and arterial streets; this revision provides that clarity.

Second, there is a historic provision in the ZDC which provides a deferral for existing local street improvements, but only those which were in areas originally developed in Mesa County. There is a desire to remove this restriction, which this amendment accomplishes.

GJMC 21.05.050(c-d) Bulk Storage for Residential Attached and Multifamily Development

Having bulk storage facilities available was required for all multifamily under the old code and included a square footage minimum. The 2023 ZDC language is easier to comply with but needs clarification that such storage is required. Additionally, it was misplaced in the section which applies to developments with three or more principal structures when it should apply to all residential attached and multifamily development.

GJMC 21.08.020(a),(c-d) Bicycle Parking and Storage

It has come to light that the requirement for bicycle parking on some industrial uses, namely warehouse uses with large portions of buildings dedicated to storage, should not be held to the same ratios as other uses. This amendment provides that exclusion. Additionally, the Design Standards for bicycle spaces have caused some difficulty in their application, as the plain reading of the language is not practical for how bike racks are designed and utilized. The standards are being amended to reflect this. Finally, the Alternative Bicycle Parking provision lacks clarity regarding when it should be applicable, which is added in this language.

GJMC 21.07.070(b) Right-of-Way Landscaping

The language in the right-of-way landscaping section can be interpreted to require trees, shrubs, and groundcover, which is not appropriate in all situations. There are cases which warrant only groundcover being provided, which was the intent of this section. This revision addresses that concern.

GJMC 21.11.050(b) Lighting Height

The 2010 ZDC provided for alternative height allowances for outdoor recreational facilities. With the 2023 update, it was inadvertently limited to sports fields. This revision corrects this and reverts back to the outdoor recreational facilities language.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on May 17, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between May 20 and May 26, 2025 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan

The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed amendments to the 2023 Zoning & Development Code, Title 25, and the revisions to the overlay districts are generally consistent with the Comprehensive Plan. Plan Principle 11 seeks to create effective government through Strategy 3.c., which encourages the evaluation of existing practices and systems to find opportunities for improvement of outcomes. The proposed revisions are the result of a constant evaluation of existing practices and regulations and seek to provide resolution and excellent customer service. Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendments to the Zoning & Development Codeare consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code. Staff finds this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

The proposed amendments to the 2023 Zoning & Development Code, Title 25, and the revisions to the overlay districts all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

- a. To address trends in development or regulatory practices; Accessory Dwelling Units: The revisions to the Accessory Dwelling Unit standards responds to a regulatory practice whereby the State of Colorado has issued a local preemption and specific requirements that the City must comply with for the regulation of ADUs.
- b. To expand, modify, or add requirements for development in general or to address specific development issues;

Community Assembly Standards: The amendment to the Community Assembly standards **modifies requirements** to provide clarity surrounding the areas of a site where landscaping may be counted towards code requirements.

Mini-Warehouse Standards: This amendment **modifies requirements** to provide clarity that can have a significant impact on the development cost for areas which provide storage for RVs and boats. This represents a move towards flexibility in the requirements with a practical approach.

Multi-Modal Transportation System: The amendments to the multi-modal transportation system standards **modify requirements** to remove an existing conflict within the required street improvements section and to broaden the applicability of the deferral of local street improvements.

Bulk Storage for Residential Attached and Multifamily Development: The amendment to the bulk storage standards **modifies requirements** to ensure that these facilities are provided on all developments of these product types.

Bicycle Parking and Storage: The amendments to the bicycle parking and storage standards **modify requirements** to ensure that there is practical application of these standards that allows for reasonable development.

Right-of-Way Landscaping: The amendment to the right-of-way landscaping standards **modifies requirements** to allow flexibility in the required plantings that can account for the existing conditions of each particular roadway.

Lighting Height: The amendment to the lighting height standards **modifies requirements** to ensure that outdoor recreational facilities can be properly lit for safety and use as appropriate to the site.

- c. To add, modify or expand zone districts; or
- d. To clarify or modify procedures for processing development applications. Transitional Provisions: This code provision is being amended to modify procedures for projects that are in various stages of development approvals with the transition of the Zoning and Development Code. It is intended to provide clarify around these provisions.

Public Notice Requirements: The amendments to the public notice requirements clarify and modify procedures to allow for a logical application of notice practice. They remove the requirement for an a minor site plan to provide mailed and sign notices.

Minor Subdivisions: The amendments to the Minor Subdivision section of the Code **clarifies requirements**, ensuring that it is readily apparent how many new lots may be created through the process before a major subdivision is triggered.

Annexations: The amendments to the Annexation process **clarify requirements**, providing the correct section reference and removing outdated language.

Short-Term Rentals: The amendments to the STR standards modify requirements, reducing the need for an applicant to provide documentation that they have permission from their neighbors to use a shared driveway for a STR.

Staff finds this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the proposed amendments, the following findings of fact have been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, Staff recommends approval of this request.

SUGGESTED MOTION:

Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-54, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

<u>Attachments</u>

1. ZDC (Title 21) Amendments 2025 Q2 Draft Ordinance_FINAL

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING TRANSITIONAL PROVISIONS, ADMINISTRATION AND PROCEDURES, USE-SPECIFIC STANDARDS FOR COMMUNITY ASSEMBLY, SHORT-TERM RENTALS, AND MINI-WAREHOUSE USES, ACCESSORY DWELLING UNIT USE-SPECIFIC STANDARDS, MULTI-MODAL TRANSPORTATION SYSTEM STANDARDS, RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS, BICYCLE PARKING AND STORAGE, PUBLIC RIGHT-OF-WAY LANDSCAPING, AND LIGHTING HEIGHT STANDARDS

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with implementation of new practice, or could use additional clarification.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code.

During the course of the 2024 legislative session, the State of Colorado created new regulations and peremptions regarding Accessory Dwelling Units (ADUs). Subject jurisdictions, of which the City is one, must comply with this new law by June 30, 2025. This set of amendments also includes revisions to ensure this compliance, including removal of parking requirements, updates to design and dimensional standards, and clarification about effectiveness of Planned Development (PD) restrictions.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City,

and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions struck through, added language <u>underlined</u>):

21.01.110 Transitional Provisions

•••

(c) Applications in Progress

••

(2) Complete applications for the first step of a multiple-step approval process submitted prior to the Effective Date shall continue to be processed pursuant to the 2010 Code. As long as the first step approval under the 2010 Code has not expired, then later step applications shall be processed pursuant to the 2010 Code if the first step approval was design specific, and pursuant to the 2023 Code if the first step approval was conceptual, as follows:

Table 21.01-1: Applications in Progress							
Complete Application, First Step	2023 Code		Later Step Application [1][2]	2023 Code	2010 Code		
Conditional Use Permit							
CUP Application		x	Site Plan	х			
Planned Development							
Outline Development Plan		X	Final Development Plan(s)	X	×		
			Site Plan(s) [2]		×		
Rezoning							
Rezoning Application		x	Site Plan	х			
Subdivision							
Preliminary Plan		x	Final Plat		х		

Notes:

- [1] Processed pursuant to 2010 Code only if First Step approval has not expired.
- [2] Applicant may elect review under 2023 Code.
- (3) An applicant may elect to have the application(s) reviewed under the 2023 Code.
- (4) Any questions about whether this Code or the 2010 Code is applicable shall be determined by the decision-making body. An applicability decision by either the Planning Commission or the City Council may only be appealed in accordance with Colorado Rule of Civil Procedure 106.

...

The requirements described in this section are common to many of the procedures contained in this Code. Table 21.02-1 summarizes the common application procedures in this Code and identifies whether they are required for the specific procedures defined in GJMC **Error! Reference source not found.** Exceptions to these general rules apply and may be identified in the regulations for the specific procedures.

(a) Summary Table of Commonly Applicable Procedures

Table 21.Error! No text of specified style in document1: Summary Table of Commonly Applicable Procedures * = Optional ✓= Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	Error! Reference source not found.	Error! Referenc e source not found.	Error! Reference source not found.		erence source t found.
Administrative A	nnrovals					
Error! Reference source not found.	Administrative Adjustment	*	*			
Error! Reference source not found.	Code Interpretation					
Error! Reference source not found.	Comprehensive Plan Amendment, Administrative Changes [1]	*	*			
Error! Reference source not found.	Final Plat	*	*		✓	
Error! Reference source not found.	Group Living Processes	*	*	PDIM [3]		
Error! Reference source not found.	Minor Plat Amendments	*	*			
Error! Reference source not found.	Preliminary Subdivision Plan	*	✓	PDIM [2]	✓	
Error! Reference source not found.	Revocable Permit, Director approval [2]	*	*			
Error! Reference source not found.	Sign Package	*	*			
Error! Reference source not found.	Simple Minor Subdivision	*	*		<u> </u>	

Table 21.Error! No text of specified style in document.-1: Summary Table of Commonly Applicable Procedures

* = Optional ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting

Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	Error! Reference source not found.	Error! Referenc e source not found.	Error! Reference source not found.		erence source found.
Error! Reference source not found.	Site Plan (Major -and Minor)	*	√ [1]		<u> ✓</u>	
Applications Requiring a Public Hearing						
21.02.050(o)	Vacation of Plat	*	*	NCM	√ -[5]	√ -[5]

Notes:

- [1] Major site plans only.
- [2] PDIM, Major subdivision only.
- [3] NCM PDIM required for Fraternity/Sorority, Group Living, and Rooming/Boarding House applications.
- [4] Neighborhood Comment meetings are only required at the time of Outline Development Plan and a subsequent Neighborhood Comment or Proposed Development Information Meeting is not required for the associated Final Development Plan and Preliminary Subdivision Plan.
- [5] Vacation of Plat with public right-of-way or easement.

...

(g) Public Notice and Public Hearing Requirements

...

(ii) Summary Table of Public Notice Requirements

Table 21.02-4: Summary Table of Public Notice Requirements						
DateDays/Distance/Yes = Required Notice Gray Box = Not Applicable						
Published Section Procedure Notice Mailed Notice Sign Notice						
Administrative Approvals						
§ 21.02.040(k) Site Plan (Major and Owners within Yes 500 feet						

•••

21.02.040 ADMINISTRATIVE APPLICATIONS

..

(j) Subdivision, Minor¹

..

(3) Review Procedures. Applications for a Minor Subdivision shall meet the common review procedures for administrative applications in GJMC § 21.02.040(b) with the following modifications:

..

(ii) Review Criteria. The Director shall review the application against the following additional criteria:

...

- (D) If a new lot(s) is being created, the subject property must not have been included in a Minor Subdivision or series of Minor Subdivisions resulting in more than four lots in total over the preceding 10 years and the current application must not cause the cumulative total to exceed four lots.
- the total number of lots on the original property subdivided through a Minor Subdivision process within the preceding 10 years does not exceed four.

...

(l) Subdivision, Major

...

(4) Preliminary Subdivision Plan.

..

(i) Review Procedures.

•••

- (B) Public Notice. Notice shall be provided as follows:
 - a. Within five working days of receipt of a complete application, the Director shall give notice, at the applicant's cost, by U.S. mail to each person shown as an owner within 500 feet and at the address by the County Assessor.
 - b. The Director may require the applicant pay for additional notice, in any form, for any type of proposal if such notice will further the purpose or intent of this Code.
- (<u>B</u>€) Review Criteria.

...

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

•••

(c) Annexation

¹ Note to publisher: Re-order this section to be in alphabetical order with other sections within 21.02.040 & update any references to affected section numbers accordingly throughout Title 21. Any references within Title 21 to a "Simple Subdivision" or "Subdivision, Simple" be replaced with "Minor Subdivision" or "Subdivision, Minor," respectively.

•••

(7) Zoning of Annexed Areas. Land annexed to the City shall be zoned in accordance with GJMC § 21.02.050(dm) to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. Where a required density is not specified in the Comprehensive Plan, future development shall be at a density equal to or greater than the allowed density of the applicable County zone district.

...

(j) Planned Development.

•••

(5) Outline Development Plan (ODP)

..

(v) Review Criteria for ODP. The Planning Commission shall review and recommend, and the City Council shall review and decide on an ODP based on demonstrated conformance with all of the following criteria:

...

- (C) The rezoning criteria provided in GJMC § 21.02.050(dm);
- (D) A Planned Development which allows the construction and/or use of single-unit detached dwellings shall allow accessory dwelling units (ADUs) in accordance with GJMC §21.04.040 and shall not have any standards regarding ADUs that are more restrictive than this Code. All ADU applications shall be reviewed through the administrative process in GJMC §21.02.040.
- (<u>DE</u>) The ODP specifically shows the following requirements of a planned development:

...

(6) Final Development Plan (FDP)

..

- (iv) Review Criteria. The Director, or the Planning Commission if applicable, shall review and decide on the application for FDP in light of the following additional criteria:
 - (A) The approved ODP, if applicable, and PD ordinance with the following exception;
 - a. All requests for an accessory dwelling unit shall be processed through the administrative approval process in GJMC §21.02.040 and in accordance with GJMC §21.04.040. Restrictions in the ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced.
 - (B) The approved PD rezoning ordinance, if applicable;
 - $(\subseteq B)$ The Submittal Standards for Improvements and Development, Transportation Engineering Design Standards (GJMC Title 29), and Stormwater Management Manual (GJMC Title 28) manuals and all other applicable development and construction codes, ordinances, and policies;
 - (DC) The applicable site plan review criteria in GJMC § 21.02.040(k); and
 - (\underline{ED}) The applicable Final Plat review criteria in GJMC § 21.02.040(l)(5).

...

- (c) Public, Civic, and Institutional Uses
 - (1) Assembly, Community, or Religious/Private Group
 - (i) Art Gallery, Museum, or Library. An art gallery, museum, or library is prohibited in the R-R, R-ER, R-1R, R-2R, RL-4, RL-5, and R<u>LM</u>-8 zone districts. All other community assemblies are allowed.
 - (ii) General Requirements.
 - (A) Seating Capacity and Public Notice.

...

(B) Site Design and Layout. The front yard setback shall be counted towards the percentage of gross land area to be landscaped in all RM zone districts.

•••

(d) Commercial Uses

..

(5) Short-Term Rentals (STR).

..

(vi) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

...

(F) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes; (GE) Provide the name, address, and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

...

(e) Industrial Uses

•••

(3) Mini-Warehouse

...

(vi) RV and Boat Storage. Driveway and parking areas for RV and boat storage may be permitted to have a gravel or other permeable surface if the applicant establishes that very little dust will be generated.

•••

21.04.040 Accessory Uses and Structures

•••

- (e) Accessory Use-Specific Standards
 - (1) Residential Uses
 - (i) Accessory Dwelling Unit

An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family attached dwelling, a single-family detached dwelling, or a duplex dwelling. ADUs are not allowed in conjunction with cottage court dwellings. Any restrictions in an ODP or PD

ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (A) Maximum Number of ADUs
 - a. A lot with one single-family detached dwelling or a single-family attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.).
 - b. A duplex dwelling unit may have no more than one ADU on the lot.
- (B) Site Layout
 - a. The design and location of the ADU shall be clearly subordinate to the principal structure.
 - b. The ADU shall not be located in front of the principal structure.
 - c. An ADU may use the side setbacks for the principal structure.
 - $\epsilon \underline{d}$. On corner lots, an ADU may use the setbacks for the principal structure where the property abuts a roadway.
 - d. One parking space shall be provided for the ADU. On-street parking within
 100 feet of the lot may serve as the required parking.
- (C) Structure Requirements
 - a. The ADU must meet all requirements of the building and fire codes.
 - b. The ADU shall not exceed 900 square feet of habitable space.
 - c. The design and construction material of the ADU shall be complementary to those of the principal structure. The accessory dwelling unit shall match at least two of the three following features of the principal structure: roof pitch, color, or material.

•••

21.05.020 REQUIRED IMPROVEMENTS

...

- (e) Multi-Modal Transportation System
 - (2) Required Street Improvements

..

(iii) External Streets

...

(B) Where a perimeter <u>collector or arterial</u> street is not required for Minimum Access, no local improvements will be required.

...

- (3) Improvement Deferral for Existing Local Streets
 - (i) Policy and Applicability

(A)—Many areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many such neighborhoods and areas, the existing local streets do not have curbs, gutters, or sidewalks. Given that there

are no serious safety or drainage problems associated with these local streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in one of these established neighborhoods chooses to subdivide a lot or parcel or an owner in a commercial or industrial area chooses to develop a lot or parcel, unless such improvements are extended off site to connect to a larger system, the new "short runs" of curbing, gutters and/or sidewalks are of little value as drainage facilities or pedestrian ways until some future development or improvement district extends them to other connecting facilities.

(B) This section is applicable only in areas originally developed in Mesa County that meet the description of Subsection (e)(3)(i)(A).

•••

21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS

•••

(c) General Standards for All Residential Attached and Multifamily Development

••

(6) Bulk Storage.

- (i) Bulk storage areas intended for storage of materials other than food and clothing, such as tools, bicycles, ski equipment, etc. shall be provided and designed for this purpose.

 Bulk storage areas shall be free of encumbrances such as water heaters or other types of mechanical or electrical equipment.
- (ii) Exterior or detached bulk storage areas shall be designed as an integral part of the project and be integrated with the architectural character of the dwellings on the site.

 Bulk storage areas incorporated into garages, car ports, and screening walls shall use materials and details similar to those of the dwelling unit to achieve an integrated appearance.
- (iii) The provision of additional storage beyond these minimum requirements is encouraged.

<u>...</u>

(d) Development with Three or More Principal Structures.

...

- (4) Garages, and Parking, and Bulk Storage.
 - (ii) Bulk Storage.
 - (A) Bulk storage areas intended for storage of materials other than food and clothing, such as tools, bicycles, ski equipment, etc. shall be designed for this purpose. Bulk storage areas shall be free of encumbrances such as water heaters or other types of mechanical or electrical equipment.
 - (B) Exterior or detached bulk storage areas shall be designed as an integral part of the project and be integrated with the architectural character of the dwellings on the site. Bulk storage areas incorporated into garages, car ports, and screening walls shall use materials and details similar to those of the dwelling unit to achieve an integrated appearance.
 - (C) The provision of additional storage beyond these minimum requirements is encouraged.

(a) Amount Required

1. Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in **Error! Reference source not found.**:

Table 21.Error! No text of specified style in document2: Minimum Bicycle Parking Spaces Required					
Use or Use Category	Short-Term Spaces	Long-Term Spaces			
Multifamily Dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom			
Food and Beverage Service, Recreation and Entertainment, and Retail Uses	2 plus 1 per 5,000 square feet of gross floor area	2 plus 1 per 12,000 square feet of gross floor area			
Office Uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 10,000 square feet gross floor area			
Industrial Uses <u>*</u>	2	2 plus 1 per 15,000 square feet internal gross floor area			
All Other Nonresidential Uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 12,000 square feet internal gross floor area			

^{*}Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only.

•••

(c) Design Standards

- 1. No more than 50 percent of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.
- 2. Standard bicycle parking spaces shall be a minimum of six feet long and two and one-half feet wide.
- 3. Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.
- 4. A four-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of 11 feet from the edge of curb or pavement along a roadway.

•••

(d) Alternative Bicycle Parking

The Director may waive or reduce the requirements of this section if <u>pursuant to the following</u> criteria:

1. The location and design standards may be waived or reduced if the applicant can demonstrate that Uunique or unusual characteristics exist on a development site; or

21.07.070 PUBLIC RIGHT-OF-WAY	
 (b) For the purpose of meeting minimum plant quantities, 50 right-of-way shall may be counted toward the landscape or unless specifically provided otherwise in this Code. (1) At least 75% of the unpaved adjacent right-of-way maturity, including tree canopy, shrubs, and/or ground of-way shall be landscaped with turf. 21.11.050 GENERAL STANDARDS 	open space requirements of this Code
21.11.050 GENERAL STANDARDS	
(b) Lighting Height. No light fixtures shall be mounted more th a part of an approved sports field outdoor recreational facility	_
21.14.020 Definitions	
Dwelling unit means a building or portion thereof that provides for a single family one or more individuals maintaining a house for living, sleeping, eating, cooking, and sanitation INTRODUCED on first reading this 4th day of June 2025 form.	ehold, including permanent provisions
ADOPTED on second reading this 18th day of June pamphlet form.	e 2025 and ordered published ir
ATTEST:	
•	ennedy ent of the City Council

2. The quantity of required spaces may be reduced if Eexisting bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance,

provided that a minimum of two bicycle parking spaces are provided on_site.

Selestina Sandoval City Clerk