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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, JULY 8, 2025 - 5:30 PM  
*Attend virtually: [bit.ly/GJ-PC-7-8-25](http://bit.ly/GJ-PC-7-8-25)***

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

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider a request by the City of Grand Junction to vacate 4,000 square feet of a 20-foot-wide alley right-of-way between Riverside Parkway and West Main Street while reserving the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement
2. Consider a request by Mesa County Valley School District 51, Property Owner, to rezone a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue.
3. Consider a request by Mesa County Valley District 51 to vacate 7,772 square feet of a 20-foot-wide alley right-of-way located at 830 Gunnison Avenue between N 8<sup>th</sup> Street and the vacated N 9<sup>th</sup> St right-of-way adjacent to Washington Park.
4. Consider a request by 2426 G Road LLC, property owner, to rezone approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 2426 G Road.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**June 10, 2025, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Andrew Teske, Shanon Secrest, Sandra Weckerly, Orin Zyvan, Ian Moore, and Ian Thomas.

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

There were 2 members of the public in attendance, and 0 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from May 27, 2025.

**2. Grand West Utility Easement Vacation**

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Consider a request to vacate drainage, landscape, and utility easements on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685.

Commissioner Teske recused himself from voting on the Consent Agenda.

*Commissioner Moore moved to approve the Consent Agenda.*

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

**REGULAR AGENDA**

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**1. Zoning Code Amendment - Household Size, Occupancy, & Group Living      **ZCA-2025-307****

Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Definitions And Regulations Related To Household Size, Occupancy Limits, And Group Living Facilities.

**Staff Presentation**

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

## **Questions for Staff**

Commissioner Weckerly asked for clarification on if the group living moratorium was for the code language or the use in general. She asked about amendments to the Residential Attached and Multifamily Design Standards (21.05.050). She asked how Group Living facilities were addressed under current code and what enforcement action is taken.

Commissioner Secrest asked Jamie Beard about the legal implications of approving this ordinance and questioned whether the occupancy changes aligned with the City's goals.

Commissioner Zyvan asked about the timeline for the Group Living moratorium.

Commissioner Moore speculated on compliance with occupancy standards and group living if the moratorium were to be lifted.

Vice Chair Quintero asked how other municipalities were handling HB-24-1007.

## **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, June 3, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

*Lincoln Folkers with the Ark of Mesa County spoke in opposition of the moratorium on Group Living.*

*Cody Kennedy spoke in opposition of the moratorium on Group Living.*

*The public comment period was closed at 6:14 p.m. on June 10, 2025.*

Niki Galehouse clarified the intent of the proposed moratorium on Group Living.

Commissioner Weckerly asked if the moratorium made it easier to open a Group Home. She noted that the moratorium pertained to the zoning code text about group living and was not a moratorium on the use itself.

Commissioner Moore asked what impact the moratorium might have on existing and future group living facilities.

Commissioner Zyvan asked how the text changes affected the implementation of Group Living as a use.

Commissioner Teske asked about the language in HB24-1007 regarding the current definition of family and its connection to occupancy and group living. He asked if there are any building/fire code provisions or health and safety standards that limited occupancy for a given space.

*The Public Hearing was closed at 6:22 p.m. on June 10, 2025.*

## **Discussion**

Discussion ensued about occupancy limits, the definition of family, and HB24-1007.

## **Motion and Vote**

Commissioner Moore made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-702, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

*Commissioner Thomas seconded; motion passed 6-1 with Commissioner Secrest dissenting.*

## **OTHER BUSINESS**

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Niki Galehouse noted that the Planning Commission Workshop on June 19 was cancelled for the holiday and there were no items for the hearing on June 24, so it was also cancelled. She encouraged watching the recording of the workshop from June 5. She indicated that there were a few upcoming vacancies for the commission.

## **ADJOURNMENT**

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Commissioner Weckerly moved to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 6:53 p.m.





## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** July 8, 2025

**Presented By:** Daniella Acosta, Senior Planner

**Department:** Community Development

**Submitted By:** Daniella Acosta Stine, Principal Planner

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### **Information**

#### **SUBJECT:**

Consider a request by the City of Grand Junction to vacate 4,000 square feet of a 20-foot-wide alley right-of-way between Riverside Parkway and West Main Street while reserving the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement

#### **RECOMMENDATION:**

Staff recommends approval of the request with the condition listed in the staff report.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction (City) is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 4,000 square feet (0.09 acres) located directly east of the Dual Immersion Academy between Riverside Parkway and West Main Street while reserving the majority of the area as a public utility easement and a lesser area for a multipurpose easement. The alley vacation is part of the land exchange agreement between the City and Mesa County Valley School District 51 (D51), including the land exchange at Pomona Elementary for the City's Fire Station No. 3. D51 will provide multipurpose easements along the east boundary of the Dual Immersion Academy, and the City will transfer a parcel it owns near the subject alley to D51. Vacating the alley in the area adjacent to the Dual Immersion Academy will support D51's long-term facility planning.

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

##### **BACKGROUND**

The City of Grand Junction (City) is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 4,000 square feet (0.09 acres) located directly east of the Dual Immersion Academy between Riverside Parkway and West Main Street while reserving the majority of the area as a public utility easement and a lesser

area for a multipurpose easement. The alley vacation is part of the land exchange agreement between the City and Mesa County Valley School District 51 (D51), including the land exchange at Pomona Elementary for the City's Fire Station No. 3. D51 will provide multipurpose easements along the east boundary of the Dual Immersion Academy, and the City will transfer a parcel it owns near the subject alley to D51. Vacating the alley in the area adjacent to the Dual Immersion Academy will support D51's long-term facility planning.

The alley proposed for vacation is a public right-of-way currently owned by the City. It runs east-west between W Main Street and Riverside Parkway and is located immediately east of the Dual Immersion Academy at 552 W Main Street. The right-of-way is 20 feet in width and approximately 4,000 square feet in area. This alleyway was deeded to the City of Grand Junction by the Board of Education, School District No. 1 in 1939 (Book 381, Page 491).

When the City and D51 were negotiating the exchange of property for Fire Station No. 3 located by the Pomona Elementary School, D51 was also interested in vacating this alley. In reviewing the project in 2020, it was determined that there were some possible issues with the boundary of the site and some improvements constructed by the City for the Riverside Parkway. D51 withdrew its request until the issues were investigated and resolution was reached between the parties. Fire Station No. 3 has been constructed and surveys have been completed, including a subdivision plat of the City's land and D51's land along Patterson Road and 25 ½ Road. Locations for multipurpose easements to be granted to the City along the eastern boundary of the Dual Immersion Academy site at 552 W. Main have been determined. The City also agreed it would transfer Lot 1 of JB Subdivision while reserving an additional multipurpose easement on the east of the lot.

The City initiated this vacation to complete portions of the land exchange agreement with D51.

Over the past few years, D51 has finished acquiring multiple parcels east of the Dual Immersion Academy and abutting the subject alley, specifically 542, 538, 522, and 520 W Main Street. Vacating the alley by removing an unneeded public right-of-way that bisects property now fully under D51's ownership allows additional opportunities for the development of the property. Staff believes the vacation is in the public's interest. The vacated alley contains existing public sanitary sewer infrastructure and overhead power lines. To accommodate these utilities, the City will retain a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated area.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Right-of-way Vacation consistent with GJZDC Section 21.02.030(c) was held remotely on Zoom on February 27, 2025, at 5:30 pm. City staff were in attendance. No members of the public attended the meeting.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the

GJZDC. The subject properties were posted with an application sign on June 10, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on June 27, 2025. The notice of the Planning Commission public hearing was published on June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025, and July 7, 2025, through the GJSpeaks platform.

## **ANALYSIS**

The criteria for review are set forth Section 21.02.050(p)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public right-of-way shall be reviewed in light of the following:

### **a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;**

The proposed alley vacation is consistent with multiple goals and guiding principles of the Grand Junction Comprehensive Plan, including those related to efficient land use, intergovernmental cooperation, and leveraging City-owned assets for public benefit. Specifically, the proposal advances Guiding Principle 11.3.h – City Real Estate, which calls for the City to “leverage underutilized City facilities and real estate assets to provide community benefits such as childcare, supportive housing, and economic development.” By vacating a segment of right-of-way that no longer serves a transportation or utility access function, the City is unlocking the potential for further site consolidation – should it be pursued in the future – to support educational programming and services provided by D51.

The vacation facilitates a strategic land exchange in which D51 will receive a developable site with fewer restrictions adjacent to the Dual Immersion Academy, supporting D51’s ability to plan for future facility needs, administrative uses, or site enhancements. The exchanges of the various interests in land accommodate both the City’s and D51’s interests. The ability to reconfigure land ownership through this process is an example of how underutilized property can be repositioned for broader community benefit.

Taken together, the vacation reflects an efficient and strategic land use decision that supports coordinated planning between local government entities, promotes community-serving uses, and aligns with the City’s broader vision for sustainable and responsive land management. Staff finds that this criterion has been met.

### **b. No parcel shall be landlocked as a result of the vacation;**

All of D51’s properties will retain street frontage and access to West Main Street. No parcels will be landlocked because of the vacation. Staff finds that this criterion has been met.

### **c. Access to any parcel shall not be restricted to the point where access is**

**unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;**

The vacation will not restrict access to any adjacent parcels. The alley runs east-west between W Main Street and Riverside Parkway and is currently unused for access purposes. Mesa County Valley School District 51 (D51) owns all the properties abutting the alley, including 552, 542, 538, 522, and 520 W Main Street, and thus will not be adversely affected by the removal of alley access.

Additionally, future access from Riverside Parkway to these parcels is prohibited due to established access control restrictions, making the alley an infeasible and functionally obsolete means of access. Given that there is no practical need for public or private access through this alley, its vacation will not result in unreasonable, economically prohibitive, or detrimental access conditions for any affected properties. Staff finds that this criterion has been met.

**d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;**

While the right-of-way is proposed to be vacated, it includes an existing 8-inch City sanitary sewer line and overhead powerlines. To ensure long-term access for operations, maintenance, and potential future improvements, the City will retain a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated area. These easements will ensure that the City and the electric utility provider, Xcel, maintains full legal and physical access to its infrastructure, even after the alley is vacated.

Utility review agencies have not expressed concerns about the proposed vacation. The Grand Junction Fire Department has reviewed the request and has no objections, as emergency access to surrounding properties will not be impacted. With the easements retained and no change to public safety or utility access, the vacation poses no adverse impacts on the health, safety, or welfare of the general community. Staff finds that this criterion has been met.

**e. The provision of adequate public facilities and services to any property as required in GJMC § 21.05.020 shall not be inhibited by the proposed vacation; and**

The proposed alley vacation will not inhibit the continued provision of public facilities or services to any adjacent or nearby properties. The existing 8-inch sanitary sewer line located within the alley is a critical utility asset for the area ; however, the City will retain a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated area. These easements preserve the City's and Xcel's right to access, maintain, repair, and replace the sewer infrastructure and overhead powerlines, respectively, as needed, thus ensuring uninterrupted service delivery and compliance with City and Xcel utility standards.

No other public utilities—such as water, stormwater, or electric—are located within the alley, and no utility review agencies raised objections during the interdepartmental review. The presence of the easement ensures that, despite the removal of public right-of-way, all necessary infrastructure access rights remain intact.

From a public safety and emergency services' standpoint, the vacation does not change access to existing structures or impede emergency response capabilities. All properties in the area will continue to have frontage along West Main Street or internal access points managed by School District 51. The Grand Junction Fire Department has reviewed the proposal and did not identify any concerns, as emergency response routes will not be altered and the alley is not relied upon for fire access or staging.

Solid waste collection for any future use of the site will be coordinated through D51 and, given the removal of the alley, future development will likely result in more coordinated and efficient utility and service layouts.

In sum, the vacation does not compromise access to utilities, emergency services, or public operations. Through the preservation of key infrastructure access via easements and continued coordination with D51, the City ensures that public services remain adequate and reliable. Staff finds that this criterion has been met.

**f. The proposal shall not hinder public and City functions.**

The vacation of this alley will not hinder any ongoing or anticipated public or City functions. Currently, the alley does not serve as a transportation purpose for the City, and therefore, will not impact vehicular or pedestrian circulation. Access to properties in the area is provided via W Main Street, and no future access from Riverside Parkway is permitted due to access control restrictions, effectively rendering the alley functionally obsolete.

By vacating the alley, the City removes an unneeded public right-of-way that no longer serves access, reducing the long-term obligation to manage and maintain the surface area—such as weed control, grading, and alley inspections. Although the alley contains an existing 8-inch sanitary sewer line, the City will retain a 20-foot-wide sanitary sewer easement in the vacated alley area to ensure continued access for maintenance and utility service. This approach allows the City to retain control of underground infrastructure without the need to maintain the full right-of-way. In addition, the vacation simplifies site planning for D51 by consolidating land into a cohesive site for future educational or institutional use.

Since the vacation is tied to a broader intergovernmental land exchange with D51—facilitating civic uses in both locations—it is part of a coordinated public benefit. The retained sanitary sewer easement ensures continued utility function without public ownership of the surface area. With no adverse effect on City operations, and in fact

providing long-term efficiency in land and resource management, the proposed vacation supports and streamlines public functions.

Staff finds that this criterion has been met.

### **FINDING OF FACT, STAFF RECOMMENDATION AND CONDITIONS**

After reviewing the request to vacate a portion of the alley right-of-way as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between the Riverside Parkway and West Main Street, the following finding of fact has been made:

The request conforms with Section 21.02.050(p)(iii)(B) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request, subject to the following condition:

- The area being vacated is reserved and retained as a utility easement on the westernmost 190 feet for the benefit of City approved public utilities including a sanitary sewer line for the benefit of the Persigo 201 Sewer System and a multipurpose easement on the easternmost 10 feet.
- A plat recorded (SSU-2021-46) of the land owned by D51 and the City that includes the Pomona Elementary School and the City of Grand Junction's Fire Station No. 3, including dedication(s) to the City.
- Special Warranty Deeds exchanged between D51 and the City that grants the lot where Fire Station No. 3 was constructed to the City and the remainder to D51 subject to matters of record.
- A quitclaim deed from the City to D51 for Lot 1 of the JB Subdivision and reserving a multipurpose easement along the east side of Lot 1 for the City on behalf of the public.
- A multipurpose easement(s) granted to the City from D51 along the eastern portion of D51's property addressed 552 W. Main Street, Grand Junction, CO 81501.
- All matters above must be completed within a year of the approval of the vacation or the vacation is null and void.

### **SUGGESTED MOTION:**

Mr. Chairman, on the request to vacate 4,000 square feet of a 20-foot-wide alley public right-of-way – while retaining a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated areas as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between Riverside Parkway and West Main Street – I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.

### **Attachments**

1. Exhibit 1. Alley Vacation Legal Description and Sketch
2. Exhibit 2. Neighborhood Comment Meeting Summary
3. Exhibit 3. General Project Report

**EXHIBIT A**  
**Legal Description**  
**Alley Right-of-Way Vacation**

A twenty foot (20.0') wide Alley Right-of-Way to be vacated and being located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as conveyed by instrument recorded under Reception Number 358921 and being more particularly described as follows:

COMMENCING at the City Survey Marker at the intersection of Main Street and Chuluota Avenue whence the City Survey Marker at the intersection of Main Street and West Avenue bears N89°54'32"W, a distance of 860.41 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along said block line of Main Street N89°54'32"W, a distance of 363.72 feet; thence N00°05'28"E, a distance of 177.70 feet; to the Southwest corner of said Alley right-of-way and the POINT OF BEGINNING; thence N00°05'28"E, a distance of 20.00 feet; thence S89°54'32"E, a distance of 200.00 feet; thence S00°05'28"W, a distance of 20.00 feet; thence N89°54'32"W, a distance of 200.00 feet to the POINT OF BEGINNING.

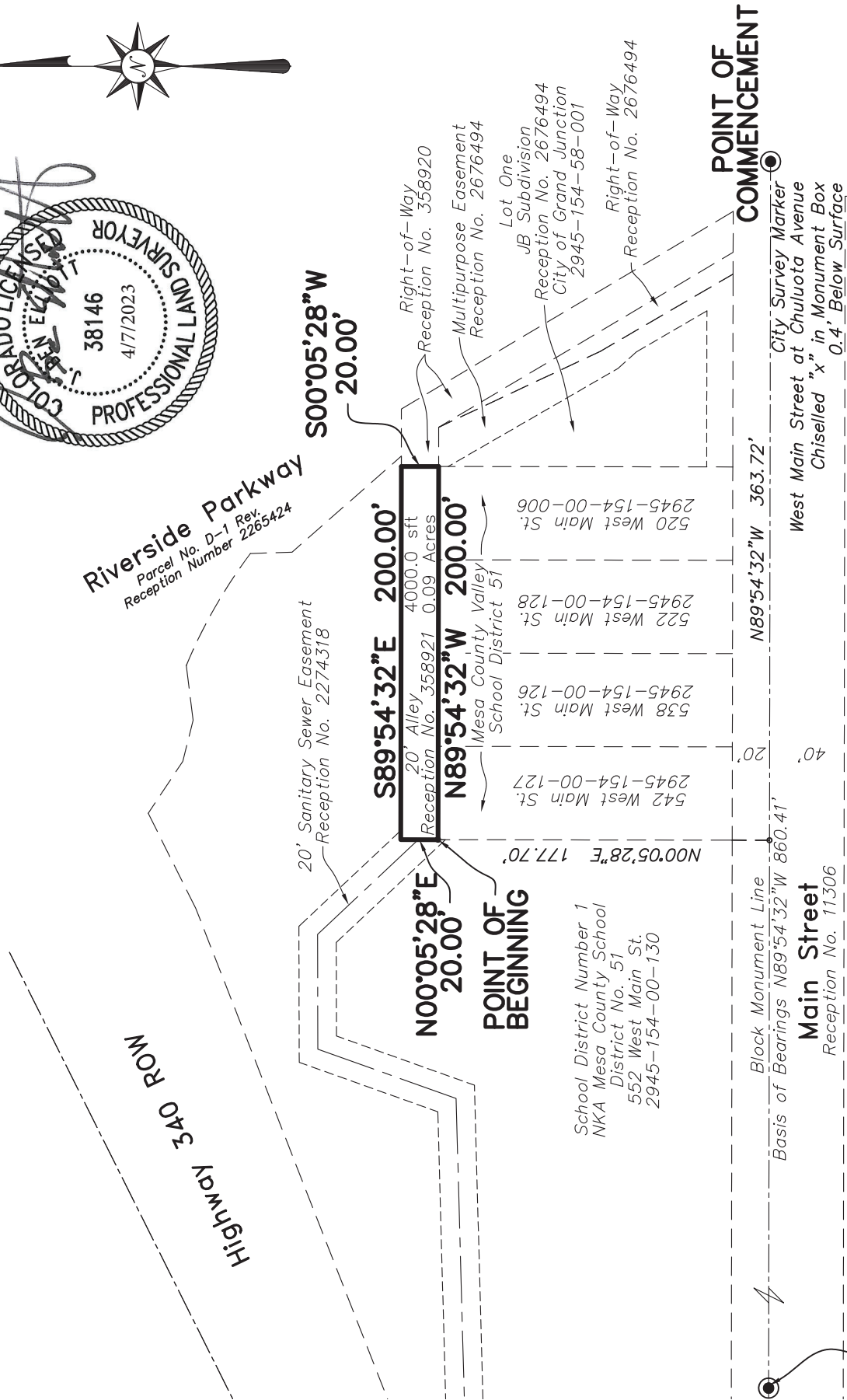
Said parcel containing an area of 4000.0 sq. ft., 0.09 Acres, as herein described.



23-04 Dual Immersion Alley Vacation.doc  
J. Ben Elliott, PLS 38146  
High Desert Surveying, Inc.  
591 25 Road, Suite B1  
Grand Junction, Colorado 81505



# EXHIBIT B



**High Desert Surveying, Inc.**

591 25 Road, Suite B1

Grand Junction, Colorado 81501

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 80'



PROJ. NO. 23-04	Drawn	APP'D	SHEET	OF
DATE: April, 2023	BE	GJ	1	1

## **Neighborhood Comment Meeting Summary**

Project: Alley Right-of-Way Vacation – Between Riverside Parkway and West Main Street

Meeting Date: February 27, 2025

Meeting Time: 5:30 p.m.

Meeting Location: Dual Immersion Academy, 552 W Main Street, Grand Junction, CO

### **Summary:**

In accordance with Section 21.02.120 of the Grand Junction Zoning and Development Code, a Neighborhood Comment Meeting was held on February 27, 2025, at 5:30 p.m. at the Dual Immersion Academy to discuss a request by the City of Grand Junction to vacate approximately 4,000 square feet of a 20-foot-wide alley right-of-way located between Riverside Parkway and West Main Street. The request includes the reservation of the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement.

City staff hosted the meeting. No members of the public attended. The only attendees present were City of Grand Junction staff and the project representative. No public comments were received.

The meeting was held in compliance with the neighborhood meeting requirements of the Grand Junction Zoning and Development Code.

## General Project Report

### Alley Right-of-Way Vacation – Dual Immersion Academy

#### Project Description

The purpose of this submittal is by the City of Grand Junction to obtain approval from the City of Grand Junction for the vacation of a 20-foot-wide alley right-of-way located between Riverside Parkway and West Main Street, adjacent to the Dual Immersion Academy (DIA) at 552 West Main Street. The request includes the reservation of the westernmost 190.00 feet of the alley as a utility easement and the easternmost 10.00 feet as a multipurpose easement.



#### Surrounding Land Uses and Zoning

The surrounding zoning and land uses are as follows:

- North: Industrial and Commercial – I-1 (Light Industrial)
- South: Residential Medium – RM-8 (Residential Medium 8)
- East: Mixed Use – MU-3 (Mixed Use Downtown)
- West: Parks and Open Space – P-2 (Public, Civic, and Institutional Campus)

#### Site Access and Utilities

All existing utility services are located within the West Avenue and West Main Street rights-of-way. The alley proposed for vacation is not necessary for public access or utility maintenance.

### **Stormwater**

No stormwater facilities will be impacted by the proposed alley vacation.

### **Alley Vacation Approval Criteria (21.02.100 (c))**

1. (1) The alley vacation will not conflict with the Comprehensive Plan, Grand Valley Circulation Plan, or any other adopted plans and policies of the City. The alley is not currently accessible for public use.
2. (2) No parcels will be landlocked as a result of this vacation.
3. (3) Access to adjacent parcels will not be restricted or made economically prohibitive by this vacation.
4. (4) There will be no adverse impacts to health, safety, or welfare. Public services such as police, fire, and utilities will not be affected.
5. (5) Provision of public services will not be inhibited per Chapter 21.06 of the Grand Junction Municipal Code.
6. (6) The vacation will benefit the City by eliminating the need for future maintenance of an alley with limited access.



## Grand Junction Planning Commission

### Regular Session

Item #2.

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**Meeting Date:** July 8, 2025  
**Presented By:** Thomas Lloyd, Senior Planner  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Senior Planner

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### Information

#### **SUBJECT:**

Consider a request by Mesa County Valley School District 51, Property Owner, to rezone a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue.

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

Mesa County Valley School District 51, property owner, is requesting a rezone of a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue. The requested P-2 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium, if approved.

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

##### **BACKGROUND**

The subject property is situated east of N 8th Street, between Hill Avenue and Gunnison Avenue. The property consists of the lots in Block 41 in the Plat of Resurvey of Second Division of City of Grand Junction, along with half of the vacated 9th street on its eastern boundary. The property hosts the former East Middle School building. The former East Middle School building has been vacant since the end of the 2022-2023 school year. The current zone district of the property is Residential Medium 8 (RM-8). The properties adjacent to the subject property to the north, west, and south are zoned RM-8 (Residential Medium 8). The property adjacent to the east is Washington Park and is zoned P-1 (Public Parks, and Open Space). The Comprehensive Plan gave this property a land use designation of Residential Medium. The Land Use Plan, as adopted, supports the P-2 zone district as an implementing

zone for the Residential Medium designation. The Residential Medium land use designation is implemented through zone districts which are comprised of uses that include residential uses with a range of housing types and densities, parks, schools, places of worship, public/institutional uses, and other complementary neighborhood uses.

The purpose of the P-2 zone district is to allow for the creation of mixed-use civic and institutional campuses where housing can be provided in support of other uses on the campus. The request for a rezone anticipates future institutional uses on the property. However, it is important to note that all uses allowed in the P-2 zone district could be permitted. The property owner would like to rezone the property for additional flexibility due to the limited number of uses allowed in the RM-8 zone district. The property owner would like to rezone the property to a Public, Civic, and Institutional (P-2) zone district.

In addition to the P-2 (Public, Civic, and Institutional Campus) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium:

- a. RM-12 (Residential Medium – 12)
- b. PD (Planned Development)
- c. P-1 (Public, Parks, and Open Space)

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held at East Middle School on April 3, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicant and their consultants, along with 38 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications for the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on April 30, 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 June 27, 2025. The notice of this public hearing was published June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025 and July 7, 2025 through the GJSpeaks platform.

## **ANALYSIS**

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included on page 11 of the Development Application, included as an exhibit. Staff's analysis of the criteria is provided below.

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

The proposed rezone to P-2 implements the following principles, goals, and policies of the Comprehensive Plan:

*Land Use Plan: Relationship to Existing Zoning*

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zone of P-2 is compatible with and is an implementing zone district for the Land Use designation of Residential Medium.

*Plan Principle 3: Responsible and Managed Growth*

Goal 2 of Plan Principle 3 encourages redevelopment to leverage existing infrastructure. Strategy a. of Goal 2 supports the use of strategies to revitalize vacant and underutilized structures on underutilized properties. As it stands right now, the East Middle School site is vacant and underutilized since the School District no longer needs it as a school. Rezoning P-2 would allow more uses on the site to ensure that it is revitalized and utilized appropriately. Goal 3 of Plan Principle 3 advocates for collaborating with regional entities and service providers on growth and infrastructure issues. More specifically, Strategy d. for new schools and facilities. Rezoning the property to P-2 would give the City the chance to work collaboratively with District 51 and give them more options for uses on the site that are compatible with their future needs. Goal 4 of Plan Principle 3 encourages maintaining and building infrastructure that supports urban development. More specifically, Strategy h. of Goal 4 states that the City should provide residents with access to parks and recreational opportunities, recognizing that the projected needs, types of opportunities, and facilities will vary based on the location. This property is already next to Washington Park and portions of it are used for City Parks & Recreation department programming with athletic fields and use of the school gym for recreational basketball. A rezone to P-2 will further cement this property as an area that will be used for public, civic, and institutional uses in the future and give opportunities for the school district to continue to partner with the City of Grand Junction.

Goal 6 of Plan Principle 3 encourages supporting the development of neighborhood-centered commercial uses and mixed-use development. Strategy b. of Goal 6 supports the creation of a mix of uses in neighborhoods 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, and recreation amenities. Rezoning the property to P-2 would be consistent with this strategy, providing more opportunities for lower-intensity civic and institutional uses. Strategy c. of Goal 6 pushes for supporting the development of walkable community/neighborhood centers that provide a variety of services and amenities to the immediate area. A rezone to P-2 provides more options for

community and neighborhood-oriented uses than RM-8, thus such a rezone would be consistent with this strategy.

*Plan Principle 4: Downtown and University Districts*

Goal 3 of Plan Principle 4 encourages promoting the continued reinvestment in the Downtown. More specifically, Strategy e. advises that the City work with property owners and other partners to redevelop underutilized properties. As previously mentioned, the property located at 830 Gunnison is currently vacant and is underutilized. Rezoning the property to P-2 will give the School District more options for development and uses on the property and thus will help activate an underutilized property in the Greater Downtown area.

*Plan Principle 5: Strong Neighborhoods and Housing Choices*

Goal 3 of Plan Principle 5 supports continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods. The neighborhood in the surrounding area is in the greater downtown residential area. Strategy d. recommends promoting land use patterns that provide neighborhoods with local services and gathering places. Rezoning the property to P-2 would increase opportunities for this property to be a gathering place with the public, civic, and institutional uses that would be allowed on the site.

*Plan Principle 9: Quality Education and Facilities*

Goal 2 of Principle 9 states that the City should support District 1 in ensuring adequate facilities and infrastructure for the community. Strategy d. encourages the City to work with Mesa County Valley School District 51 to access existing school buildings and newly constructed school building for community and recreational use (gymnasiums, community meeting rooms, etc.) to the benefit of both the District and the City. Rezoning the property to P-2 supports this strategy because of the additional Civic and Institutional uses that are allowed in P-2 as opposed to RM-8.

*Grand Junction Greater Downtown Plan*

The property is located within Greater Downtown Plan and zoning overlay. The Greater Downtown Plan is intended to provide guidance for the future planning and design of development and redevelopment in the Greater Downtown area. More specifically, the property is located in the Residential Subarea of the Greater Downtown Plan. Rezones should also consider guidance from the Greater Downtown Plan when the property is located within the overlay of the plan. Key policies of the Residential Subarea of the Greater Downtown Plan include preserving residential land uses and limiting further encroachment by non-residential uses. While the P-2 zone district does allow non-residential uses, the uses allowed are civic and institutional in nature and are intended to be compatible in scale and character with residential medium implementing districts. Another policy is to allow residential housing diversity that is compatible in scale and character of the existing residential neighborhoods. With the bulk standards of P-2 utilizing the bulk standards of either the RM-8 and RM-12 for residential-only development and exceeding the setbacks for other types of development, future development would be expected to



be compatible in scale and character with the surrounding residential properties, with a maximum height of 40 ft adjacent to residential.

Thus, staff finds that this criterion has been met.

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

The Land Use map identifies the subject properties as Residential Medium. The requested P-2 zone is an implementing zone district of the Residential Medium land use designation. The Residential Medium land use designation is implemented through zone districts which are comprised of uses that include residential uses with a range of housing types and densities, parks, schools, places of worship, public/institutional uses, and other complementary neighborhood uses. This would be consistent with the historical use of the site, having been used mainly for school uses. The properties adjacent to the subject property to the north, west, and south are zoned RM-8. The property adjacent to the east is Washington Park and is zoned P-1. The proposed zone district will open up additional uses that complement the surrounding RM-8 and P-1 zone districts. Additional uses allowed in the P-2 zone district include government service facilities, banquet event or conference facilities, public parking, boarding schools, college related uses, animal clinics, farmers markets, brewery distillery or winery, brewpubs, mobile food vendors, mobile food vendor courts, restaurants, resort cabin or lodges, campgrounds, indoor entertainment and recreation, outdoor entertainment and recreation, community swimming pools, parking lots, and transportation depots.

In terms of dimensional standards, the P-2 zone district bulk standards are similar to the RM-8 standards in the surrounding area. Under P-2 zoning, the property owner would have the ability to use the RM-8 or the RM-12 bulk standards. This shows a clear alignment between the existing RM-8 neighborhoods and what would be allowed in the P-2 district. Since rezones are not just for the existing configuration of the property but also for future development, it's important to note that any future development would be compatible in scale and character with the surrounding residential properties due to the similarities in the bulk and lot standards and develop in a way that would be compatible with the other medium density residential properties.

P-2 encourages campus-style institutional development. Such design inherently respects and acts as an appropriate transition to neighboring residential zones. The bulk standards and lot standards are specifically designed to buffer adjacent to residential uses. P 2's landscaping, buffering, and building standards mitigate potential conflicts with adjacent residential properties. A rezone from RM-8 to P-2 transforms a medium-density residential area into a well-buffered civic campus without undermining the surrounding neighborhoods, embodying the logical and orderly patterns required by Grand Junction's Zoning & Development Code.

Thus, staff finds that this criterion has been met.

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

The P-2 zone district is designed for “mixed-use civic and institutional campuses where housing may be provided in support of other uses”. A rezone from RM-8 to P-2 yields multiple community and neighborhood benefits, including enabling civic & institutional growth on the property, supporting affordable & diverse housing options, strengthening neighborhood vitality, and promoting managed growth and infill. Rezoning to P-2 allows for critical community facilities such as schools, libraries, cultural centers, parks, and housing to expand and locate within the neighborhood. P-2 also permits residential housing that would be consistent with the surrounding neighborhood. Lastly, P-2 zoned properties with community-service components tend to foster active pedestrian environments, green spaces, and public amenities. The comprehensive plan also emphasizes redevelopment on underutilized vacant properties to leverage existing urban infrastructure. Rezoning this property to P-2 will give the property owner more options for activating the site while ensuring that it is developed in a way that is compatible with surrounding uses. Thus, staff finds that this criterion has been met.

#### **FINDING OF FACT AND STAFF RECOMMENDATION**

After reviewing the East Middle School rezone request, for a rezone of a total of 3 acres from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue, the following finding of fact has been made:

The request has met the criteria identified in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, City Staff recommends approval of the requested Rezone.

#### **SUGGESTED MOTION:**

Mr. Chairman, on the Rezone request for the property located at 830 Gunnison Avenue, City file number RZN-2025-246, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.

#### **Attachments**

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

## Development Application

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

Petition For:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

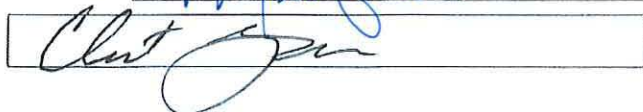
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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



Date

Signature of Legal Property Owner



Date

# **General Project Report 830 Gunnison Avenue Rezone Request**

## **Project Description**

This submittal requests approval to rezone the property located at 830 Gunnison Avenue in Grand Junction, Colorado, from RM-8 to Public, Civil and Institution Campus P-2. The location of the property is depicted in the air photograph below:



**830 Gunnison Avenue Rezone Area Map**

The site is the location of the East Middle School which is owned by Mesa County Valley School District No 51. East Middle School was one of the schools in Mesa County that was identified for a school closure. Mesa County Valley School District No 51 is proposing to re-purpose the building for school support services and administrative staff.

The City of Grand Junction Planning department has requested Mesa County Valley School District No 51 to rezone the property because administrative/ office type uses are not allowed in the RM-8 zone district.

The zone district that allows both school and administrative support / office type uses is Public, Civil and Institutional Campus P-2.

The property is currently zoned RM-8 and the majority of properties adjacent to this site are zoned RM-8, with the exception of Washington Park, which is zoned P-1.

The 2020 Comprehensive plan identified the land use for this location as Residential Medium. Listed below is the current City of Grand Junction zoning map and 2020 Comprehensive Plan land use plan map:



**General Project Report**  
**830 Gunnison Avenue**  
**Rezone Request**



City of Grand Junction Zoning Map



City of Grand Junction 2020 Comprehensive Plan Map

# General Project Report

## 830 Gunnison Avenue

### Rezone Request

Section 21.02.050(M) of the City of Grand Junction Land Development Code provides the review criteria for rezones. The criteria include the following:

**21.02.050(M)(3)(ii)(A): Consistency.** *The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.*

Response: The 2020 Comprehensive plan identifies the future land use of this property as “residential medium”. According to Table 21.03-2 in the LDC, P-2 is an allowable zone for this land use classification.

**Chapter 21.03: Zone Districts and Dimensional Standards**  
21.03.030. Zone District Establishment  
 21.03.030(b) Districts to Regulate Development and Implement the Comprehensive Plan

**Table 21.03-2: Comprehensive Plan Implementation**

Zone Districts	Rural Res	Res Low	Res Med	Res High	Mixed Use	Comm	Ind	Air port	Parks & Open Space
<b>Residential</b>									
Residential - Rural	•								
Residential - Estate									
Residential - 1									
Residential - 2									
Residential Low 4		•							
Residential Low 5		•							
Residential Medium 8			•						
Residential Medium 12			•						
Residential High 16				•	•				
Residential High 24				•	•				
<b>Mixed-Use and Commercial</b>									
Mixed-Use 1: Neighborhood				•	•				
Mixed-Use 2: Light Commercial					•	•			
Mixed-Use 3: Downtown					•				
Commercial General						•	•		
<b>Industrial</b>									
Industrial 1: Light							•		
Industrial 2: General							•		
<b>Public, Parks, and Open Space</b>									
Public, Parks and Open Space, P-1	•	•	•	•	•				•
Public, Civic, and Institutional Campus, P-2	•	•	•	•	•	•		•	•
<b>Planned Development</b>									
Planned Development		•	•	•	•	•	•		

**21.02.050(M)(3)(ii)(B): Development Patterns.** *The proposed zoning will result in logical and orderly development patterns.*

Response: The proposed rezone to P-2 better aligns with the historic and proposed land uses on this site. This facility has been used as a school since 1970. District 51 wants to continue using this facility for educational and educational support services and the P-2 zone district is a better fit as compared to the RM-8 zone district.

**21.02.050(M)(3)(ii)(C): Benefits.** *The community or area, as deciding by the reviewing body, derives an overall benefit(s) from the proposed rezoning.*

Response: The school district has identified this school for closure due to the reduced student population. Allowing the school district to continue using the facility for educational and support services allows them to occupy the building and also keeps the option open in the future if this facility needs to be converted back to a school.





## Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

February 13, 2025

To Whom It May Concern:

Mesa Valley School District Number 51 and Austin Civil Group, Inc. (ACG) will be conducting a neighborhood meeting at 5:30 PM Thursday, April 3, 2025, to discuss vacating an alley easement which runs through the middle of East Middle School (830 Gunnison Avenue) and to also discuss rezoning the property to Public, Civil and Institutional Campus P-2. The location of the project site, 830 Gunnison Avenue, Grand Junction, Colorado, is depicted below:



**830 Gunnison Ave Easement Vacation & Rezone Area Map**

The neighborhood meeting will be conducted in the East Middle School building located at 830 Gunnison Avenue. Please enter the building on the south side (along Gunnison Avenue). Signs will be provided to direct you to the meeting room.

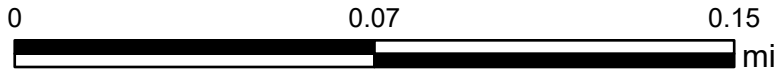
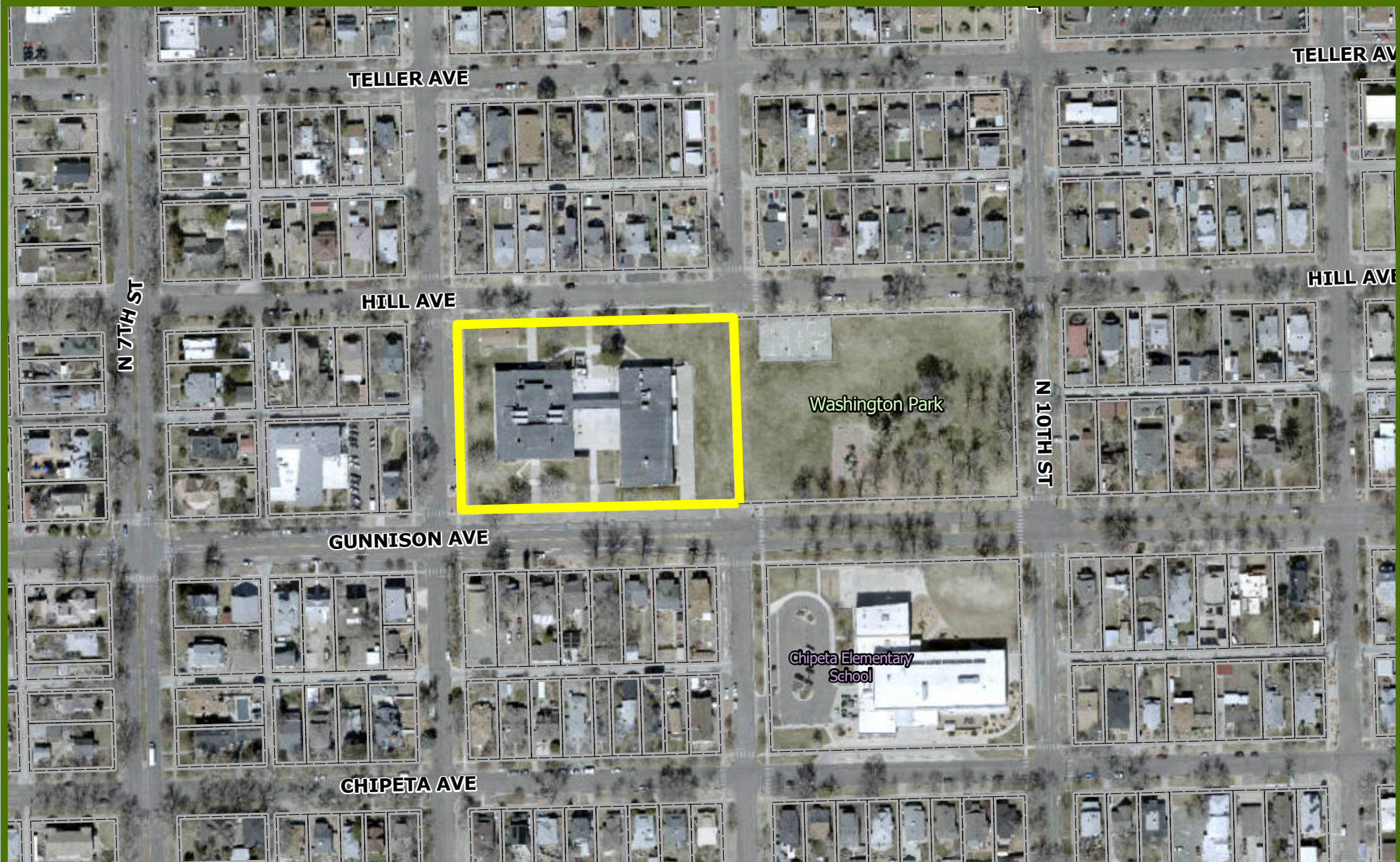
If you have any questions, please email Mark Austin at [marka@austincivilgroup.com](mailto:marka@austincivilgroup.com) or give me a call at 970-242-7540.

Sincerely,

**Austin Civil Group, Inc.**



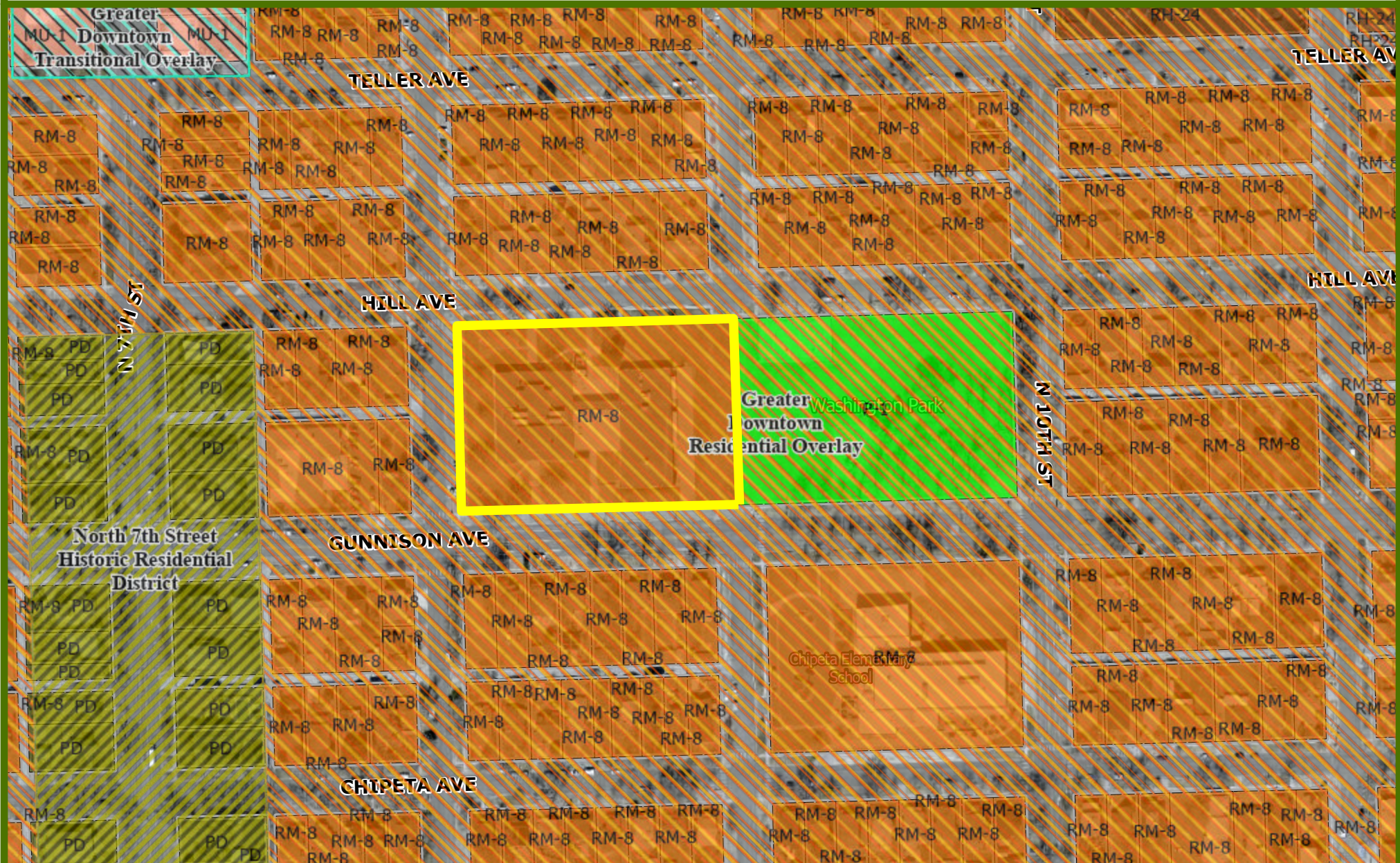
# East Middle School Property - Aerial



Printed: 6/25/2025  
1 inch equals 0 miles  
Scale: 1:2,536  
Packet Page 28



# East Middle School Property - Zoning



0

0.07

0.15

mi

Printed: 6/25/2025

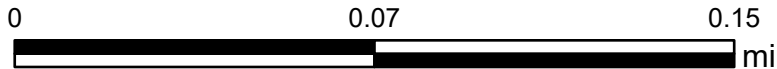
1 inch equals 0 miles

Scale: 1:2,536

Packet Page 29



# East Middle School Property - Land Use



Printed: 6/25/2025  
1 inch equals 0 miles  
Scale: 1:2,536

## **LEGAL DESCRIPTION**

All Block 41 in City of Grand Junction Resurvey of Second Division, Together with that portion of vacated 9<sup>th</sup> Street described in Vacation Ordinance No. 1436 Recorded in Book 944, Page 638, Excluding the west 13.33 feet of Lots 1 and 32 of Block 41 of the City of Grand Junction (Original Townsite) for Street and Utility Right-of-Way purposes Recorded at Reception No.1396344, County of Mesa, State of Colorado

**ORDINANCE NO.**

**AN ORDINANCE REZONING APPROXIMATELY 3 ACRES FROM RM-8  
(RESIDENTIAL MEDIUM - 8) TO P-2 (PUBLIC, CIVIC, AND INSTITUTIONAL  
CAMPUS) ZONE DISTRICT LOCATED AT 830 GUNNISON AVE**

Recitals:

The property owner, Mesa County Valley District 51, proposes a rezone from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus) for 3 acres located at 405 25 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Residential Medium and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the P-2 (Public, Civic, and Institutional Campus) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to P-2 (Public, Civic, and Institutional Campus) on the zoning map.

All Block 41 in City of Grand Junction Resurvey of Second Division, Together with that portion of vacated 9th Street described in Vacation Ordinance No. 1436 Recorded in Book 944, Page 638, Excluding the west 13.33 feet of Lots 1 and 32 of Block 41 of the City of Grand Junction (Original Townsite) for Street and Utility Right-of-Way purposes Recorded at Reception No.1396344, County of Mesa, State of Colorado

**INTRODUCED** on first reading this 16<sup>th</sup> day of July 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading 6<sup>th</sup> day of August 2025 and ordered published in pamphlet form.

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Cody Kennedy  
President of the Council

ATTEST:

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Selestina Sandoval  
City Clerk



## Grand Junction Planning Commission

### Regular Session

Item #3.

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**Meeting Date:** July 8, 2025  
**Presented By:** Thomas Lloyd, Senior Planner  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Senior Planner

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### Information

#### **SUBJECT:**

Consider a request by Mesa County Valley District 51 to vacate 7,772 square feet of a 20-foot-wide alley right-of-way located at 830 Gunnison Avenue between N 8<sup>th</sup> Street and the vacated N 9<sup>th</sup> St right-of-way adjacent to Washington Park.

#### **RECOMMENDATION:**

Staff recommends approval of the request with conditions as listed in the staff report.

#### **EXECUTIVE SUMMARY:**

Mesa County Valley District 51 (District 51) is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 7,772 square feet located at 830 Gunnison Ave. The former East Middle School building is constructed above the 20-foot alley, with the alley running through the middle of the school building and gym. It is unclear why District 51 or a former version of the school district built the school in the City's alley. Vacating the alley will give District 51 ownership of the area and support long-term facility planning.

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

##### **BACKGROUND**

The alley proposed for vacation is public right-of-way currently owned by the City. It runs east-west between Hill Avenue and Gunnison Avenue and runs through the property at 830 Gunnison Avenue. The right-of-way is 20 feet in width and approximately 7,772 square feet in area. The alley was dedicated in 1905 as a public right-of-way as part of Block 41 and depicted on the Plat of Resurvey of Second Division of City of Grand Junction, Reception Number 54332.

District 51 is initiating this request to obtain ownership of the property. The existing building was constructed in 1970. Vacating the alley will clean up the site for District 51

ownership by removing a redundant public right-of-way that currently bisects the property. Given the City's lack of operational need for the alley, staff believes the vacation is in the public's interest. There are no utilities located within the alley.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held at East Middle School on April 3, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff was present with the applicant and their consultants, along with 38 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications for the associated rezone request.

Notice was provided consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on April 30, 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 June 27, 2025. The notice of this public hearing was published June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025 and July 7, 2025 through the GJSpeaks platform.

### **ANALYSIS**

The criteria for review are set forth Section 21.02.050(p)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public right-of-way shall be reviewed in light of the following:

#### **a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;**

The proposed alley vacation is consistent with multiple guiding principles and goals of the One Grand Junction Comprehensive Plan, including those related to efficient land use, intergovernmental cooperation, and leveraging City-owned assets for public benefit. Specifically, the proposal advances Plan Principle 11.3.h – City Real Estate, which calls for the City to “leverage underutilized City facilities and real estate assets to provide community benefits such as childcare, supportive housing, and economic development.” By vacating a segment of right-of-way that no longer serves a City function, the City is providing the property for District 51 to utilize for public benefit. Its removal eliminates right-of-way that is not needed as the property is being utilized and gives ownership of the area to the school district for the future.

The vacation reflects an efficient and strategic land use decision that supports coordinated planning between local government entities, promotes community-serving uses, and aligns with the City's broader vision for sustainable and responsive land management. Staff determines that this criterion has been met.

#### **b. No parcel shall be landlocked as a result of the vacation;**



All surrounding properties are owned by District 51. No parcels will be landlocked as a result of the vacation. Staff determines that this criterion has been met.

**c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;**

The vacation will not restrict access to any adjacent parcels. The alley runs east-west between Hill Avenue and Gunnison and is currently unused for access purposes due to the fact that a building exists over it. District 51 owns all the properties abutting the alley, and thus will not be adversely affected by the removal of alley access. Staff determines that this criterion has been met.

**d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;**

Utility review agencies have not expressed concerns with the proposed vacation as there are no utilities in the alley. The Fire Department had no issues with the alley vacation because there is no access from the alley. With no change to public safety or utility access, the vacation poses no adverse impacts on the health, safety, or welfare of the general community. Staff determines that this criterion has been met.

**e. The provision of adequate public facilities and services to any property as required by GJMC §21.05.020 shall not be inhibited by the proposed vacation; and**

The proposed alley vacation will not inhibit the continued provision of public facilities or services to any adjacent or nearby properties.

There does appear to be a portion of sanitary sewer that serves the school in the alley area. To maintain access to that manhole, staff recommends that the vacation be conditioned on receiving an easement for that portion of the sewer in the existing alley. No other public utilities—such as water, stormwater, or electric—are located within the alley, and no utility review agencies raised objections during interdepartmental review.

From a public safety and emergency services' standpoint, the vacation does not change access to existing structures or impede emergency response capabilities. The Grand Junction Fire Department has reviewed the proposal and did not identify any concerns, as emergency response routes will not be altered and the alley is not relied upon for fire access or staging. The vacation does not compromise access to utilities, emergency services, or public operations.

Staff determines that this criterion has been met.

**f. The proposal shall not hinder public and City functions.**



The vacation of this alley will not hinder any ongoing or anticipated public or City functions. Currently, the alley does not serve a purpose for the City, and therefore, will not hinder public and City functions. By vacating the alley, the City removes a redundant public right-of-way with a structure built over it which no longer serves a purpose. In addition, the vacation provides ownership to the School District and simplifies site planning for School District 51 by consolidating land into a cohesive site for future educational or institutional uses.

### **STAFF RECOMMENDATION, FINDING OF FACT, AND CONDITIONS**

After reviewing the request to vacate the East Middle School Alley Vacation, as set forth in the attached description and sketch, City file number VAC-2025-245, located at 830 Gunnison Avenue between N 8th Street and the vacated N 9th St right-of-way adjacent to Washington Park:

The request conforms with Section 21.02.050(p) of the Zoning and Development Code.

Therefore, Staff recommends conditional approval of the request with the following conditions:

1. The vacation shall not be effective until a sanitary sewer easement has been granted to the City with terms satisfactory to City staff by District 51 for the sewer line that is on District 51's property that includes a portion of the sewer lines that runs through a portion of the vacated area.
2. The vacation ordinance shall be void if the above condition has not been met within one year of the City Council's approval of the vacation.

### **SUGGESTED MOTION:**

Mr. Chairman, on the request to vacate 7,772 square feet of a 20-foot-wide alley public right-of-way, City file number VAC-2025-245, located at 830 Gunnison Avenue – I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

### **Attachments**

1. Development Application
2. Legal Description and Exhibit
3. Site Map
4. Ordinance East Middle School Vacation



## 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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**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

Date

4.11.25

Signature of Legal Property Owner

Date

4.11.25

# General Project Report for Alley Vacation At 830 Gunnison Avenue

## Project Description

This submittal requests approval to vacate a 20-ft wide by 408-ft long alley which runs east to west on the property located at 830 Gunnison Avenue in Grand Junction, Colorado. The approximate location of the alley to be vacated is depicted in the air photograph below:



**830 Gunnison Avenue Alley Vacation Area Map**

The site is the location of the East Middle School which is owned by Mesa County Valley School District No 51. The 20-ft alley runs through the middle of the current school building and gym.

The East Middle School was constructed in 1970 and it's unclear what arrangements or agreements were made to allow the school to be constructed over the alley. The alley was platted as part of the original Town of Grand Junction plat in the early 1880s.

The 20-ft wide strip of land currently has no public utilities.

Section 21.02.050(o) of the City of Grand Junction Land Development Code provides the criteria that shall be met for vacation of easement area. The criteria include the following:

***21.02.050(p)(2)(iii)(B)(a): The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;*** Response: The proposed vacation of the alley at this location will not impact any proposed Grand Junction Circulation Plans, Policies, or impact the Comprehensive Plan, or any adopted plans or policies;

**General Project Report  
for  
Alley Vacation At 830 Gunnison Avenue**

***21.02.050(p)(2)(iii)(B)(b): No parcel shall be landlocked as a result of the vacation;***

Response: Vacation of this alley area will not result in any landlocked condition.

***21.02.050(p)(2)(iii)(B)(a): Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;***

Response: The proposed alley vacation will not impact access to any land parcel. This alley has had a building constructed over it for fifty-five years.

***21.02.050(p)(2)(iii)(B)(d): There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;***

Response: This vacation will not impact health, safety or welfare as it is located on private property, has never been used, and is no longer needed.

***21.02.050(p)(2)(iii)(B)(e): The provision of adequate public facilities and services to any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation; and***

Response: This vacation will not impact health, safety or welfare as it is located on private property, has never been used, and is no longer needed.

***21.02.050(p)(2)(iii)(B)(f): The proposal shall not hinder public and City functions.***

Response: The proposed vacation will not hinder public or city functions. The easement has never been used and is no longer needed because a building has been located over the area for the past fifty-five years.

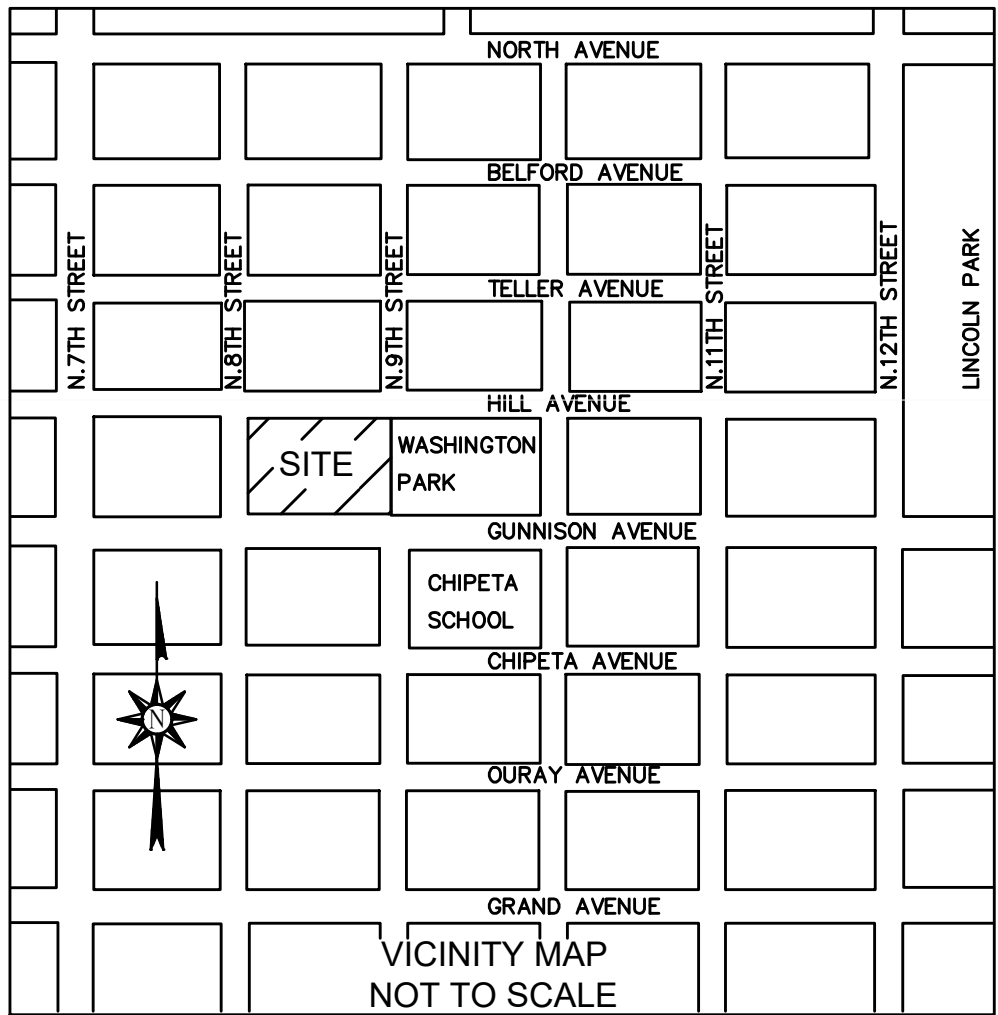
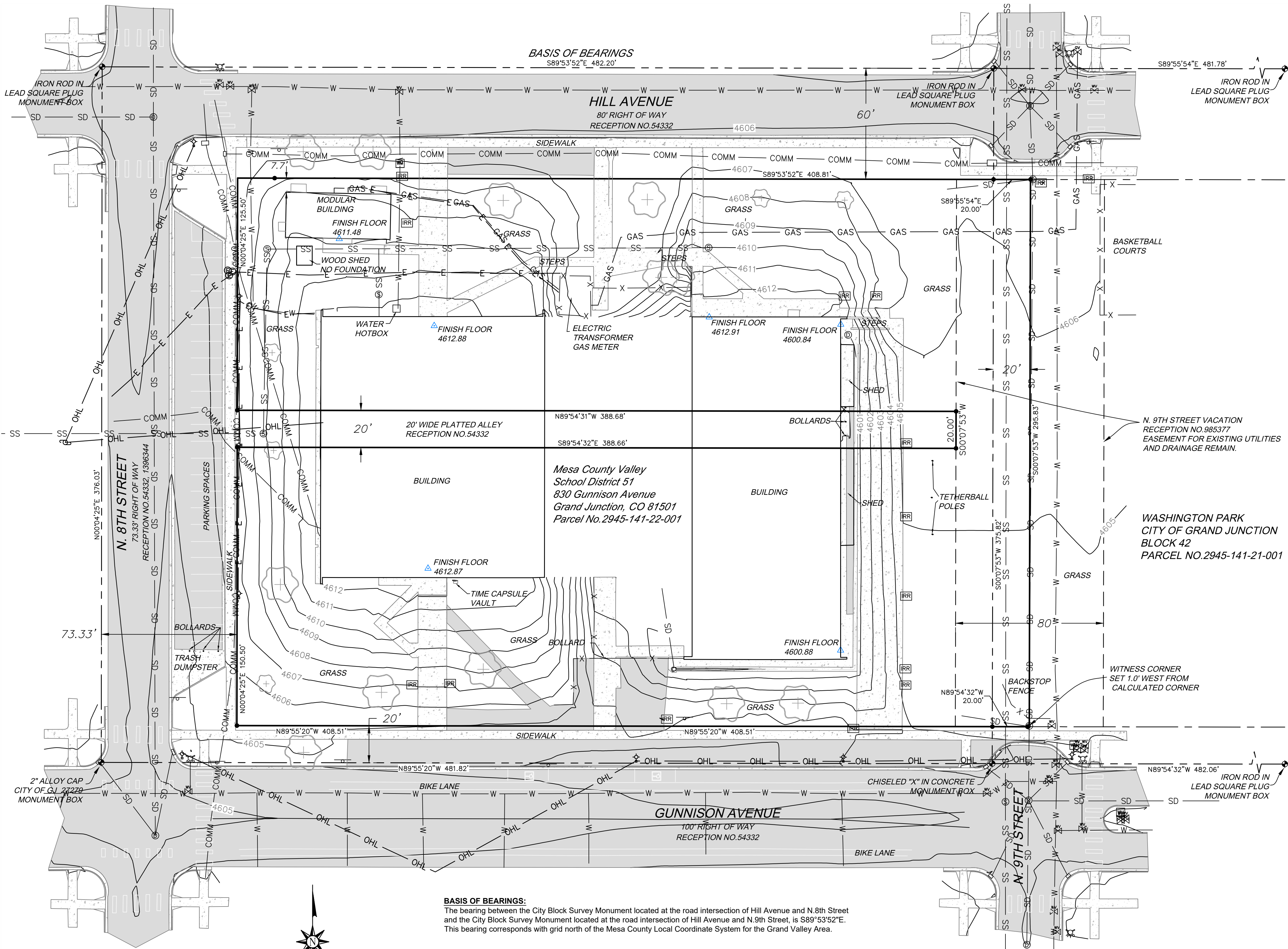
For assistance in reviewing the Improvement Survey, please contact 970-244-1430



# IMPROVEMENT SURVEY PLAT

Block 41 of Plat of Resurvey of Second Division of City of Grand Junction (Reception No.54332)

NE 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, Mesa County, Colorado



- SURVEY NOTES:**
- Title information provided by Fidelity National Title, File No. 200-F09906-24, Dated August 9, 2024 and the Mesa County Assessor - Real Property Public Information System.
  - The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
  - The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
  - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**PARCEL DESCRIPTION:**

All Block 41 in City of Grand Junction Resurvey of Second Division, Together with that portion of vacated 9th Street described in Vacation Ordinance No.1346 Recorded In Book 944, Page 638. Excluding the West 13.33 feet of Lots 1 and 32 of Block 41 of the City of Grand Junction (Original Townsite) for Street and Utility Right-of-Way purposes Recorded at Reception No.1396344, County of Mesa, State of Colorado

## LEGEND:

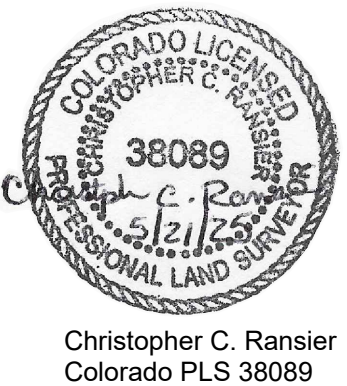
- SURVEY CONTROL MONUMENT  
• SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED CHRISTOPHER C. RANSIER PLS 38089  
--- BOUNDARY LINE  
--- SURVEY CONTROL LINE  
--- ADJOINER LINE  
--- EASEMENT  
--- EDGE OF ASPHALT  
--- EDGE OF CONCRETE  
--- FENCE  
--- WATER LINE  
--- GAS LINE  
--- ELECTRIC LINE  
--- OVERHEAD UTILITY LINE  
--- SANITARY SEWER LINE  
--- STORM DRAIN LINE  
--- COMMUNICATION LINE  
--- IRRIGATION LINE  
--- CONTOUR  
--- ASPHALT  
--- CONCRETE  
S SANITARY SEWER MANHOLE  
SSOO SANITARY SEWER CLEANOUT  
SDM STORM DRAIN MANHOLE  
V WATER VALVE  
F FIRE HYDRANT  
M WATER METER  
IV IRRIGATION VALVE  
EM ELECTRIC METER  
EB ELECTRIC BOX  
UP UTILITY POLE  
GM GAS METER  
TP TELECOM PEDESTAL  
LP LIGHT POLE, LAMPOST  
T TREES, BUSHES  
S SIGN

## IMPROVEMENT SURVEY PLAT

NE 1/4 of Section 14,  
Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, Mesa County, Colorado

**LAND SURVEY DEPOSITS**  
Mesa County Surveyor's Office  
Date: \_\_\_\_\_  
Deposit No: \_\_\_\_\_

Surveyed by: CCR	Align Surveying, LLC 717 Centauri Drive Grand Junction, CO 81506 970.623.1001 chris.ransier@gmail.com
Drawn by: CCR	
Job No: 1056924	
Date: May 21, 2025	



Christopher C. Ransier  
Colorado PLS 38089





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## Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

April 5, 2025

Mr. Thomas Lloyd, Senior Planner  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

**Re: 830 Gunnison Ave – East Middle School Vacation & Rezone  
Neighborhood Meeting Summary**

Dear Mr. Lloyd:

The purpose of this letter is to document that a neighborhood meeting was conducted on April 3, 2025 at 5:30 PM, for the alley vacation and rezone of property located at 830 Gunnison Avenue, which is the East Middle School property.

There were 38 people that signed the attendance sheet at the meeting and a copy of the sign in sheet is attached to the summary letter. Clint Garcia, Eddy Mort and Dan Bunnell with Mesa Valley School District #51 attended the meeting, along with Daniel Gartner with Chamberlin Architects. Listed below is a summary of the items discussed at the meeting:

1. The School District conducted a topo and boundary survey on the property in 2024 as they were looking at options for the building and ADA access issues. As part of this boundary survey work, the title company was not able to find any recorded documents that formally vacated the original 20-ft alley that currently is located under the school.
2. Mark Austin explained the purpose of the alley easement vacation and presented the original 1880's subdivision plat for Grand Junction and where the easement was located in the original subdivision and where it fell inside the current East Middle School building.
3. The alley vacation has nothing to do with the Washington Park site and nothing will change at Washington park if the alley is vacated.

123 n. 7th street ▪ suite 300 ▪ grand junction, colorado 81501 ▪ 970-242-7540 phone ▪ 970-255-1212 fax

4. The East Middle School was constructed in 1970. It's unclear how the alley ownership was missed at that time and why this area wasn't addressed prior to the school construction.
5. The group asked why this alley vacation had to take place now. Mark Austin explained the City of Grand Junction owns the 20-ft alley which runs through the middle of the building owned by the school district and this ownership issue needs to be cleaned up so all of the property under the current building is owned by the school district.
6. Several of the neighbors believed this alley vacation was a way for the district to tear down the building and construct an alley through the property to build more residential units.
7. Mark Austin and Clint Garcia tried to explain to the group the alley vacation is only needed to clean up the ownership of the property.
8. Mark Austin stated when the project team met with the City of Grand Junction in the fall of 2024 to discuss the alley vacation and changes at the school, the City of Grand Junction stated the current zoning, RM-8 allowed for school uses, but administrative / office type uses were not permitted in the RM-8 zone district. The City asked the school district to rezone the property to allow for the administrative / office type uses. That is the second item being discussed tonight.
9. The current property, and the vast majority of properties around the site are zoned RM-8, with the exception of Washington Park, which is zoned P-1.
10. The rezoning options that would allow for a school and administrative type uses on the property best fit is the "Public, Civil and Institutional Campus" zone district, P-2.
11. Mark Austin provided a use table graph from the City code to show the uses in RM-8 and P-2 for Public / Private School and Office uses.
12. Clint Garcia explained that several other D51 facilities and support staff would be consolidated to this building location, including people from Basel T Knight, New Emerson, and other leased office building space facilities in the valley. It doesn't make sense to have an empty building at East Middle School when these other buildings are being leased and several of the other buildings are in poor condition.



13. The neighbors feel the rezone is being requested to allow them to construct residential apartments and not school type uses.
14. Mark Austin incorrectly stated that residential uses were not allowed in the P-2 zone district, but Thomas Llyod with the City corrected this statement and indicated this zone district did allow for residential densities of 8 to 12 units per acre.
15. The neighbors asked what the housing density of 8 to 12 units per acre would look like. Mark Austin stated that R-8 density is typically some type of attached product and not stand along singlefamily homes. Mark Austin stated the zoning of the neighborhood properties is RM-8, but the actual density is probable closer to 6 units per acre.
16. The group was concerned rezoning the property will allow the school district to sell the land or to develop the property for residential development.
17. Dan Bunnell with D51 stated he's worked out of the building for a long time and a lot of the programs he manages would be working out of this building. Staff like school nurses and counselors which work at the schools in the district, but also need an office would be placed here.
18. The neighbors asked about the gym and if it would continue to be used. Clint Garcia indicated the gym will continue to be used by D51 students and is also available for City program type uses when D51 isn't using it.
19. The neighbors are concerned D51 will sell the property and the property will get developed to residential uses. Dan Bunnell and Daniel Gartner both stated the hope is that this facility can continue to be used for administrative support until such time the student population increases and this facility can then be easily converted back to a school.
20. The neighbors asked who benefits from rezoning the property. Mark Austin responded the rezone is being requested by the City of Grand Junction and D51 is trying to comply with their request.
21. The neighbors asked how many administrative staff may be at the location and the district responded that it could be in the 80 to 100 range and explained the majority of employees are at the schools, but they will be in and out of this location all day. There's approximately 86 parking along the streets at the school and Washington park.

Mr. Thomas Llyod  
April 5, 2025  
Page 4 of 4

22. The neighbors asked if the school intended to build a parking lot east of the school. D51 responded they preferred not to do that as they would rather spend that money elsewhere, but if the parking became an issue with their staff and the neighbors, it could be an option. They would prefer to look at providing more diagonal on street parking solutions first.
23. The neighbors asked D51 to consider having more meetings directly with the neighborhood to keep them informed.
24. Thomas Llyod stated the rezone and vacation process is about a 3-to-4-month long process. The neighbors within 500-ft of the site will get a card in the mail explaining to them how they can review the application and provide comments, as well as the dates for the planning commission and city council hearings and they are welcome to come and comment at these meetings.

The meeting concluded at approximately 7:00 PM.

It's my opinion the neighbors understand why the alley vacation is needed and supported the request.

It's my opinion that the neighbors are skeptical about the rezone request because they feel like the goal of the rezone is to allow more housing.

Please let me know if you have any additional questions, please give me a call at the number below.

Sincerely,



**Austin Civil Group, Inc.**  
Mark Austin, P.E.  
President

Attachments: Sign In Sheet

830 GUNNISON AVE NEIGHBORHOOD MEETING

	NAME	ADDRESS	EMAIL
	VIRGINIA ROBERT FERRIDAY	747 HILL AVENUE	
	MARILYN ROBINSON	710 HILL AVENUE	mgr6010@gmail.com
	DOBBY EPC	731 Teller	
	SHARON FINE	826 N 7th Street	
	Ronald Southland	750 N 7th St	
	D Punkett & John Sisco	1102 Gunnison Ave	
	DOROTHY	1012 GUNNISON AVE	
	K. BACHT	1012 " "	
	Jeff Warner	830 Hill Ave	jeffjwarner@gmail.com
10	Janet Hollingsworth	847 Gunnison Ave	
	Michelle D'Agostino	1021 Gunnison Ave	
	Leah Friday	867 Hill Ave	leahannfriday@gmail.com
	Retta Bruegger	1715 White Ave	retta.bruegger@gmail.com
	SANDRA TINSMAN	827 GUNNISON	STINSMAN@GMAIL.COM
	BEN HERMAN	" "	BH65559@gmail.com
	Megan Wilson Shubow	919 Chipeta	megan.she-benow@gmail.com
	Ernie Rau	840 Chipeta	etainerau@gmail.com
	George Rau	840 Chipeta	Georgerau40@hotmail.com
20	Teresa Abeyta	861 Gunnison	teresa.abeyta@gmail.com
	Heri Higgin	861 Gunnison	johnh.craig81@gmail.com
	John Craig & Lily Cain	950 Hill Ave	
	Richard & Martie Edwards	817 Gunnison	richedwards@live.com
	Abram Herman	825 White	abram.herman@gmail.com
	Josefa DC Stephan	1103 GUNNISON AVE.	josefastephan@gmail.com
	Sheila Hurd	1030 Gunnison Ave	hurd.sheila@gmail.com
	Kate Holmes	1045 Gunnison Ave	kateholmes@gmail.com
	Kes. V. Her-	1025 GUNNISON Ave	KIKCUGT@ICLOUD.COM
	Chris Smith	760 Teller Ave	Costasand1283@yahoo
30	Jenny Nitzky	1620 Grand Ave	ahnaadair
	Anna Adair	855 Gunnison Ave	ahnaadair@gmail.com
	Jonathan Hinkle	625 N. 11th St.	email.hinkle@gmail.com
	Henry Brun	1620 Grand Ave	henryb94@gmail.com
	Althea Zyvan	somewhere	Somthing@somthing
	FLORENCE ZYVAN	somewhere	Somthing@ed something
	Orin Zyvan	559 Hill Ave	Orin@zyvan.net
38	Stina Siga	1030 Chipeta Ave	stina.work@gmail.com
	Luke Runyon	623 N 8th St.	luke.runyon@gmail.com

For assistance in reviewing the Legal Description and Map Exhibit, please  
contact 970-244-1430

EXHIBIT A  
ALLEY VACATION

An Alley right of way dedicated on Plat of Resurvey of Second Division of City of Grand Junction recorded at Reception No.54332 in the office of the Clerk and Recorder of Mesa County, lying entirely within Block 41 of said Plat of Resurvey situated in the NE1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Block 41 of said Plat of Resurvey, whence the Northeast corner of Block 41 of said Plat of Resurvey bears S89°53'52"E with all bearings contained herein being relative thereto;  
thence S21°29'30"E, a distance of 199.50 feet to the Point of Beginning;  
thence S89°54'431"E, a distance of 388.68 feet;  
thence S00°07'53"W, a distance of 20.00 feet;  
thence N89°54'32"W, a distance of 388.66 feet;  
thence N00°04'25"E, a distance of 20.00 feet to the Point of Beginning.

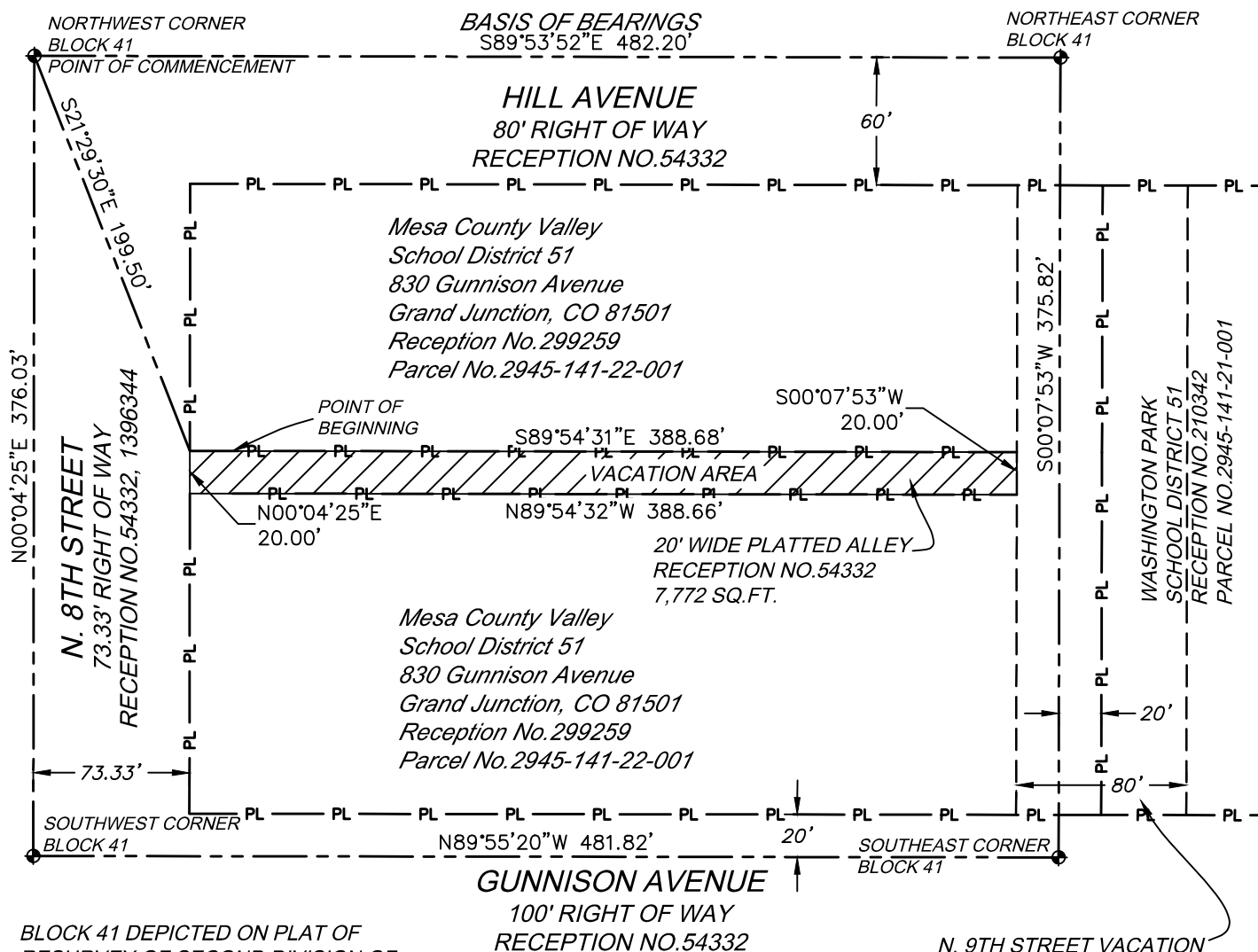
Said parcel contains 7,772 Square Feet as described herein.



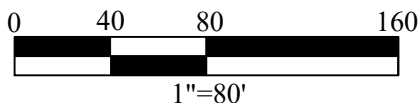
Christopher C. Ransier  
Colorado PLS 38089  
Align Surveying, LLC  
717 Centauri Drive,  
Grand Junction, CO 81506  
970-623-1001



# EXHIBIT B ALLEY VACATION



BLOCK 41 DEPICTED ON PLAT OF  
RESURVEY OF SECOND DIVISION OF  
CITY OF GRAND JUNCTION  
RECORDED AT RECEPTION NO. 54332



Linear units are U.S. Survey Foot

## LEGEND:

— — — — —	SURVEY CONTROL LINE
— PL — PL —	PROPERTY LINE
- - - - -	EASEMENT LINE

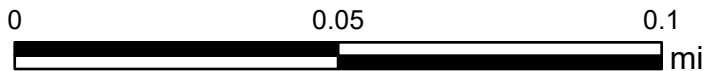


Christopher C. Ransier  
Colorado PLS 38089  
Align Surveying, LLC  
Grand Junction, CO 81506  
970-623-1001

Job #: 10569242 | Date: 05/21/2025

**Align Surveying, LLC**  
717 Centauri Drive  
Grand Junction, CO 81506  
970.623.1001  
chris.ransier@gmail.com

# Site Map



Printed: 6/30/2025  
1 inch equals 0 miles  
Scale: 1:1,880

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE VACATING AN ALLEY RIGHT-OF-WAY LOCATED BETWEEN  
HILL AVE AND GUNNISON AVE**

**Recitals:**

Mesa County Valley District 51 has requested vacation of public right-of-way. The existing right-of-way for the alley was dedicated in 1905 as a public right-of-way as part of Block 41 and depicted on the Plat of the Resurvey of the Second Division of the Town of Grand Junction, Reception Number 54332. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within a utility easement retained on the western end of the right-of-way.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of alley public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT A IS HEREBY VACATED SUBJECT TO:

An Alley right of way dedicated on Plat of Resurvey of Second Division of City of Grand Junction recorded at Reception No.54332 in the office of the Clerk and Recorder of Mesa County, lying entirely within Block 41 of said Plat of Resurvey situated in the NE1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Block 41 of said Plat of Resurvey, whence the Northeast corner of Block 41 of said Plat of Resurvey bears S89°53'52"E with all bearings contained herein being relative thereto;

thence S21°29'30"E, a distance of 199.50 feet to the Point of Beginning; thence S89°54'31"E, a distance of 388.68 feet;

thence S00°07'53"W, a distance of 20.00 feet;

thence N89°54'32"W, a distance of 388.66 feet; thence N00°04'25"E, a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 7,772 Square Feet as described herein and depicted on Exhibit B.



Introduced on first reading this 16<sup>th</sup> day of July 2025 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of August 2025 and ordered published in pamphlet form.

ATTEST:

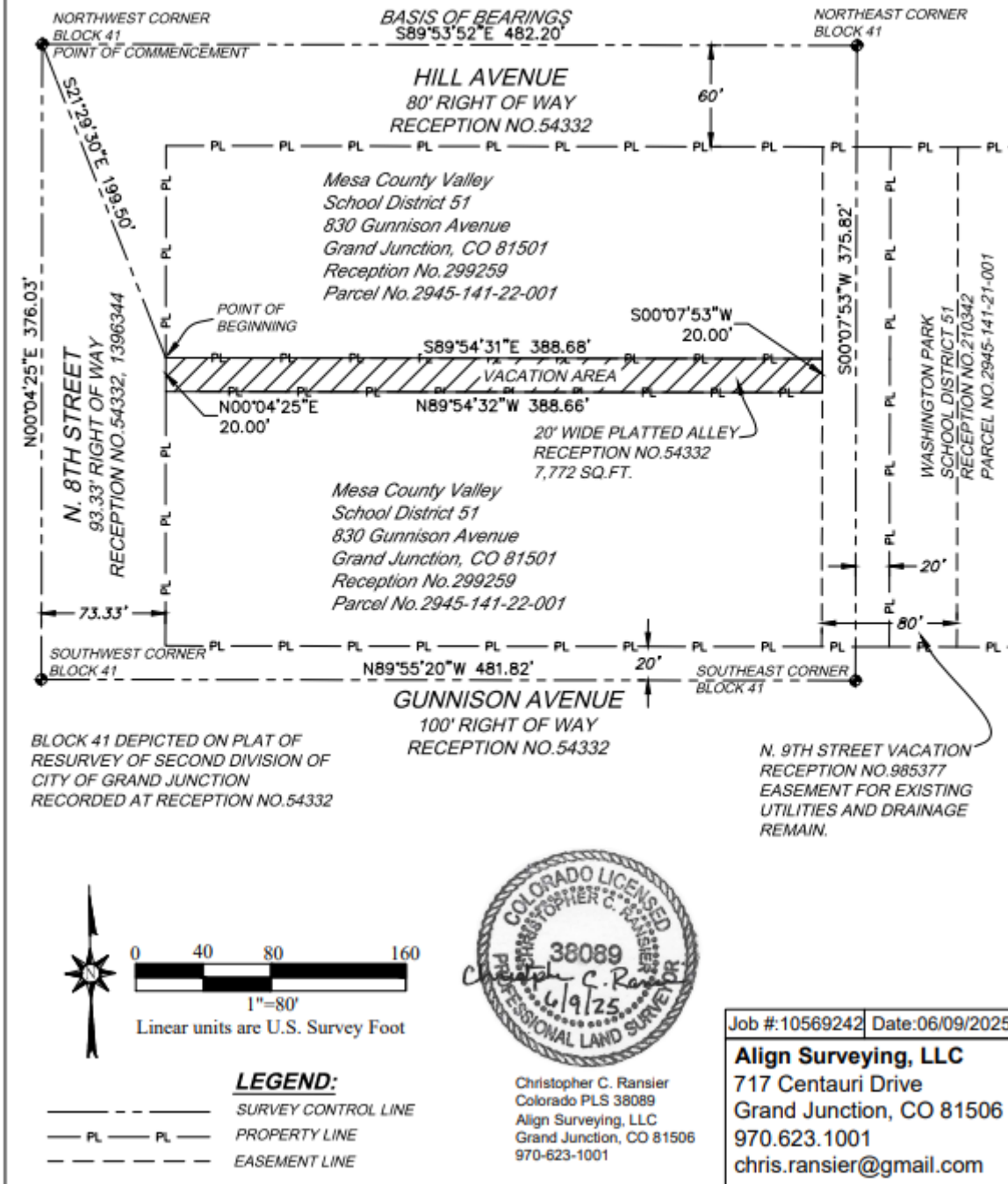
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Selestina Sandoval  
City Clerk

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Cody Kennedy  
City Council President

# EXHIBIT B ALLEY VACATION





## Grand Junction Planning Commission

### Regular Session

Item #4.

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**Meeting Date:** July 8, 2025

**Presented By:** Daniella Acosta, Senior Planner

**Department:** Community Development

**Submitted By:** Daniella Acosta Stine, Principal Planner

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### **Information**

#### **SUBJECT:**

Consider a request by 2426 G Road LLC, property owner, to rezone approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 2426 G Road.

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

The applicant, 2426 G Road LLC, is requesting a rezone of approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The subject property is within the Tier 1 Urban Growth Area and is designated as Residential Medium in the Comprehensive Plan. The proposed zoning is consistent with that designation and aligns with the City's goals to increase housing diversity and utilize existing infrastructure efficiently.

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

The applicant, 2426 G Road LLC, is requesting approval to rezone approximately 4.33 acres of land from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12). The property is located on the north side of G Road, immediately east of Canyon View Park and the 24 Road corridor. The intent of the rezone is to facilitate the development of medium-density residential housing.

The requested RM-12 zoning district is one of the implementing zone districts for the "Residential Medium" land use designation identified in the One Grand Junction Comprehensive Plan. The property is within Tier 1 of the Growth Plan, which prioritizes infill development and the efficient use of existing public infrastructure. The request

supports the City's strategic goals of expanding housing choice, promoting walkable urban neighborhoods, and reducing development pressure on fringe and rural areas. The proposed rezone is also consistent with surrounding development patterns and will serve as an appropriate transition between lower-density neighborhoods and more intense commercial and residential uses located nearby.

In addition to the RM-12 zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium:

- a. RM-8 (Residential Medium 8)
- b. PD (Planned Development)
- c. P-1 (Public Parks, and Open Space)
- d. P-2 (Public, Civic, and Institutional Campus)

The properties adjacent to the subject property are zoned RH-24 (Residential High 24), RM-8, PD, MU-2 (Mixed-Use Light Commercial), and P-2. The property abuts Canyon View Park to the west, which is zoned P-2.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held virtually on March 4, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff was present with the applicant and their consultants, along with 10 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications of the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on April 16, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on June 27, 2025. The notice of this public hearing was published June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025, and July 7, 2025, through the GJSpeaks platform.

## **ANALYSIS**

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included on pages 8-10 of the Development Application, included as Exhibit 1. Staff's analysis of the criteria is provided below.

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

The request to rezone approximately 4.33 acres at 2426 G Road from RL-4 to RM-12 is consistent with the adopted One Grand Junction Comprehensive Plan and supports its long-range vision for a more sustainable, accessible, and connected community. The subject property is located within the “Residential Medium” land use designation, which is intended to be implemented through zoning districts such as RM-8 and RM-12. The proposed RM-12 zoning district is therefore not only permitted under this designation but is especially appropriate given the Comprehensive Plan’s call to encourage housing diversity in well-served urban areas.

The Comprehensive Plan promotes a development pattern that makes the most of existing infrastructure. The subject site is within Tier 1 of the Urban Growth Framework, which designates the highest-priority areas for development based on available infrastructure and proximity to community assets. The proposal directly aligns with Plan Principle 3: Responsible and Managed Growth, which encourages infill development that uses existing services and reduces the need for costly infrastructure extensions. Water, sewer, emergency services, and transportation infrastructure are already in place, making the property immediately viable for development.

The Comprehensive Plan also emphasizes the need to offer a variety of housing types throughout the city to serve people at different life stages and income levels. The area surrounding 2426 G Road is predominantly made up of detached single-unit homes. By introducing medium-density housing, the proposed RM-12 zoning would support a better mix of housing and respond to local demand. This is consistent with Plan Principle 5: Strong Neighborhoods and Housing Choices, which includes policies promoting the efficient use of land and expanding housing availability within all areas of the community.

In addition, the property is ideally located to take advantage of existing pedestrian and bicycle infrastructure. G Road connects to the Leach Creek trail system, and the property is within a short distance of services and employment centers, including Community Hospital and retail along 24 Road. This reflects the mobility and connectivity goals of the Comprehensive Plan and supports the City’s broader strategies for multimodal access.

Lastly, the rezoning of this parcel will help ensure that a greater variety of housing types is available across different parts of the city, including areas that have historically been dominated by a single housing product. This shift toward broader housing choice serves to meet diverse community needs and allows for a better balance between residential supply and demand. Based on this detailed evaluation, staff finds that the proposed rezone is consistent with the Comprehensive Plan. Staff finds that this criterion has been met.

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



Rezoning the subject property from RL-4 to RM-12 will facilitate a logical and orderly development pattern that is both context-sensitive and in alignment with the broader land use strategy articulated in the One Grand Junction Comprehensive Plan. The parcel, located at 2426 G Road, is currently zoned RL-4, which permits both detached and attached single-unit housing types, including duplexes. However, the current zoning still presents limitations for promoting the kind of compact, higher-intensity residential development envisioned in the Residential Medium land use designation.

In contrast to RL-4, the RM-12 zoning district does not permit detached single-unit homes. This characteristic is significant, as it ensures that development within RM-12 is reserved for medium-density housing typologies such as townhomes, cottage courts, and multi-unit dwellings. As such, rezoning to RM-12 prevents the introduction of lower-density detached housing forms on this strategically located site and reinforces the Comprehensive Plan's goal of steering single-unit detached development toward areas already designated for low-density residential uses. In this way, RM-12 preserves the integrity of the Residential Medium category by focusing land use on forms that advance higher density, transit-friendly neighborhoods.

The subject parcel is bordered to the west by Canyon View Park, a large public recreation area that provides both open space and access to trails. To the east and northeast are properties zoned PD, which are built out with medium-density single-family residential neighborhoods. South of the property, across G Road, the zoning transitions to RH-24 and MU-2, which accommodate higher-density residential, commercial, and employment uses. The existing Nexus Apartments, a mixed-density residential development containing both apartments and townhomes, lies approximately 0.10 miles to the south and supports the compatibility of RM-12 zoning at the subject site. These zoning districts and developments demonstrate an intentional increase in intensity from north to south, and the proposed RM-12 zoning acts as a natural transitional zone between low-density single-unit dwelling neighborhoods and the high-density, mixed-use corridor centered along 24 Road and G Road.

The concept of "orderly development" in this context refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses. The parcel has direct access to G Road, a collector-level roadway with full urban improvements, and is within a short distance of major arterials such as 24 Road and Patterson Road. Utilities including domestic water (Ute Water), sanitary sewer, storm sewer, and fire protection are already present at the site. The rezone to RM-12 will allow development that utilizes this infrastructure efficiently and within its designed capacity, minimizing the need for costly extensions or upgrades. The RM-12 district also aligns with the dimensional standards and site configurations of adjacent neighborhoods. Townhomes or small multiplex developments under RM-12 will mirror the general scale and massing of existing structures in the PD zone to the east, while providing a land-use buffer

between detached single-unit dwelling neighborhoods and the more intensive development south of G Road.

Additionally, the site is currently underutilized in its existing RL-4 configuration. It is oversized for a single residential lot and constrained in its potential for meaningful subdivision. Under RL-4 standards, the maximum number of allowable units is approximately 17, which would result in an inefficient spread of infrastructure costs and poor utilization of land given the site's size, access, and location. The parcel is flat, well-connected, and adjacent to major community amenities such as Canyon View Park and the Leach Creek Trail system. Rezoning to RM-12 enables a development form that better matches the site's locational advantages and removes unnecessary regulatory barriers that have contributed to its vacancy and underuse.

In conclusion, the proposed rezoning to RM-12 supports an orderly and efficient pattern of development by responding to surrounding land use intensity, leveraging existing infrastructure, and focusing future development on higher-density housing types consistent with Comprehensive Plan goals. The rezoning reinforces the vision of the Residential Medium designation by preventing the reintroduction of detached single-family homes and reserving this well-situated parcel for housing types that support a more walkable, connected, and diverse community. Staff finds that this criterion has been met.

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

Rezoning the subject property from RL-4 to RM-12 will produce measurable and meaningful benefits to both the immediate neighborhood and the wider Grand Junction community. Most notably, the rezoning enables a significant increase in residential capacity on an underutilized parcel located within a Tier 1 priority growth area. While RL-4 allows between 9 and 17 residential units on this 4.33-acre parcel, the proposed RM-12 zoning would allow between 35 and 51 units, depending on final design and site layout. This represents roughly a threefold increase in housing potential and a substantial opportunity to respond to local housing demand using land already served by infrastructure.

This benefit is particularly important in the context of the broader housing landscape. According to the 2021 Grand Valley Housing Needs Assessment, the Grand Junction area continues to face a shortfall of housing—particularly in the “missing middle” typologies such as townhomes and small-scale multiplexes. The City’s 2021 Housing Strategy reinforces this finding and calls for a more proactive approach to zoning and land use changes that increase attainable housing options. Within northwest Grand Junction, and specifically the 24 Road corridor overlay area, there remains a scarcity of RM-12 zoned land. Much of the area is characterized by RL or PD zoning that limits density or locks in older development patterns. These lower-density zoning designations persist despite the fact that large portions of the corridor—especially between 25 Road and 24 Road and south of I-70—are designated in the Comprehensive Plan for Mixed Use, Residential Medium and High,

and Commercial. As such, these existing lower-density zones are largely legacy zoning districts that no longer align with the area's future land use vision as articulated in the Comprehensive Plan. Adding over four acres of RM-12 to this geography helps to reconcile zoning with adopted land use goals and supports a more inclusive residential pattern in a well-connected location.

The property's location further amplifies its value to the community. It is situated close to employment centers, healthcare, recreation, and retail—allowing for shorter, more direct trips, whether by car, bicycle, or on foot. This kind of proximity can ease household travel demands, improve overall convenience, and reduce strain on the transportation system over time. In particular, it offers practical travel options for those who may not drive, such as older adults, school-aged children, or individuals with mobility limitations. The ability to safely and conveniently access destinations like Canyon View Park, schools, or essential services on foot or by bike enhances independence and quality of life for these groups. For households with multiple drivers, the location may reduce the need for an additional vehicle, helping to lower transportation costs—a significant and growing component of overall household expenses.

These transportation benefits reflect the “Three D’s” framework of transportation planning—density, diversity, and design. The RM-12 zoning increases residential density in a strategic location; the surrounding area already offers a diversity of uses, including healthcare, parks, schools, and employment; and the built environment supports multimodal access through a connected street network and proximity to trails and sidewalks. This combination supports more efficient travel behavior without compromising freedom of movement, offering residents a wider range of choices in how they navigate their daily lives.

By placing new, medium-density housing in a location already served by utilities and transportation infrastructure, the rezone promotes fiscal efficiency and responsible stewardship of public resources. It discourages outward expansion, minimizes infrastructure extension costs, and channels growth into an area designed to absorb it. These outcomes are consistent with the One Grand Junction Comprehensive Plan's principles of managed growth, neighborhood connectivity, and diversified housing choices.

In total, the rezone will facilitate a meaningful increase in housing capacity in one of the city's most strategically positioned neighborhoods. It supports long-term housing goals, reinforces community investment in infrastructure, and ensures that public services are used to their full potential. These cumulative benefits clearly demonstrate the value of the proposed zoning change. Thus, staff finds that this criterion has been met.

## **FINDING OF FACT AND STAFF RECOMMENDATION**

After reviewing the 2326 G Road rezone request, for a rezone of a total of 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 24 26 G Road, the following finding of fact has been made:

The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, City Staff recommends approval of the requested rezone.

**SUGGESTED MOTION:**

Mr. Chairman, on the Rezone request for the property located at 2426 G Road, City file number RZN-2025-138, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

**Attachments**

1. Exhibit 1. Development Application
2. Exhibit 2. Neighborhood Meeting Documentation
3. Exhibit 3. Draft 2426 G Road Ordinance

## Development Application

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

Petition For:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**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

**Tracy States**

Digitally signed by Tracy States  
Date: 2025.02.13 12:24:52 -07'00'

Date

Signature of Legal Property Owner

**Jason Fish**

Digitally signed by Jason Fish  
Date: 2025.02.18 16:01:06 -07'00'

Date



**- General Project Report – *Revised***  
**Rezone**  
**2426 G Road Rezone**

**2426 G Road**  
**Grand Junction, CO**  
**Tax Parcel No. 2701-333-01-002**  
**Owner(s): 2426 G Road LLC**

**March 5, 2025**  
***Revised April 8, 2025***

**A. Project Description:**

**Location:** The parcel is located on the north side of G Road. Canyon View Park is adjacent to the west with .

**Acreage:** The parcel is approximately 4.33 acres.

**Proposed Use:** The applicant would like to rezone the parcel from RL-4 to RM-12 to facilitate future development of higher density residential (*proposed single-family attached/townhomes*). The requested RM-12 zoning is appropriate for the future land use designation of Residential Medium, determined by the 2020 Comprehensive Plan. *Single-family detached units are not allowed in the RM-12 zoning district, ensuring development with single-family attached produce or multifamily. The existing zoning of RL-4 (Residential Low) does not implement the 2020 Comprehensive Plan.*

**B. Public Benefit**

*This project, if approved, will benefit the community as it will increase the acreage of land in the community that is zoned for medium density housing. The housing shortage and lack of housing choices, particularly single-family attached product, is well documented in our community, as is the lack of medium density housing and land zoned RM-12. This is demonstrated below, taken from the Grand Valley Housing Needs Assessment done in 2019:*

**Figure III-4.  
Comparative Housing Type, by Jurisdiction, 2019**

	Grand Junction	Clifton	Fruita	Palisade	Mesa County
Single family detached	62%	60%	76%	49%	69%
Single family attached (townhomes)	5%	2%	4%	4%	4%
Duplexes/triplexes/fourplexes	11%	12%	6%	19%	8%
Apartments/Condos (5-49 units)	13%	3%	3%	9%	7%
Apartments/Condos (50+ units)	4%	0%	0%	1%	2%
Mobile homes	6%	23%	10%	18%	10%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2019 5-year ACS, and River City Research

*Although this study is older, per City staff the patterns still hold. As shown, the largest gap of housing is single-family attached product.*

*This location is perfect for medium density, attached housing product, given its close proximity to services along the 24 Road and Patterson Road corridors, Community Hospital, Canyon View Park and multimodal transportation opportunities. Development at medium density residential (i.e. townhomes) provides a buffer between more intense uses identified for parcels located on the south side of G Road and the west side of 24 Road; high density residential (RH-24) and mixed uses allowed in the MU-2 zone district such as commercial, employment centers and multifamily. i.e. apartments.*

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

### **C. Neighborhood Meeting**

A neighborhood meeting was held via a Zoom meeting on March 4, 2025. A summary of the meeting is included with this submittal. *A plan showing single-family attached product (townhomes) was presented as the product anticipated.*

### **D. Project Compliance, Compatibility, and Impact**

#### **1) Adopted plans and/or policies:**

The requested RM-12 zoning is an appropriate zone district for the Residential Medium Category. The future development of the parcel at RM-12 zoning would be compliant with the Grand Junction Municipal code requirements and the 24 Road Overlay standards. Development of the parcel under RM-12 guidelines would promote the following Comprehensive Plan Principles:

## **Plan Principle 1, Collective Identity;**

### ***Policy 1. Preserve, promote and celebrate Grand Junction's identity, diversity and history. g. Agricultural and industrial Roots***

*Response: Like all communities, Grand Junction is continually evolving. New investments in our community by large scale employers (i.e. Amazon) are providing new employment opportunities for not only existing residents but people moving into the area. These investments trigger needs for additional and diverse housing. By rezoning and redeveloping infill parcels per the guidance of the Comprehensive Plan, the City's identity is preserved through periods of change.*

## **Principle 3, Responsible and Managed Growth;**

### ***Policy 1. Intensification and Tiered Growth.***

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

*Response: The subject parcel is located in Tier 1 of the Growth Plan. Development of parcels within Tier 1 where the City is prioritizing investment discourages sprawl and reduces the amount of additional City investment than if it were located in Tier 2.*

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

*Response: The subject parcel is an infill parcel. Development of this parcel with RM-12 product reduces the distance between rooftops and amenities, with this parcel being located in very close proximity to services and employment centers and adjacent to Canyon View Park. Existing infrastructure can support the development of this parcel with single-family attached housing.*

*The proposed rezone and subsequent development opportunities promote the following policies:*

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

### ***Objective c. Walkable Centers***

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

*Response: The pedestrian/bike trails along G Road connect to the Leach Creek trail system along 24 Road, providing the opportunity for live-work opportunities located to the west and south.*

**Objective d. Density/Intensity**

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

*Response: As the property exists today, this infill parcel is oversized for the use of one single-family detached dwelling unit. The proposed rezone and subsequent development with single-family attached housing would allow the development of up to 54 dwelling units. If developed at the existing RL-4 zone district, only a maximum of 17 dwelling units could be achieved, and would be economically challenging to develop given the spread of the infrastructure construction costs. The proposed rezone to RM-12 will expand housing options in the northwest Grand Junction area.*

**and Principle 5, Strong Neighborhoods and Housing Choices.**

*The consideration/approval of the rezone request promotes the following policies:*

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

**Objective a. Supply of Land**

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

*Response: The rezoning of this parcel to RM-12 will efficiently utilize existing land thereby consuming available land in a responsible manner.*

**Objective b. Geographic Diversity**

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

*Response: Housing in the northwest Grand Junction area consists mostly of single-family detached homes north of G Road and south of I-70. Rezoning this parcel to RM-12 will contribute to the development of a mixture of housing types.*

**Objective c. Housing Types**

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

*Response: The RM-12 zoning of this parcel will provide housing options and increase density by providing attached housing product while still being compatible with surrounding development.*

***Policy 4. Promote the integration of transportation mode choices into existing and new neighborhoods.***

***Objective b. Connectivity and Access.***

*Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.*

*Response: The pedestrian/bike trails along G Road connect to the Leach Creek trail system along 24 Road, providing the opportunity for live-work opportunities located to the west and south.*

***Policy 5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.***

*Response: By providing more diverse housing choices, that are attainable to a broader range of the public, neighborhoods are developed that create a diverse population.*

**2) Land use in the surrounding area:**

The uses in the surrounding area include Canyon View Park, a church and school, medium and high density residential, a mixture of large lot residential/agricultural uses, low-density residential uses, light industrial uses and mixed uses on the west side of 24 Road, including Community Hospital.

**3) Site access and traffic patterns:**

The parcel has direct access to G Road, which provides direct access to 24 Road. 24 Road then provides direct access to I-70 to the north and Hwy 6 & 50, including services, to the south. The rezone request will have no effect on existing traffic patterns. *Future development at the proposed RM-12 zoning will go through a separate approval process*

**4) Availability of utilities, including proximity of fire hydrants-**

The subject parcel is served by the following:

Ute Water  
City of Grand Junction Sewer  
City of Grand Junction Storm Sewer  
Xcel Energy (gas & electric)  
Grand Valley Irrigation Company  
Grand Valley Drainage District  
City of Grand Junction Fire – Station 3  
Charter/Spectrum (Cable)  
CenturyLink/Lumen (Phone)

All utilities exist to the subject parcel. A Fire Flow Form will be obtained when a development application is made to indicate the proximity of fire hydrants.



**5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):**

There are no apparent special or unusual demands on utilities as a result of the rezone.

**6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):**

The rezone will have no adverse effect on public facilities.

**7) Hours of operation:**

N/A for the rezone, but future use will be typical of residential development.

**8) Number of employees:**

This criterion is not applicable for this submittal.

**9) Signage:**

This criterion is not applicable for this submittal.

**10) Site Soils Geology (such as per SCS soils mapping):**

This criterion is not applicable for this submittal.

**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.**

**Section 21.02.040 (b)(2) of the Zoning and Development Code:**

**(i) The application complies with all provisions of this code;**

The request is in compliance with the 2023 zoning and development code.

**(ii) The application is consistent with the Comprehensive Plan;**

The requested zoning of RM-12 is consistent with the Comprehensive Plan *designation of Residential Medium development, transitioning different types of zonings.*

**(iii) The application complies with any other approvals on the property;**

There are no prior approvals associated with the parcel.

**(iv) The application complies with or will comply with other City, state, and federal regulations;**

Not applicable to this request.

**(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.**

None of these conditions exist with regards to this project.

**(iv) Public facilities and utilities shall be available concurrently with the development.**

All public facilities and utilities will be available, concurrently with the rezone request.

**Section 21.02.050 (m)(3)(ii) Review Criteria for Rezoning:**

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

The requested RM-12 is consistent with the Residential Medium future land use designation. The Residential Medium designation is appropriate for RM-8 and RM-12 zone districts. *The project is located in Tier 1 of the Growth Plan and promotes several of the Plan Principles as previously discussed. The proposed zoning will promote diversity, with the likely development of single-family attached product (townhomes), creating an area of diverse housing choices between the single-family detached to the east and north and high density residential and mix-use developments identified to the south and on the west side of 24 Road.*

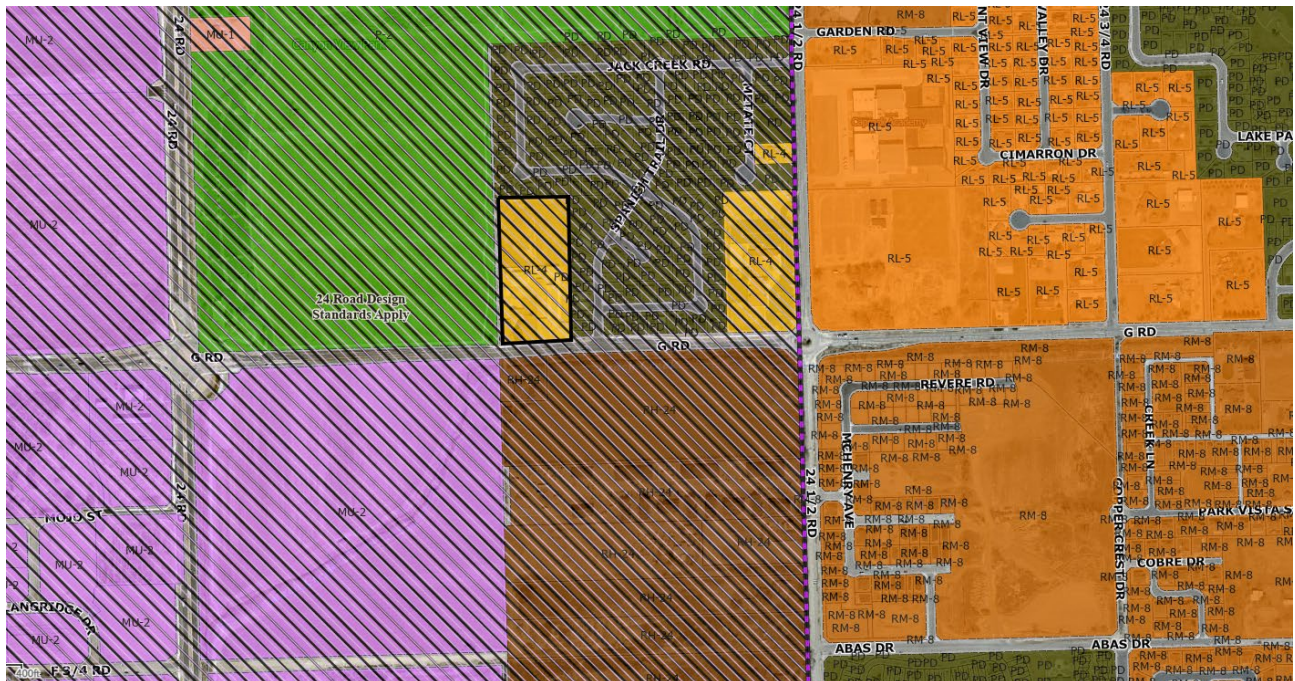
**B. Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).**

The rezone request and subsequent development at RM-12 standards will allow better use of this underutilized parcel and is consistent with surrounding development. *The implementation of RM-12 zoning will provide a buffer, upon development, from more intense uses/zoning to the south and west resulting in logical and orderly development. The Nexus Apartments, constructed in 2023/2024, is located approximately 0.10 miles to the south of the subject parcel. This development consists of a mixture of apartments and townhomes demonstrating that the development the subject parcel with single-family attached homes (townhomes) is a logical transition between single-family detached uses and higher density residential apartments.*



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

*This project, if approved, will benefit the community as it will increase the acreage of land in the northwest Grand Junction area that is zoned RM-12 for multifamily housing. The housing shortage and lack of housing choices, particularly single-family attached product, is well documented in our community as demonstrated by the 2019 Grand Valley Housing Needs Assessment. The lack of medium density housing, specifically RM-12 zoned land zoned for single-family attached and multi-family housing is lacking as demonstrated in the screen shot of existing zoning in the area, south of I-70 below.*

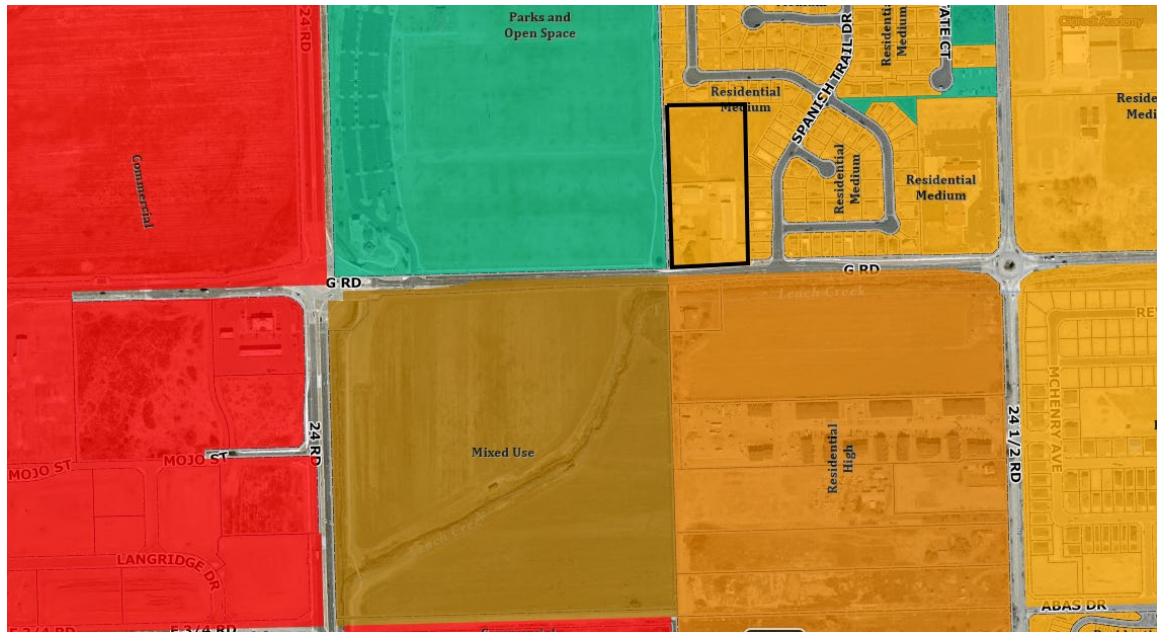




*With the exception of the subject parcel and two other, small parcels (less than five acres) zoned for residential low density, existing residential development ranges from PD zoning (adjacent to the east and north with an overall density of 6.08 DU/AC), RL-5 zoning (3-5.5 DU/AC) and RM-8 zoning (5.5 to 8 DU/AC) mostly developed with single-family detached housing. This further demonstrates the need for this zoning to allow for more diverse, multifamily and single-family attached housing choices. Larger parcels zoned RL-5 and RM-8 in the area are currently occupied by Canyon View Vineyard Church and Caprock Academy. The likelihood of these uses changing to medium density residential uses is slim.*

*This location is perfect for the proposed RM-12 zoning given its close proximity to services along the 24 Road and Patterson Road corridors, Community Hospital, Canyon View Park, multimodal transportation opportunities. The location lends to walkable and bikeable opportunities for employment centers to the south as well located along the 24 Road and Patterson Road corridors to the south, and amenities (Canyon View Park) adjacent to the west, reducing vehicle miles traveled and improving traffic conditions. A shift in land use patterns in this area align with the multimodal goals identified in the adopted Pedestrian and Bicycle Plan.*

*Its location in Tier 1 of the Growth Plan and subsequent development will take advantage of existing public infrastructure and prevent sprawl, easing the burden of extending infrastructure on the taxpayer and the City. Development of single family attached housing product as allowed in the RM-12 zone district, provides a buffer and creates diverse housing choices between the single-family detached existing product to the east and north and more intense uses identified on the south side of G Road and the west side of 24 Road.*



## **F. Development Schedule**

This criterion is not applicable for this submittal.

## **LEGAL DESCRIPTION**

Lot 2 Mendicelli Subdivision, according to the plat thereof recorded March 12, 1999 at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000 at Reception No. 1939319 and March 10, 2000 at Reception No. 1942058,  
Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,  
County of Mesa, State of Colorado



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 2426 G Road LLC ("Entity") is the owner of the following property:

(b) 2426 G Road

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

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

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

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

☒ The Entity is the sole owner of the property.

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

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

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Jason Fish

State of Colorado )

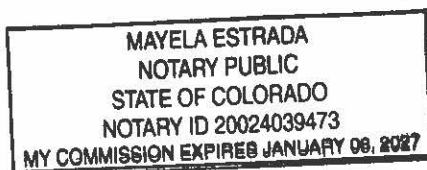
County of Eagle ) ss.

Subscribed and sworn to before me on this 24 day of February, 20 25

by Jason M. Fish

Witness my hand and seal.

My Notary Commission expires on 01-06-2027



  
Notary Public Signature



FNTC

Doc Fee: \$122.50

Order No.: 200-F15615-24

### SPECIAL WARRANTY DEED

**THIS DEED**, Made this 10th day of February, 2025, between

**Sharon Ann Mendicelli**

grantor(s), and

**2426 G Road LLC, A colorado Limited Liability Company**

whose legal address is **2426 G Rd, Grand Junction, CO 81505-9678**

grantee(s);

**WITNESS**, That the grantor(s), for and in consideration of the sum of **One Million Two Hundred Twenty-Five Thousand And No/100 Dollars (\$1,225,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

Lot 2 Mendicelli Subdivision, Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,  
County of Mesa, State of Colorado.

also known by street and number as **2426 G Rd, Grand Junction, CO 81505-9678**

**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 except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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.

**GRANTOR:**

*Sarah Nicole Mendicelli* Authorized Agent  
Sharon Ann Mendicelli, as Sarah Nicole Mendicelli, Authorized Agent

STATE OF COLORADO

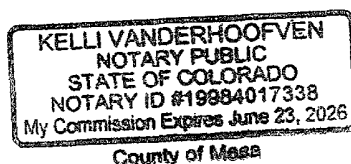
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Sharon Ann Mendicelli.

*[Signature]*  
Notary Public

My Commission Expires 6/23/2026

(SEAL)





## STATEMENT OF AUTHORITY

Order No.: 200-F15615-24-KV

1. This Statement of Authority relates to an entity<sup>1</sup> named 2426 G Road LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/> _____	
3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is 2426 G Rd, Grand Junction, CO 81505-9678.
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jason Fish and Paola Hirmas.
6. <sup>2</sup>The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:  
\_\_\_\_\_
7. Other matters concerning the manner in which the entity deals with interests in real property:  
\_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

2426 G Road LLC

Greenfish Investments Seasons LLC

BY: \_\_\_\_\_

Jason Fish, Manager

STATE OF COLORADO

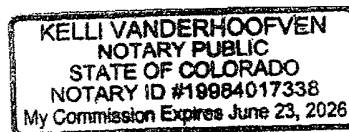
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Jason Fish, for 2426 G Road LLC

\_\_\_\_\_  
Notary Public

My Commission Expires: 6/23/2026

(SEAL)



County of Mesa

**AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. 38-35-109(5)**

STATE OF COLORADO  
COUNTY OF Denver

}ss:

I, Joe Belongia, being first duly sworn upon oath under penalty of perjury, states and avers as follows:

1. I am a Vice President at **Fidelity National Title Company**. I have personal knowledge of and can testify in a court of competent jurisdiction regarding the facts set forth herein.
2. The legal description of the land affected hereby is the following:

Lot 2, Mendicelli Subdivision, according to the plat thereof recorded March 12, 1999 at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000 at Reception No. 1939319 and March 10, 2000 at Reception No. 1942058,  
EXCEPT that portion conveyed to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,  
County of Mesa, State of Colorado.

3. The record owner of the land affected hereby is:

**2426 G Road LLC, a Colorado limited liability company**

4. The instruments affecting the land, which contains a Scrivener's Error:

Special Warranty Deed between Sharon Ann Mendicelli, as grantor, and 2426 G Road, LLC, a Colorado limited liability company, as grantees, dated February 10, 2025 and recorded February 11, 2025 at Reception No. 3117030 in the official records for Mesa County, State of Colorado

AND

Deed of Trust executed by 2426 G Road LLC, a Colorado limited liability company, in favor of the Public Trustee of Mesa County, as Trustee, for the benefit of MidFirst Bank, as Lender, to secure \$425,000.00, dated February 10, 2025 and recorded February 11, 2025 at Reception No. 3117032 in the official records for Mesa County, State of Colorado

5. The Scrivener's Error, which is to be corrected by this affidavit:

The legal descriptions incorrectly read:

Lot 2, Mendicelli Subdivision, Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,  
County of Mesa, State of Colorado.

The legal descriptions are hereby corrected to read:

Lot 2, Mendicelli Subdivision, **according to the plat thereof recorded March 12, 1999 at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000 at Reception No. 1939319 and March 10, 2000 at Reception No. 1942058**,  
EXCEPT that portion conveyed to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,  
County of Mesa, State of Colorado.

6. Affiant herein acknowledges that he/she is, by this instrument, testifying under penalty of perjury.

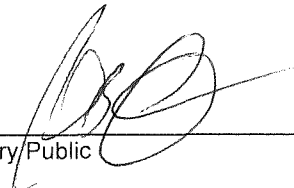
Further Affiant sayeth not.

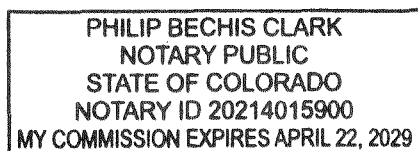
  
Joe Belongia

Acknowledged, subscribed and sworn to before me this 25th day of April, 2025 by Joe Belongia as Vice President of Fidelity National Title Company,

My commission expires: 4/22/2029

Witness my hand and official seal.

  
Notary Public





**2426 G Road Rezone, Vacation of ROW, and Concept Plan  
Parcel No. 2701-333-01-002**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING  
TUESDAY, MARCH 4, 2025 @ 5:30 PM  
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced rezoning, vacation of right-of-way and proposed concept plan was held Tuesday, March 5, 2025, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on February 14, 2025, per the mailing list received from the City of Grand Junction. There were fourteen + attendees including Tracy States, Project Coordinator, with River City Consultants, Daniella Stine, Senior Planner with the City of Grand Junction, and Brooks Cowles and Jay Taylor with 9<sup>th</sup> Path Realty, representing the applicant. There were 10+ attendees from the public in attendance.

The meeting began at approximately 5:30 PM. Tracy shared information regarding the property, why it was being rezoned and what the proposed zone district was (RM-12). She explained the existing RL-4 zoning did not implement the Comprehensive Plan designation of Residential Medium. Tracy explained the right-of-way (ROW) vacation request of the 15' strip of land along the western boundary, advising that 24 ¼ will not be built in this area and ROW was no longer needed and had already been vacated to the north. She explained that this area would revert back to the private property owner and presented an exhibit of the area.

Tracy presented location, existing zoning, comprehensive plan maps and two different concept plan options. Tracy explained the density range based on the size of the lot and RM-12 minimum and maximum densities, and that single family attached product was proposed, between 50 and 52 units. Brooks Cowles clarified that if the area of ROW is vacated and reverted back to the parcel, the unit count could go up to 54 units. The meeting then opened up for questions/answers.

Concerns of the attendees were:

- Negative impacts on property values.
- Increase in taxes.
- Increased traffic and noise.
- Existing conditions on G Road.
- Zoning compatibility.
- Obstructed views.
- Units for rent or sale (Brooks confirmed for rent).
- Demographics of renters.
- Rent range.



The attendees wanted information on other projects that Brooks was involved with. He noted that Pamona Park was just recently completed and gave its location. Brooks offered that rents were not intended to be subsidized and price ranges were aimed at professionals in the \$2,600 to \$2,800 range.

Most of the attendees appeared to live in Spanish Trails Subdivision adjacent to the east. They were opposed to the proposed rezone and asked about the process which Daniella Stine explained noting that post cards of the public hearings would be sent, notice would be published in the Grand Junction Sentinel paper and the property would be posted with yellow public notice signs as provided for by City code. She explained that the review process usually takes four to five months before hearings are scheduled.

The meeting adjourned at approximately 6:10 PM.

---

**Joined (14)** ▾

- TS** Tracy States (Host, me)
- AT** Ann Tillotson
- DA** Daniella Acosta, Principal Planner (City of Grand Junction)
- 📞** 17196595325
- A4** Aspen 4
- BC** Brooks Cowles
- RM** read.ai meeting notes
- AS** Alfred Shea
- C** Cyndi
- I** iPhone
- J** Janeth
- J** john.gross
- K** KW
- SS** Samsung SM-X210

ADAME MARTIN A GARCIA  
 701 1/2 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

BEAGLE PROPERTIES LLC  
 3448 F 3/4 RD  
 CLIFTON, CO 81520

BEAUDOIN ROGER J  
 BEAUDOIN PATRICIA A  
 833 24 1/2 RD  
 GRAND JUNCTION, CO 81505

BLEHM BENJAMIN  
 BLEHM JESSICA E  
 2326 K RD  
 GRAND JUNCTION, CO 81505

BOYD TRAVIS ROBERT  
 2444 JACK CREEK RD  
 GRAND JUNCTION, CO 81505

BRADY KATIE J  
 BRADY TRENT M  
 2437 SPANISH HILLS CT  
 GRAND JUNCTION, CO 81505

BROCK BRENDA L  
 BROCK ANDREW M  
 2589 MUSIC LN  
 GRAND JUNCTION, CO 81505

BROOKS REBECCA I  
 703 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

CHERMOK JACOB W  
 EDWARDS MEGAN A  
 709 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

CITY OF GRAND JUNCTION  
 DANIELLA ACOSTA-STINE  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501

CLEMONS KYLE  
 CLEMONS BROOKE  
 2430 SPANISH HILLS CT  
 GRAND JUNCTION, CO 81505

CLEVER GERTRUDE BETH  
 CLEVER LARRY W  
 703 1/2 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

COLE CHERYLL ANN  
 709 1/2 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

CONFIDENTIAL OWNER  
 CONFIDENTIAL OWNER  
 717 WILLOW CREEK RD  
 GRAND JUNCTION, CO 81505

COPPERLEAF PROPERTIES LLC  
 634 CLEARWATER CT  
 GRAND JUNCTION, CO 81505

DANIELS LARRY D  
 DANIELS ALICE M  
 1550 CREST VIEW WAY  
 GRAND JUNCTION, CO 81506

DISANZA SUSAN C  
 2434 ROAN RIDGE RD  
 GRAND JUNCTION, CO 81505

DROBNEY BRETT DAVID  
 CHANDLER CYNTHIA JULE  
 707 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

DZIADOSZ LAURA  
 PO BOX 3332  
 EAGLE, CO 81631

FLORES CURTIS  
 719 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

FRANCES A DEEVER TRUST  
 704 1/2 WILLOW CREEK RD  
 GRAND JUNCTION, CO 81505

GUNDERSON JACQUIE LYNN  
 711 1/2 SPANISH TRAIL DR  
 GRAND JUNCTION, CO 81505

GUSTAFSON SANDRA LUNORA  
 721 WILLOW CREEK RD  
 GRAND JUNCTION, CO 81505

HARRISON GARY  
 HARRISON APRIL  
 512 SKYWAY DR  
 GRAND JUNCTION, CO 81507

HEALD DAVID D  
 HEALD STEPHANIE A  
 2432 SPANISH BRANCH CT  
 GRAND JUNCTION, CO 81505

HOELSKEN EASON  
 2429 JACK CREEK RD  
 GRAND JUNCTION, CO 81505

HOISINGTON WILLIAM D  
 HOISINGTON MITZI A  
 721 1/2 WILLOW CREEK RD  
 GRAND JUNCTION, CO 81505

HOLM JASON  
 HOLM LAURA K  
 720 WASHINGTON CT  
 GRAND JUNCTION, CO 81507

IVIE TALON  
 BERTAGNI ALISSA  
 711 12 WILLOW CREEK RD  
 GRAND JUNCTION, CO 81505

JACKSON JAMAL C  
 6707 W 88TH ST  
 WESTCHESTER, CA 90045

JEAN E SNYDER TRUST DATED APR  
13 2010  
2629 COTTONWOOD DR  
GRAND JUNCTION, CO 81506

JENSEN DEBRA D  
2435 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

JOHNSON NICOLE LEA  
HUNTER BRANDON LEE  
2443 ROAD RIDGE RD  
GRAND JUNCTION, CO 81505

K&C INVESTMENTS LLC  
5028 SW 5TH PL  
CAPE CORAL, FL 33914

KAMPF STEPHANIE  
712 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

KAREN SUE HART REVOCABLE  
TRUST  
713 1/2 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

KENT LESLIE A  
708 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

KUETHER COREY W  
KUETHER-NOBLE SAMANTHA R  
711 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

LAWRENCE PROPERTY  
MANAGEMENT LLC  
13325 N 83RD PL  
SCOTTSDALE, AZ 85260

LEHR BETTY ELAINE  
LEHR JOSEPH A GRANTEE  
BENEFICIARY  
2435 JACK CREED RD  
GRAND JUNCTION, CO 81505

LONG BERNARD M  
2427 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

LSM TRUST DATED MAY 20 2016  
832 21 RD  
FRUITA, CO 81521

LUNA-RUIZ JANETH J  
ENRIQUEZ ADAN RUIZ  
2427 SPANISH BRANCH CT  
GRAND JUNCTION, CO 81505

LYONS EDMOND H  
LYONS DIANE Z  
2431 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

MANDEVILLE TRENT R  
MANDEVILLE JENNIFER L  
1871 J 2/10 RD  
FRUITA, CO 81521

MARET GERALD  
MARET KAREN  
707 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

MARTIN MALCOLM  
710 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

MATTIVI REBECCA A  
720 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

MAWHINNEY KATHLEEN ELLEN  
2431 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

MCGARRY STEPHEN P  
MCGARRY REBECCA L  
717 1/2 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

MENDICELLI SHARON ANN  
2426 G RD  
GRAND JUNCTION, CO 81505

MEYER CAROL A  
FORMHALS ROBERT  
2429 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

MICHAEL C & LAUREN K ALLENDER  
LIV TRST DTD 02/19/2008  
717 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

MONGER EZRA Z  
701 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

MUHLESTEIN JAINA M  
2441 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

NICHOLS CAROL J  
RICKARD CARLA  
715 1/2 WILLOW CREED RD  
GRAND JUNCTION, CO 81505

NIELSEN VICKI JAN  
CARROLL KIMBERLY SUE GRANTEE  
BENEFICIARY  
721 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

O'CONNOR JEANNE ANNE  
701 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

ONEILL JACINDA LISE  
2428 SPANISH BRANCH CT  
GRAND JUNCTION, CO 81505

O'REAR JOYCE  
713 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

PARKER ELYSA L  
716 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

PBJ9318 LLC  
1626 CEMENT ST  
SILVERTON, CO 81433

PINNEY FAMILY TRUST  
5311 S QUEEN CT  
LITTLETON, CO 80127

POSEY ANTONETTE KANANI  
2433 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

POWELL DAMON  
POWELL JANNILYN  
718 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

PRATT TYLER Z  
2436 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

RENTIE ROBERT L  
RENTIE BRIDGETT  
2431 SPANISH BRANCH CT  
GRAND JUNCTION, CO 81505

RIVER CITY CONSULTANTS INC  
TRACY STATES  
215 PITKIN AVE STE 201  
GRAND JUNCTION, CO 81501

ROBERTS FAMILY REV LIV TRUST  
DATED AUG 1 2000  
2433 JACK CREEK RD  
GRAND JUNCTION, CO 81505

ROSENQUIST FAMILY TRUST DATED  
JAN 18 2007  
1248 SUNSET DR  
DELTA, CO 81416

RUSSELL BESS J  
TORSKE DEBRA J & RYKEN KAREN  
M GRANTEE BENEFICIARIES  
2428 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

SALAZAR HORACIO  
705 1/2 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

SCHOCH CHRISTOPHER E  
SCHOCH CHERYL A  
723 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

SCHULTZ SUSAN R  
2433 SPANISH BRANCH CT  
GRAND JUNCTION, CO 81505

SHAFAER MICHAEL N  
SHAFAER JULIE A  
2745 PATTERSON RD  
GRAND JUNCTION, CO 81506

SHEA MICHAEL THOMAS  
SHEA LEE ANN  
712 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

SHEPARDSON TERRI L  
708 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

SIMPSON BRIAN D  
SIMPSON RONDELLE  
704 1/2 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

SMITH ALISHA L  
2429 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

SMITH WENDY MICHELLE  
721 METATE CT  
GRAND JUNCTION, CO 81505

SQUIRES DEBORAH ANN  
2427 JACK CREEK RD  
GRAND JUNCTION, CO 81505

SWAIM RYAN  
SWAIM SYDNEY  
2434 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

SWANSON ANDREW D  
SWANSON DAJANA  
709 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

THORPE HOWARD WALTER  
4955 CORINTHIAN BAY DR  
FRISCO, TX 75034

TRAN BAO  
QUACH NGOC  
711 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

TURPIN JEFFREY JR  
713 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

USHER NV LLC  
PO BOX 8310  
GARDNERVILLE, NV 89460

VIALI CYNTHIA  
2430 SPANISH BRANCH CT  
GRAND JUNCTION, CO 81505

VICTOR J AND DAWN L ULLREY  
FAMILY TRUST  
41008 LAMBORN MESA RD  
PAONIA, CO 81428

VIG TAMMY J  
2430 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

VINCENT CLAYTON  
VINCENT TAMI  
39740 SPANISH OAKS DR  
TEMECULA, CA 92592

WATTS KASEY  
2427 ROAN RIDGE RD  
GRAND JUNCTION, CO 81505

WEITZEL NATHAN SCOTT  
WEITZEL DIANNE LEE  
722 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

WHITMORE DARA L  
703 WILLOW CREEK RD  
GRAND JUNCTION, CO 81505

WHITTON ELIZABETH  
718 SPANISH TRAIL DR  
GRAND JUNCTION, CO 81505

WILLIAMS DAN E  
WILLIAMS TANYAH  
2432 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

WOOLLEY TINA M  
2433 SPANISH HILLS CT  
GRAND JUNCTION, CO 81505

ZHANG YA MEI  
ZHANG RONG HUI, ZHANG SHI YAN  
2431 JACK CREEK RD  
GRAND JUNCTION, CO 81505

2426 G ROAD LLC  
JASON FISH  
2426 G RD  
GRAND JUNCTION, CO 81505



## **HIGH DESERT SURVEYING, INC**

591 25 Road, Suite B1  
Grand Junction, CO 81505  
Tel: 970-254-8649 Fax: 970-241-0451

### **EXHIBIT A**

#### **Right-of-Way Parcel Legal Description**

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

The East fifteen feet (15.00') of that 30.00-foot-wide right-of-way dedicated by the plat of Pamona Park, Reception No. 12485, situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, the Northerly line of said parcel being bounded by Spanish Trail Subdivision, Phase 3, Reception No. 2147947, and the Southerly line of said parcel being bounded by G Road right-of-way, Reception No. 12485.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 0.22 acres, more or less, as herein described.



Northwest Corner  
SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, Section 33  
T1N, R1W, Ute Meridian  
3.25" ALC, PLS 38263

Southwest Corner  
Spanish Trails Subdivision  
Phase 3

Lot 3  
Confidential Owner  
717 Willow Creek Rd.  
2701-333-38-003

Spanish Trail Subdivision Phase 3, Block 8  
Reception No. 2147947

15.00'  
S89°55'57"E

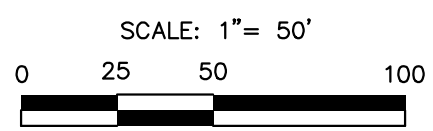
10.00' Utility Esmt. Rec. No. 1972635  
20.00' Irrigation, Drainage & Utility Easement  
Reception No. 1892763

**EXHIBIT B**  
ROW Parcel



Lot 56  
Pomona Park  
Reception No. 12485  
City of Grand Junction  
728 24 Road  
2701-333-00-152

Lot 2  
Mendecelli Subdivision  
Reception No. 1892763  
Shannon Ann Mendecelli  
2426 G Road  
2701-333-01-002



24 1/4 Road  
N00°00'17"W 629.67'  
Right-of-Way Parcel 0.22 Acres±  
S00°00'17"E 629.66'

Basis of Bearings N00°00'17"W 1319.43'  
West Line of the SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>

15.00'  
N89°56'51"W

30.00' ROW Rec. No. 12485

6.00' Irrigation & Drainage  
Esmt. Rec. No. 1892763

10.00' Utility Easement  
Reception No. 2998883

G Road

30.00' Right-of-Way  
Reception No. 12485

S89°56'51"E 1320.69'  
South Line of the SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>

Southwest Corner  
SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, Section 33  
T1N, R1W, Ute Meridian  
MCSM No. 545-2  
3.25" ALC, PLS 38146

Southeast Corner  
SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, Section 33  
T1N, R1W, Ute Meridian  
MCSM No. 544-2  
3.25" ALC, PLS 18478

**LEGEND & ABBREVIATIONS**

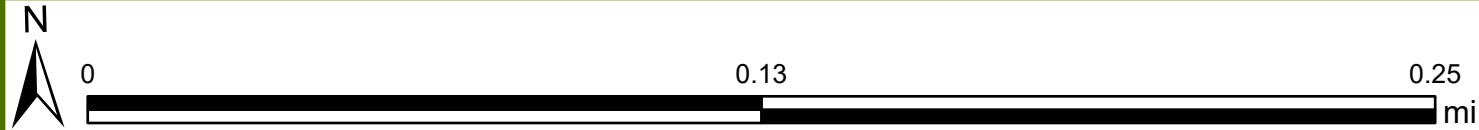
- FOUND ALIQUOT SURVEY MARKER
- FOUND 2" ALC PLS 18478
- FOUND 1.5" BPC PLS 38266, FLUSH
- FOUND 2" ALC PLS 38146
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- Rec. No. RECEPTION NUMBER
- Esmt. EASEMENT
- ALC 2" ALUMINUM CAP
- BPC 1.5" BLUE PLASTIC CAP
- T TOWNSHIP
- R RANGE

**High Desert Surveying, Inc.**  
591 25 Road, Suite B1  
Grand Junction, Colorado 81505  
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Feb., 2025	BO/SG	BE	-	1	1



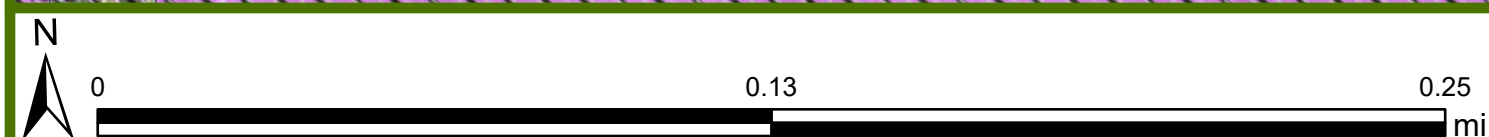
Location Map



Printed: 2/12/2025  
1 inch equals 0 miles  
Scale: 1:2,257



# Zoning Map



Printed: 2/12/2025  
1 inch equals 0 miles  
Scale: 1:2,257




2020 Comprehensive Plan Map




Printed: 2/12/2025  
1 inch equals 0 miles  
Scale: 1:2,257








UNCC  
UTILITY NOTIFICATION  
CALL 800.922.1987  
www.uncc.org  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES.



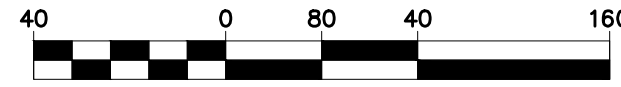
Know what's below.  
Call before you dig.



Project Benchmark

MCSM xxxx  
x" Brass Cap  
Intersection of x Road and x Road  
Sec. xx, Txx, Rxx, U.M.  
Northing: xxxxxx.xx  
Easting: xxxxxx.xx  
Elevation: xxxxx.xx  
Datum Source: MGLCS Zone "GVA" (NAVD 88)

SCALE



40 0 80 40 160

( IN FEET )


CONTOUR INTERVAL = 1 FOOT

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS		
NO.	DATE	DESCRIPTION

BY

PR  
LIMINARY



RIVER CITY  
CONSULTANTS

215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
Phone: 970.241.4722  
Fax: 970.241.8841  
www.rccwest.com

PROJECT #:

DATE ISSUED: dd.MMM.yyyy

DRAWN BY:

HORIZ: AS SHOWN

CHECKED BY:

VERT: N/A

2426 G Road


TITLE1

SHEET


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UNCC  
UTILITY NOTIFICATION  
CALL 800.922.1987  
www.uncc.org  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES.

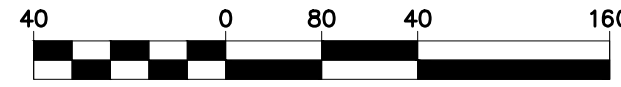


Know what's below.  
Call before you dig.



Project Benchmark

MCSM xxxx  
x" Brass Cap  
Intersection of x Road and x Road  
Sec. xx, Txx, Rxx, U.M.  
Northing: xxxxxx.xx  
Easting: xxxxxx.xx  
Elevation: xxxxx.xx  
Datum Source: MQLCS Zone "GVA" (NAVD 88)




SCALE  
( IN FEET )  
CONTOUR INTERVAL = 1 FOOT  
ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY

S:\Proposals\2025\Cowles, Brooks\2426 G Road\Concept.dwg [ANSI D (50)] 1/31/2025 12:16:42 PM

PRELIMINARY



215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
www.rccwest.com  
Phone: 970.241.4722  
Fax: 970.241.8841

PROJECT #:

DRAWN BY:

CHECKED BY:

DATE ISSUED: dd.MMM.yyyy

HORIZ: AS SHOWN

VERT: N/A

2426 G Road

TITLE1

SHEET



**ORDINANCE NO.**

**AN ORDINANCE REZONING APPROXIMATELY 4.33 ACRES FROM RL-4  
(RESIDENTIAL LOW – 4) TO RM-12 (RESIDENTIAL MEDIUM – 12) ZONE DISTRICT  
LOCATED AT 2426 G ROAD**

Recitals:

The property owner, 2426 G Road LLC, proposes a rezone from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) for 4.33 acres located at 2426 G Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended approval of changing the zoning from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) for the property, finding that it is consistent with the One Grand Junction Land Use Map (“Plan”) designation of Residential Medium and the Plan’s goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the RM-12 (Residential Medium – 12) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to RM-12 (Residential Medium – 12) on the zoning map.

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

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

Containing approximately 4.33 Acres

**INTRODUCED** on first reading this 16<sup>th</sup> day of June 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading \_\_\_\_ day of \_\_\_\_ 2025 and ordered published in pamphlet form.

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Cody Kennedy  
President of the Council

ATTEST:

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Selestina Sandoval  
City Clerk