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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, OCTOBER 14, 2025 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-10-14-25***

Call to Order - 5:30 PM

1. Election of Chair & Vice-Chair, if needed

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 6.43 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road
2. Consider an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Landscaping, Buffering, and Screening and Definitions

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: October 14, 2025

Presented By: Niki Galehouse, Planning Manager

Department: Community Development

Submitted By:

Information

SUBJECT:

Election of Chair & Vice-Chair, if needed

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None

GRAND JUNCTION PLANNING COMMISSION
September 29, 2025, 5:30 PM
MINUTES

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

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

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Daniella Acosta Stine (Principal Planner), Tim Lehrbach (Principal Planner), and Madeline Robinson (Planning Technician).

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

CONSENT AGENDA

1. Approval of Minutes

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

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Thomas seconded; motion passed 6-0.

REGULAR AGENDA

1. Zoning Code Amendments – Q3 2025

ZCA-2025-415

Consider Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Zone Districts and Dimensional Standards, Use Standards, Off-Street Parking, and Measurements and Definitions.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly asked for clarity on the proposed amendments for “Special Setbacks” (Section 21.03.040(e)(5)(i)).

There was discussion about the tradeoff between maximum lot sizes and density as determined by the zone district.

Commissioner Moore noted that the smaller lot sizes would increase the land available for additional housing.

Planning Manager Galehouse gave a few examples of calculating density for various zone districts and lot sizes.

Commissioner Secrest expressed concerns that reducing maximum lot size would reduce the amount of viable housing products that developers are able to create.

Commissioner Moore noted that single-unit dwellings are not currently allowed in RM-12+ zone districts regardless of lot size, and that the amendments sought to increase flexibility for developers.

Commissioner Secrest indicated that lot sizes weren't important as long as density is met.

Commissioner Weckerly's suggested the maximum lot size be changed to 8,000 sq ft.

Commissioner Zyvan expressed concerns that there were no proposed amendments to accessory structure setbacks. He also asked how the changes to lot coverage related to lot paving and impervious surfaces.

Public Hearing

The public comment period was opened at 5:00 p.m. on Monday, September 22, 2025, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:38 p.m. on September 29, 2025.

There was no additional discussion among the Commissioners.

The Public Hearing was closed at 6:38 p.m. on September 29, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-415, 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 Weckerly seconded; motion passed 6-0.

OTHER BUSINESS

Commissioner Weckerly made recognition to Niki Galehouse leaving Planning Commission and how she will be missed.

ADJOURNMENT

Commissioner Weckerly made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:40 p.m.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: October 14, 2025
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 6.43 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler are requesting a zone of annexation to Public, Civic, and Institutional Campus (P-2) zone district for the Messick-Dangler Annexation. The approximately 27.20 acres consists of one parcel of land located at 378 30 Road. The subject property is occupied by a single-unit residence and wedding venue. The property is Annexable Development per the Persigo Agreement. Annexation is requested to continue the wedding venue use. The zone district of P-2 is consistent with the Residential Medium land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler are requesting a zone of annexation to Public, Civic, and Institutional Campus (P-2) zone district for the Messick-Dangler Annexation. The approximately 27.20 acres consists of one parcel of land located at 378 30 Road. The subject property is occupied by a single-unit residence and wedding venue. The property is Annexable Development per the Persigo Agreement. Annexation is requested to continue the wedding venue use. The zone district of P-2 is consistent with the Residential Medium land use category of

the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

The property is currently zoned in Mesa County as Residential Single Family – Rural (RSF-R). The surrounding zoning is Mesa County Residential Single Family – 4 (RSF-4), City of Grand Junction Residential Medium 8 (RM-8), and Mesa County Residential Single Family – Rural (RSF-R) to the north, Mesa County Planned Unit Development (PUD) to the east, Mesa County Residential Single Family – Rural (RSF-R) to the south, and Mesa County Residential Single Family – Rural (RSF-R) and Mesa County Planned Unit Development (PUD) to the west. Zoning will be considered for adoption by the City Council and requires review and recommendation by the Planning Commission.

The annexation area is served by Persigo sanitary sewer and Clifton Water District, and all other urban amenities are available to the properties. They are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for development and redevelopment in Tier 2 areas that have direct adjacency to the city limits of Grand Junction. Annexation of this parcel will introduce no immediate increase in impacts on infrastructure and City services. Future development potential, if realized, will minimally impact infrastructure and City services due to the already-developed state of the site and surrounding properties.

The purpose of the Public, Civic, and Institutional Campus (P-2) zone district is to allow the creation of mixed-use civic and institutional campuses where housing is provided in support of the other uses on the campus. The subject property is distinctive for being predominantly a fabricated lake on the site of a former mining operation, the remainder being partially developed with a single-unit residence and wedding venue featuring indoor and outdoor operations. Availability of urban services and adjacency to a Major Collector road and Active Transportation Corridor, as identified in the Grand Junction Circulation Plan, render the property suitable for further development in accordance with allowed uses in the P-2 zone district, which include a range of residential uses, community and cultural facilities, educational facilities, parks and open space, food and beverage, office, and recreation and entertainment uses.

In addition to the P-2 zone district requested by the petitioner, Residential Medium 8 (RM-8), Residential Medium 12 (RM-12), Public, Parks and Open Space (P-1), and Planned Development (PD) would also implement the Comprehensive Plan land use designation of Residential Medium. While staff finds that the requested P-2 zone district is appropriate, RM-8 and RM-12 may likewise be appropriate for this property. Adoption of these latter districts would, however, render the existing wedding venue use nonconforming.

NOTIFICATION REQUIREMENTS

In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a Neighborhood Comment Meeting regarding the proposed Annexation and Zoning was

held at Bookcliff Middle School on January 29, 2025. The applicants and their representative, City staff, and four members of the public attended.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on September 5, 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 October 3, 2025. The notice of the Planning Commission public hearing was published on October 4, 2025 in the Grand Junction Daily Sentinel

ANALYSIS

The criteria for review are set forth 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 following criteria:

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

The proposed rezone to Public, Civic, and Institutional Campus (P-2) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

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

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

The Comprehensive Plan places a priority on growth in areas identified for infill and redevelopment to effectively manage growth. This principle supports fiscally responsible policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the north. Further, annexation allows for additional development appropriate to the site with minimal expansion to existing infrastructure.

Intensification and Tiered Growth Plan

The subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation of the subject property allows the suitable continued use of the property and provides development opportunities while minimizing the impact on infrastructure and City services.

Land Use Plan: Relationship to Existing Zoning

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zone of Public, Civic, and Institutional Campus implements the Comprehensive Plan because it is an implementing zoning district of the Residential Medium designation. While staff finds that the requested P-2 zone district is appropriate, RM-8 and RM-12 may likewise be appropriate for this property. Adoption of these latter districts would, however, render the existing wedding venue use nonconforming.

Therefore, staff finds that this criterion has been met.

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

The subject property is distinctively characterized by being partially developed with a wedding venue use, partially undeveloped, and predominantly fabricated lake on the site of a former mining operation.

Properties to the south, east, and northeast remain undeveloped. The semi-rural nature of the property, coupled with the development standards and allowed uses within the P-2 zone district, yield a site that is presently developed appropriate to both its urban and rural adjacencies and required to remain such even if further developed with allowed or conditional uses.

Therefore, staff finds that this criterion has been met.

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

A rezone to Public, Civic, and Institutional Campus allows for the continuation of an existing use appropriate to a distinctive property and further allows the introduction of new uses which support utilizing existing resources and infrastructure for suburban infill development.

The existing use may not be continued under existing Mesa County zoning, and a request for a rezone constitutes Annexable Development under the 1998 Intergovernmental Agreement Between the City of Grand Junction and Mesa County Relating to City Growth and Joint Policy Making for the Persigo Sewer System ("Persigo Agreement"), as amended. The Persigo Agreement directs that all Annexable Development, as defined therein, must only occur within the City and under the City's jurisdiction. Existing development on the site is not allowed under Mesa County zoning but is both allowed by and appropriate to the requested City of Grand Junction P-2 zone district.

Annexation and zoning of the property will allow the continuation of an existing service

business and will provide additional land within the City limits for growth. In either case, the Persigo Agreement anticipates both that such development shall occur within the City and that directing development accordingly is to the benefit of City and County alike.

Therefore, staff finds that this criterion has been met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the Messick-Dangler Zone of Annexation, ANX-2025-116, request for the property located at 378 30 Road from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2), the following finding of fact has been made:

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

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 378 30 Road, 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. Annexation Plat
3. Exhibit 3. Schedule and Summary Table
4. Exhibit 4. Site Maps
5. Exhibit 5. Zone of Annexation Ordinance



Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: _____

Existing Zoning: _____

Proposed Land Use Designation: _____

Proposed Zoning: _____

Property Information

Site Location: 378 30 Road, Grand Junction, CO 81504

Site Acreage: 27.20 +/-

Site Tax No(s): 2943-212-00-068

Site Zoning: RSF-R

Project Description: Annexation into Grand Junction city limits.

Property Owner Information

Name: Carrie & Cory Messick & S. Valarie Dangler

Street Address: PO Box 4282

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-433-8484

E-Mail: grandvalleyperformance@outlook.com

Fax #: _____

Contact Person: Carrie Messick

Contact Phone #: 970-433-8484

Applicant Information

Name: Carrie & Cory Messick & S. Valarie Dangler

Street Address: 378 30 Rd.

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-433-8484

E-Mail: grandvalleyperformance@outlook.com

Fax #: _____

Contact Person: Carrie Messick

Contact Phone #: 970-433-8484

Representative Information

Name: Kim Kerk Land Consulting & Development

Street Address: 342 North Ave

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-640-6913

E-Mail: kimk355@outlook.com

Fax #: _____

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

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: _____

Kim Kerk
Please print and sign

Date: 11/14/2024

Signature of Legal Property Owner: _____

Valarie Dangler
Please print and sign

Date: 2-7-25



OWNERSHIP STATEMENT - NATURAL PERSON

Print Form

I, (a) Carrie Messick, Cory Messick & Sharon Valarie Dangler, am the owner of the following real property:

(b) 378 30 Rd, Grand Junction, CO 81504

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Annexation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) N/A

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed:

Sharon Valarie Dangler, Carrie Messick, Cory L. Messick

Printed name of owner: Sharon Valarie Dangler, Carrie Messick, Cory L. Messick

State of Colorado

County of Mesa

) ss.

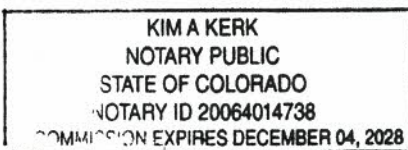
Subscribed and sworn to before me on this 4th day of June, 20 25

by Carrie Messick, Cory Messick & Sharon Valarie Dangler

Witness my hand and seal.

My Notary Commission expires on

12/04/2028



Notary Public Signature



Prepared by:

CARRIE MESSICK, CORY L MESSICK

378 30 rd, 378 30 rd

Parcel ID:

2943-212-00-068

Quitclaim Deed

THIS DEED is dated December 3, 2022, between:

CARRIE MESSICK, married, of 378 30 rd, and CORY
L MESSICK, married, of 378 30 rd, (collectively the
"Grantor")

AND

CARRIE MESSICK, married, of 378 30 RD, CORY
MESSICK, married, of 378 30 RD, and SHARON
VALARIE DANGLER, not married, of 378 30 RD,
(collectively the "Grantee")

AS: Joint Tenants

WITNESS, that the Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, have remised, released, and sold, as well as quitclaim, unto the Grantees, their heirs and assigns forever all the right, title, interest, claim and demand which the Grantor has in the real property, together with improvements, if any, situate, lying and in the County of MESA of the State of Colorado, described as follows:

PARCEL 2 HITCHCOCK MAJOR BOUNDARY LINE ADJUSTMENT SEC 21 1S 1E - 27.17AC

according to the recorded plat in the Office of the County Clerk and Recorder filed August 28, 2022.

This property is also known by street number as 378 30 rd.

Assessor's schedule or parcel number: 2943-212-00-068.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges belonging on the property, or in anywise appertaining to the property, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee, and the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has executed this deed on the day and year above written.

Signed in the presence of:

Signature

Name

Carrie Messick

CARRIE MESSICK

Cory L Messick

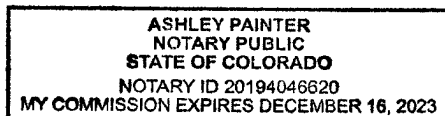
CORY L MESSICK

State of Colorado, County of Mesa

Signed before me on this 3rd day

of Dec. 2022 by Carrie Cory Messick

Notary Public Ashley Painter





**Messick/ Dangler Annexation
378 30 Road
Grand Junction, Colorado 81504**

**General Project Report
City of Grand Junction Annexation Request**

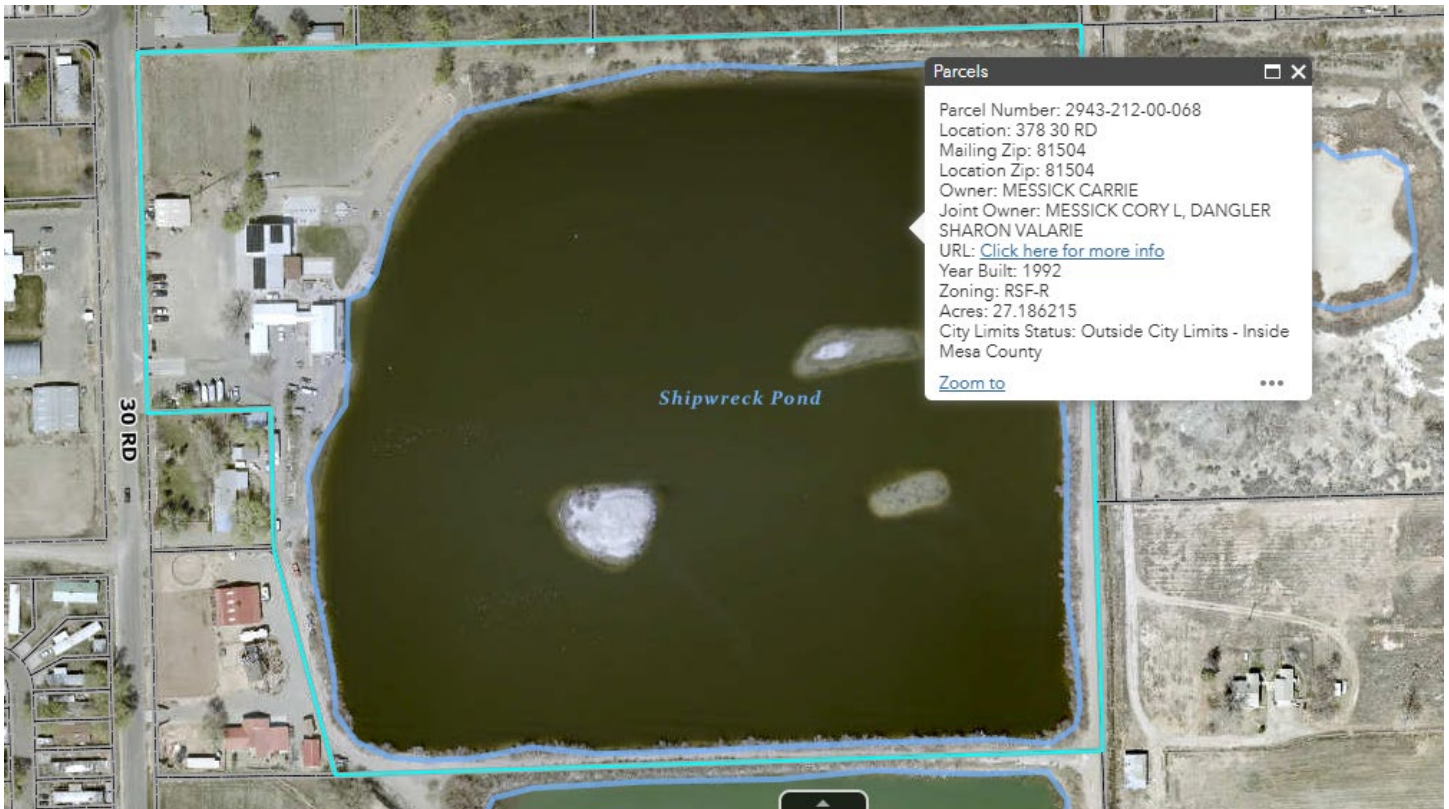
Date: February 02, 2025
Prepared by: Kim Kerk, Project Manager

Submitted to: City of Grand Junction- Community Development
250 N. 5th Street Grand Junction, CO 81504
Attn: Tim Lehrbach

Project: 378 30 Rd. Annexation
Property Address: 378 30 Road, Grand Junction, CO 81504
Tax Parcel Numbers: 2943-212-00-068

Site Location

2024 City/County Air Photos



378 30 Road

Project Description & Introduction:

Kim Kerk Land Consulting & Development is representing the property owners, Cory and Carrie Messick and Val Dangler, to request annexation of the subject property into the City of Grand Junction. Currently, the property has 1 residential home and 1 metal building. A portion of the property has been developed into a wedding venue, known as Sky Lake Events LLC. The parcel is currently zoned RSF-R in Mesa County. RSF-R requires a Conditional Use Permit for this business operation. The application for the Conditional Use Permit, along with its location within the Persigo 201 Boundary, prompted the annexation request. If the request is approved, the zone will be designated as P-2 (Public, Civic, and Institutional Campus).

P-2 Intent

The P-2 district is intended to allow the creation of mixed-use civic and institutional campuses where housing is provided in support of the other uses on the campus. P-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation, which allows the operation of a wedding venue.

Property Location:

This parcel of land is 27.20+/- acres, the tax parcel number for 378 30 Road is 2943-212-00-068, and is described as follows:

SITUATED IN THE NW¹/₄ NW¹/₄ AND THE SW¹/₄ NW¹/₄ SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT COUNTY OF MESA, STATE OF COLORADO.

Neighborhood Meeting

The required neighborhood meeting was held on January 29, 2025, at Bookcliff Middle School. See attached list for attendees and topics discussed.

Land use in the surrounding area

Existing land use:

North – Residential lots (Mesa County zoning – RSF-4 & RSF-R) (City of Grand Junction – zoning - RM-8)

East – 31 1/4 Road alignment, residential lots (Mesa County zoning – RSF R & PUD)

South – Residential lots (Mesa County zoning – RSF-R)

West – Residential lots (Mesa County zoning – RSF R & PUD)

Site access

Current site access is off 30 Road, once annexation is complete, access will continue as pre-existing.

Approval Criteria: Annexation

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

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

(ii) The proposed zoning is appropriate, based upon consideration of the following factors:

(A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and

The proposed zoning is consistent with the Comprehensive Plan designation of P-2.

(B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The proposed wedding venue use is an allowed use in the requested zone of P-2.

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

Annexation of this property will not affect or limit the ability of surrounding properties, nor will it cause the neighboring properties to need a variance or exception in order to annex or develop.

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

The landowner understands and has waived the pre-existing vested property rights as required to annex the property into the city limits.

Conclusion:

The applicant respectfully submits this application for City of Grand Junction Annexation, in accordance with the City of Grand Junction Community Development Code requirements.

Thank you.



Wedding Venue-378 30 Rd. Neighborhood Meeting – 1/29/2025

The meeting was held at Bookcliff Middle School and started at 6pm. In attendance were 4 neighbors, City of Grand Junction Planner Timothy Lehrbach, Project Manager Kim Kerk and Owners Cory & Carrie Messick (see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working with the team to coordinate the project. All comments will be submitted to the City of Grand Junction for the submittal process. The annexation of a Wedding Venue on 27.20 acres in the County currently RSF-R. Annex & Rezone into City limits requires Rezone to P-2.

Kim & Tim explained P-2 zoning information.

Questions and discussion points are as follows: Noise and parking.

Q) Will there be a noise ordinance?

A) Yes, there will be a noise ordinance. Music will be shut down at 10pm. And there won't be any fireworks.

Q) Will I have to annex too?

A) No.

Q) Why are they getting a variance?

a) It is not a variance; it is a rezone/annexation in GJ City limits. FLU is already designated P-2.

A neighbor called Kim 2/4/2025, she missed the meeting. She expressed the same concerns, noise, parking & fireworks.

The meeting adjourned at 6:23 pm.

Both Timothy Lehrbach and Kim Kerk expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.



☐ **MESSICK-DANGLER ANNEXATION
PETITION FOR ANNEXATION**

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

GENERAL LOCATION: 378 30 Road, Mesa County, CO 81504
TAX ID #: 2943-212-00-068

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AND BEING PARCEL 2 OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT COUNTY OF MESA, STATE OF COLORADO

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

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

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

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

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

Cory Messick

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS

SIGNATURE

DATE

Cory Messick

2-7-25

Carrie Messick

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS

SIGNATURE
Carrie Messick

DATE



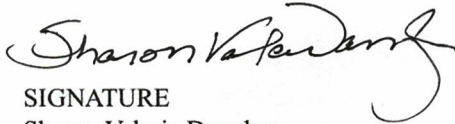
2-7-25

Sharon Valarie Dangler

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS



SIGNATURE
Sharon Valarie Dangler

DATE

2-7-25

(Messick-Dangler Annexation Petition)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA


S. Valarie Dangler, Corzy Lee Messick and Carru Ellen Messick, of lawful age, being first duly sworn, upon oath, deposes and says:

That (s)he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me this 7 day of February, 2025.

Witness my hand and official seal.



Notary Public

342 North Ave.

Grand Junction, CO 81501

Address

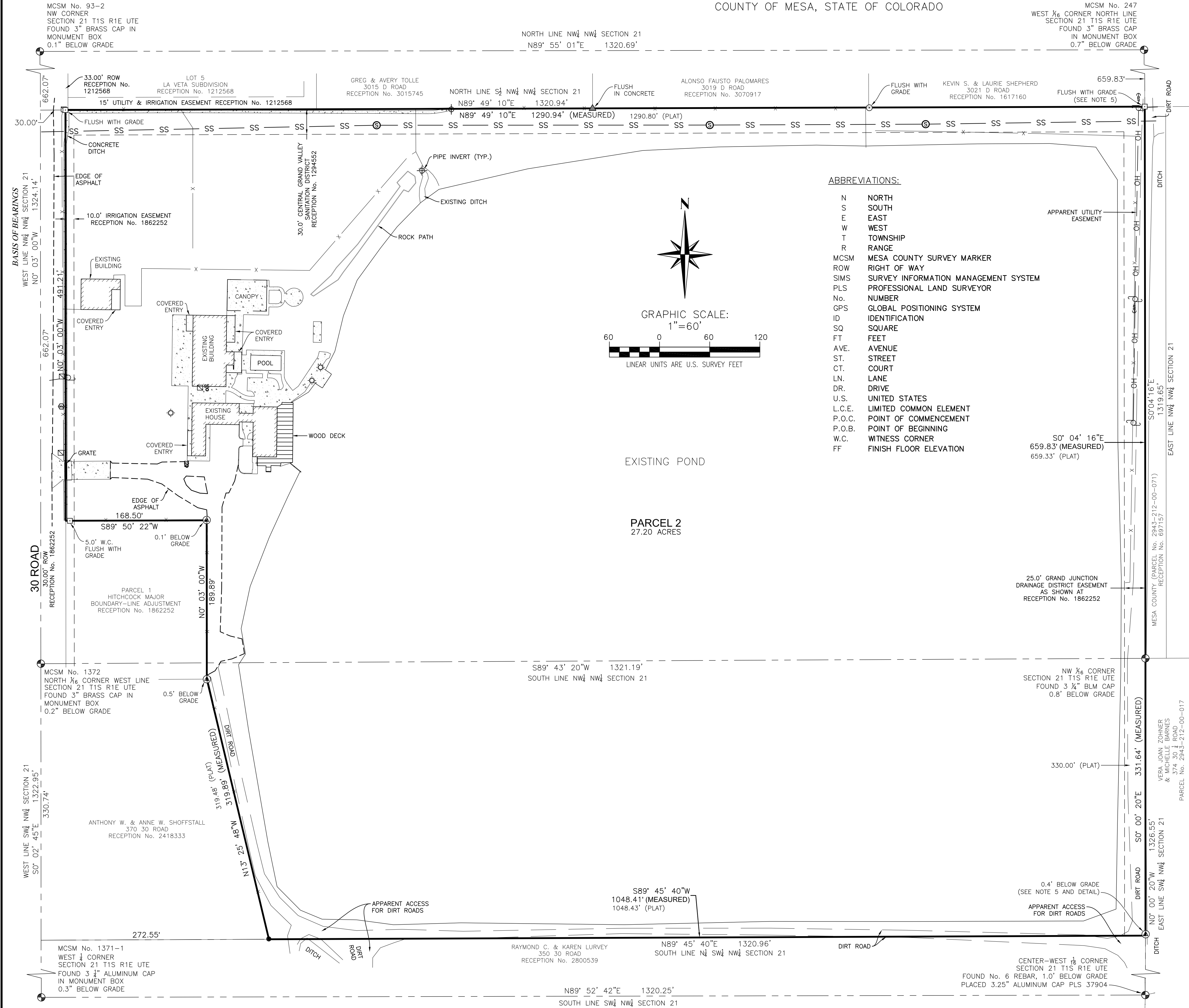
My commission expires: 1-9-2028

CERINA LYNN GEARHART
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044007103
MY COMMISSION EXPIRES JANUARY 9, 2028



IMPROVEMENT SURVEY

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED	
FOUND 2 INCH ALUMINUM CAP PLS 38089	
FOUND 1-1/2 INCH ALUMINUM TAG PLS 31160	
FOUND 1-1/2 INCH RED PLASTIC CAP PLS ILLEGIBLE	
FOUND 1-1/2 INCH YELLOW PLASTIC CAP PLS ILLEGIBLE	
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	
EXISTING UTILITY POLE	
EXISTING GUY WIRE	
EXISTING UTILITY PEDESTAL	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER CLEANOUT	
EXISTING WATER METER	
EXISTING LIGHT POLE	
EXISTING ELECTRIC METER	
EXISTING OVERHEAD UTILITY LINE	
EXISTING FENCE LINE	
EXISTING SANITARY SEWER LINE	
EXISTING CONCRETE	

LEGAL DESCRIPTION:

PARCEL 2 HITCHCOCK
MAJOR BOUNDARY LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO.
Said parcel contains 27.20 ACRES.

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE: _____
DEPOSIT No. _____

NOTES

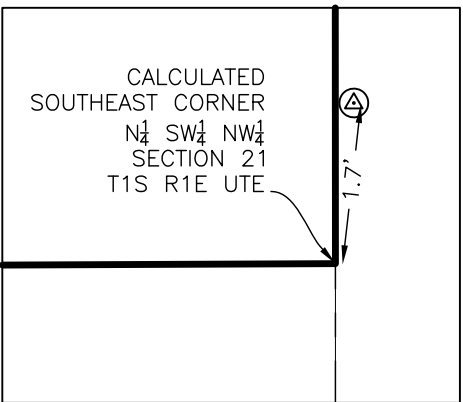
- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE WEST LINE OF NW¼ NW¼ SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N00°03'00"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
- 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.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 3053415 (AND 1423870, SEE NOTE 5), OF THE MESA COUNTY RECORDS.
- THE DEED REFERRED TO IN THE DEDICATION OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT (BOOK 1592 PAGE 256 AND RECEPTION NUMBER 1423870) INDICATES THAT THE NORTH LINE OF SAID PARCEL 2 SHOULD FOLLOW THE NORTH LINE OF THE S¼ NW¼ NW¼ OF SAID SECTION 21. SAID DEED ALSO SHOWS THAT THE SOUTH LINE OF PARCEL 2 SHOULD FOLLOW THE SOUTH LINE OF THE N¼ SW¼ NW¼ OF SECTION 21. NEIGHBORING DEEDS ARE IN HARMONY WITH THESE BOUNDARIES. SEE DEEDS NORTH OF THE SUBJECT PROPERTY AS SHOWN HEREON FOR ADJOINING PARCELS. SEE ALSO OLDER DEED FOR NEIGHBORING PROPERTY TO THE SOUTH (RECEPTION NUMBER 640114). PLAT VS. CALCULATED LABELS ARE SHOWN HEREON TO HIGHLIGHT THESE DIFFERENCES. A DETAIL IS ALSO PROVIDED TO SHOW WHERE THE PREVIOUSLY SET SOUTHEAST CORNER OF PARCEL 2 COMPARES WITH THE CALCULATED POSITION. NO PREVIOUSLY SET MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF PARCEL 2.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision and responsible charge. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904



IMPROVEMENT SURVEY 378 30 ROAD

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2024-187 FIELD WORK: JM DRAWN BY: JW
DATE: 5/21/25 DRAWING NAME: 378 30 ROAD CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038



Legal Description-378 30 Rd.-Wedding Venue (Parcel #2943-212-00-068):

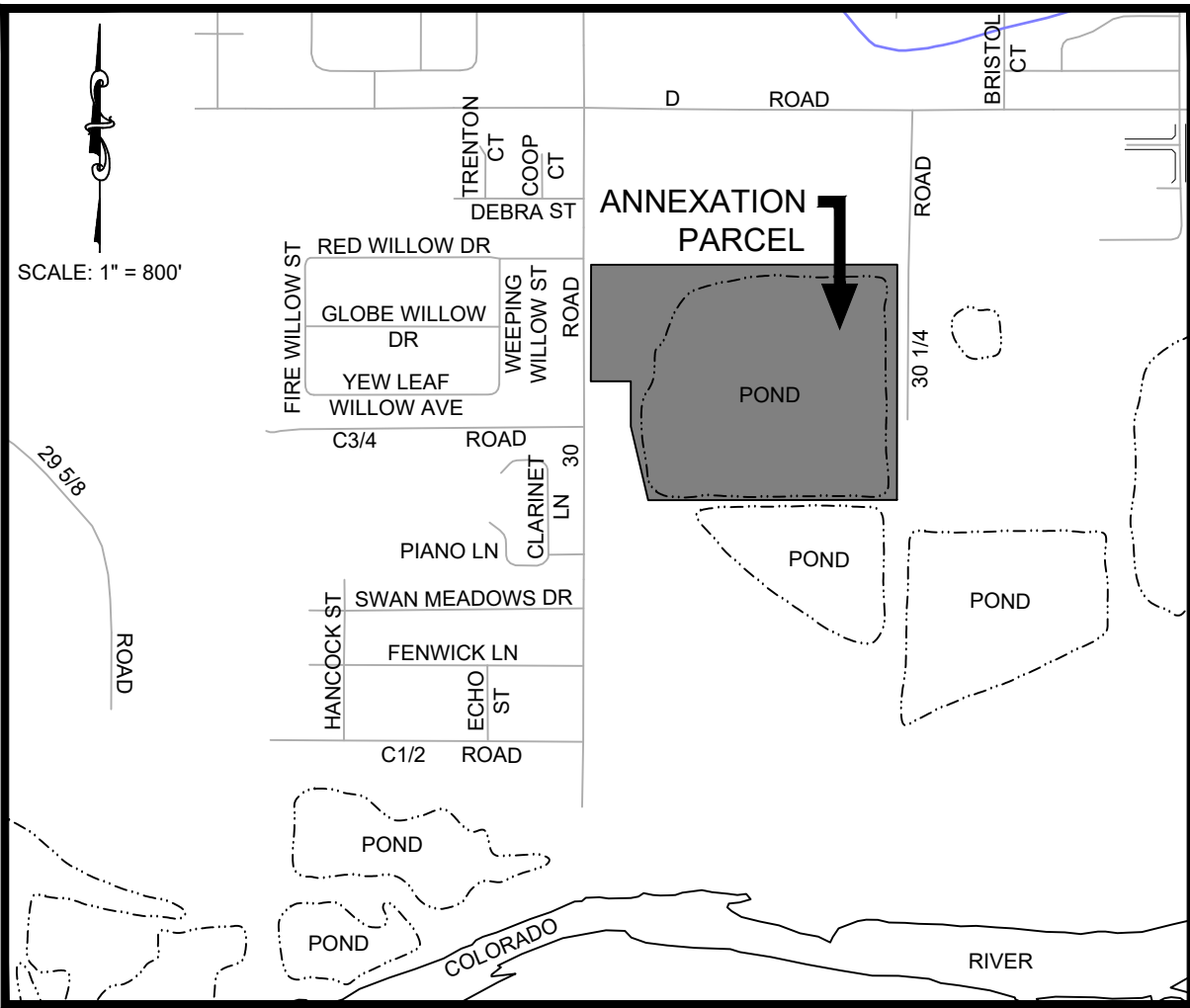
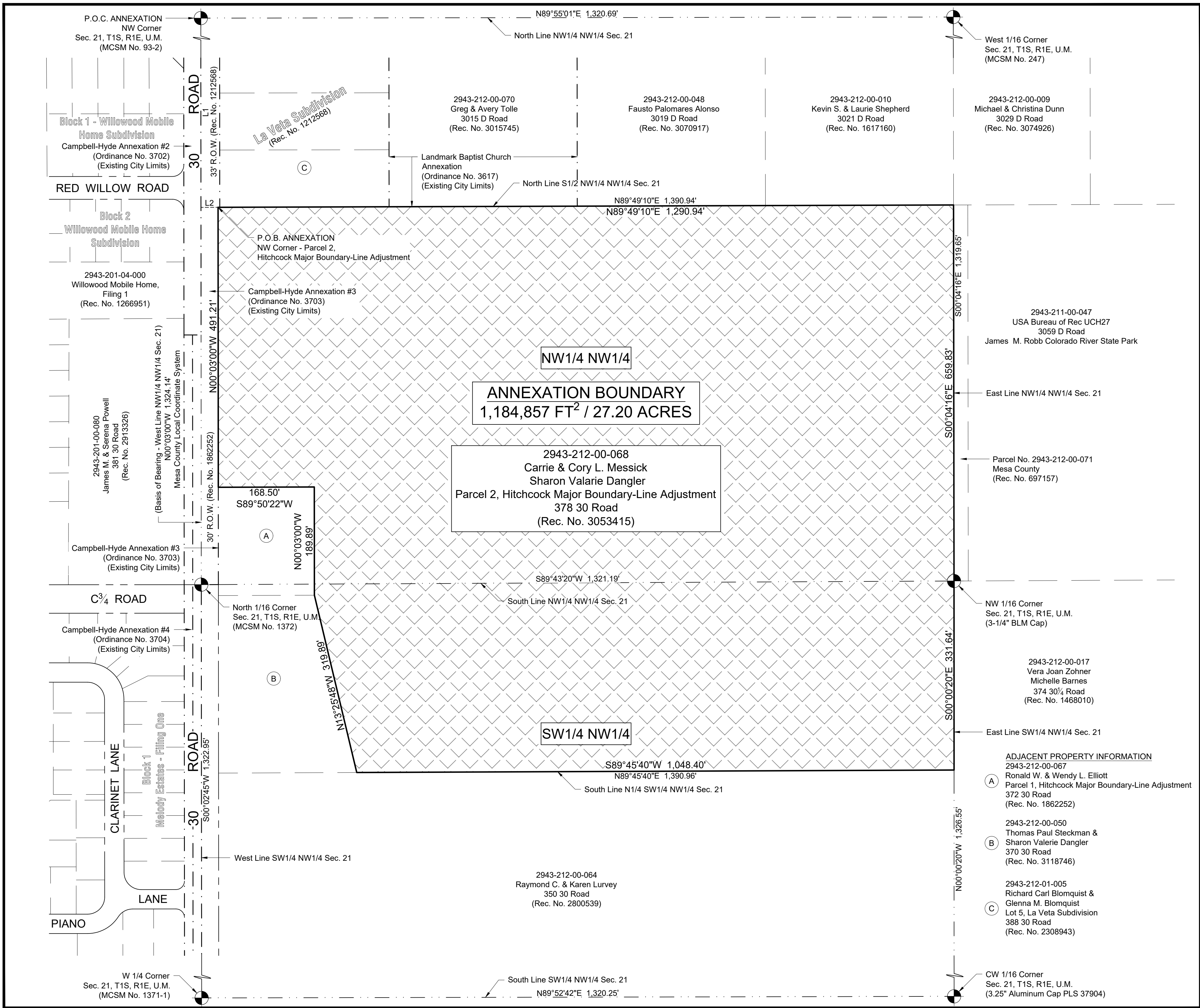
SITUATED IN THE NW¹/₄ NW¹/₄ AND THE SW¹/₄ NW¹/₄ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO

PARCEL 2 HITCHCOCK
MAJOR BOUNDARY LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO. Soid parcel contains 27.20 ACRES.

MESSICK - DANGLER ANNEXATION

Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°03'00"E	662.00'
L2	N89°57'00"E	30.00'



LEGAL DESCRIPTION

A parcel of land as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary-Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary-Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

- thence the following eight (8) courses around the perimeter of said Parcel 2:
- 1) N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
 - 2) S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
 - 3) S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
 - 4) S89°45'40"W, a distance of 1,048.40 feet
 - 5) N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary-Line Adjustment
 - 6) N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
 - 7) S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
 - 8) N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,184,867 Square Feet or 27.20 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	4,500.29 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	821.50 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	1,184,857 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	27.20 AC.	SECTION LINE	
AREA WITHIN R.O.W.	0.000 FT ²	RIGHT-OF-WAY	
AREA WITHIN DEEDED R.O.W.	0.000 AC.	ADJOINER	

SURVEY ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	FT ²	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T	TOWNSHIP	REC.	RECEPTION
R	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

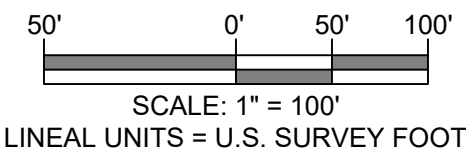
ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

THIS IS NOT A BOUNDARY SURVEY

G:\Data\SURVEY\Annexations\2025\Messick-Dangler Annexation\Messick-Dangler Annexation.dwg - PLOTTED 2025-08-07

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 07/29/2025
REVIEWED BY: ABL DATE: 08/07/2025
CHECKED BY: RBP DATE: 08/06/2025
APPROVED BY: ABL DATE: _____



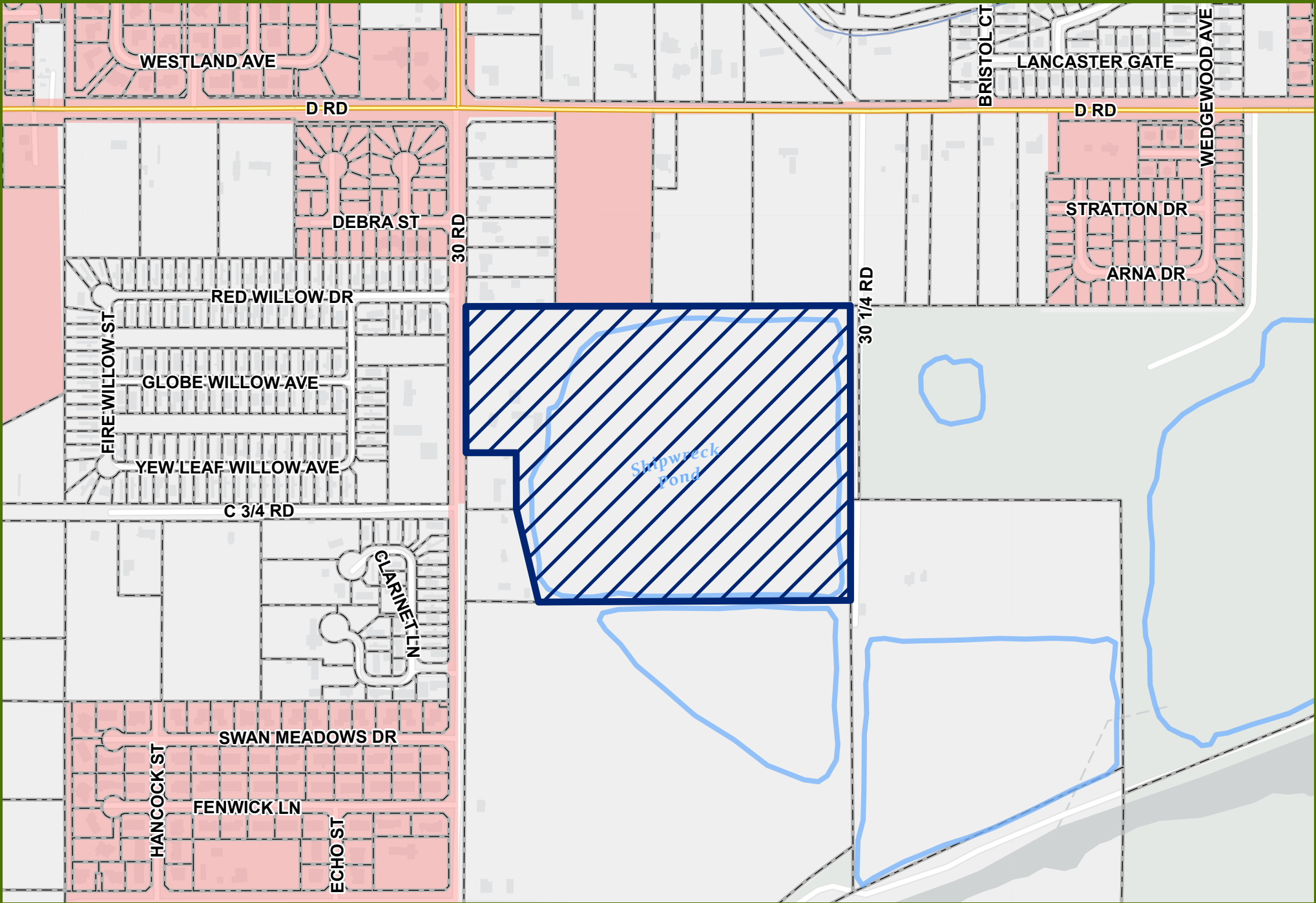
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, CO. 81501

MESSICK - DANGLER ANNEXATION
Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

MESSICK-DANGLER ANNEXATION SCHEDULE				
September 3, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
September 23, 2025		Planning Commission Considers Zone of Annexation		
October 1, 2025		City Council Intro Proposed Zoning Ordinance		
October 15, 2025		City Council Accept Petition/Annex and Zoning Public Hearing		
November 17, 2025		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2025-116		
Location(s)		378 30 Road		
Tax ID Number(s)		2943-212-00-068		
Number of Parcel(s)		1		
Existing Population		5		
Number of existing Dwelling Units		1		
Acres Land Annexed		27.2		
Developable Acres Remaining		27.2		
Right-of-way in Annexation		0		
Previous County Zoning		RSF-R		
Proposed City Zoning		P-2		
Surrounding Zoning:	North:	RSF-4, RSF-R (County) / RM-8 (City)		
	South:	RSF-R		
	East:	PUD		
	West:	PUD		
Current Land Use		Wedding Venue		
Proposed Land Use		Wedding Venue		
Surrounding Land Use:	North:	Residential		
	South:	Agricultural		
	East:	Government		
	West:	Residential		
Comprehensive Plan Designation:		Residential Medium		
Retailers within Annexation boundary		Yes:		No: X
If yes, provide Name/Address/Phone Number				
Values:	Assessed	\$461,090.00		
	Actual	\$461,090.00		
Address Ranges		378 20 Road		
Special Districts:	Water	Clifton		
	Sewer	Persigo		
	Fire	Grand Junction Rural		
	Irrigation/Drainage	Grand Valley Drainage District		
	School	School District 51		
	Pest	Grand River Mosquito Control District		

Messick-Dangler Annexation



0 125 250 500 Feet

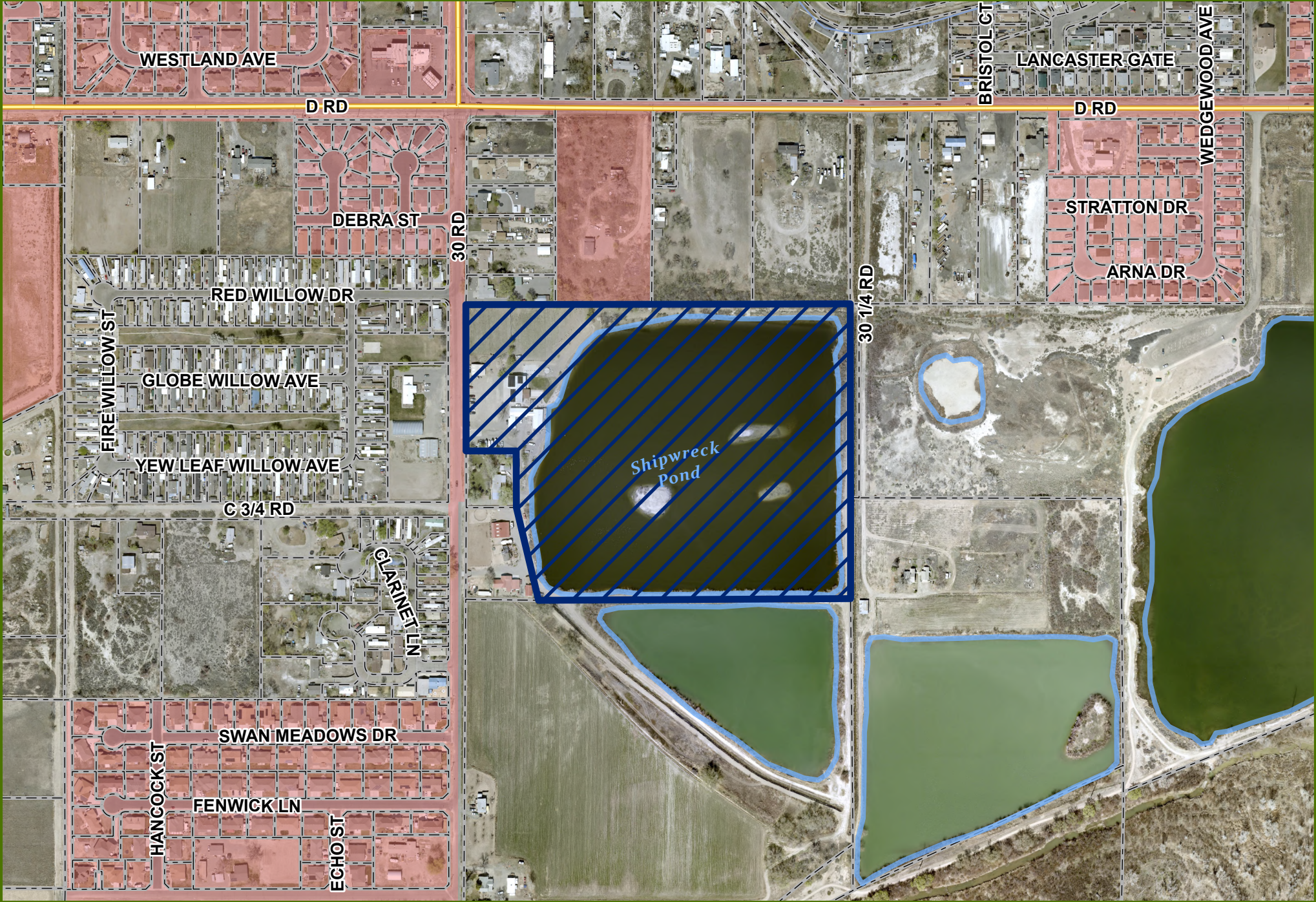


Annexation Site



City Limits

Messick-Dangler Annexation



0 125 250 500 Feet

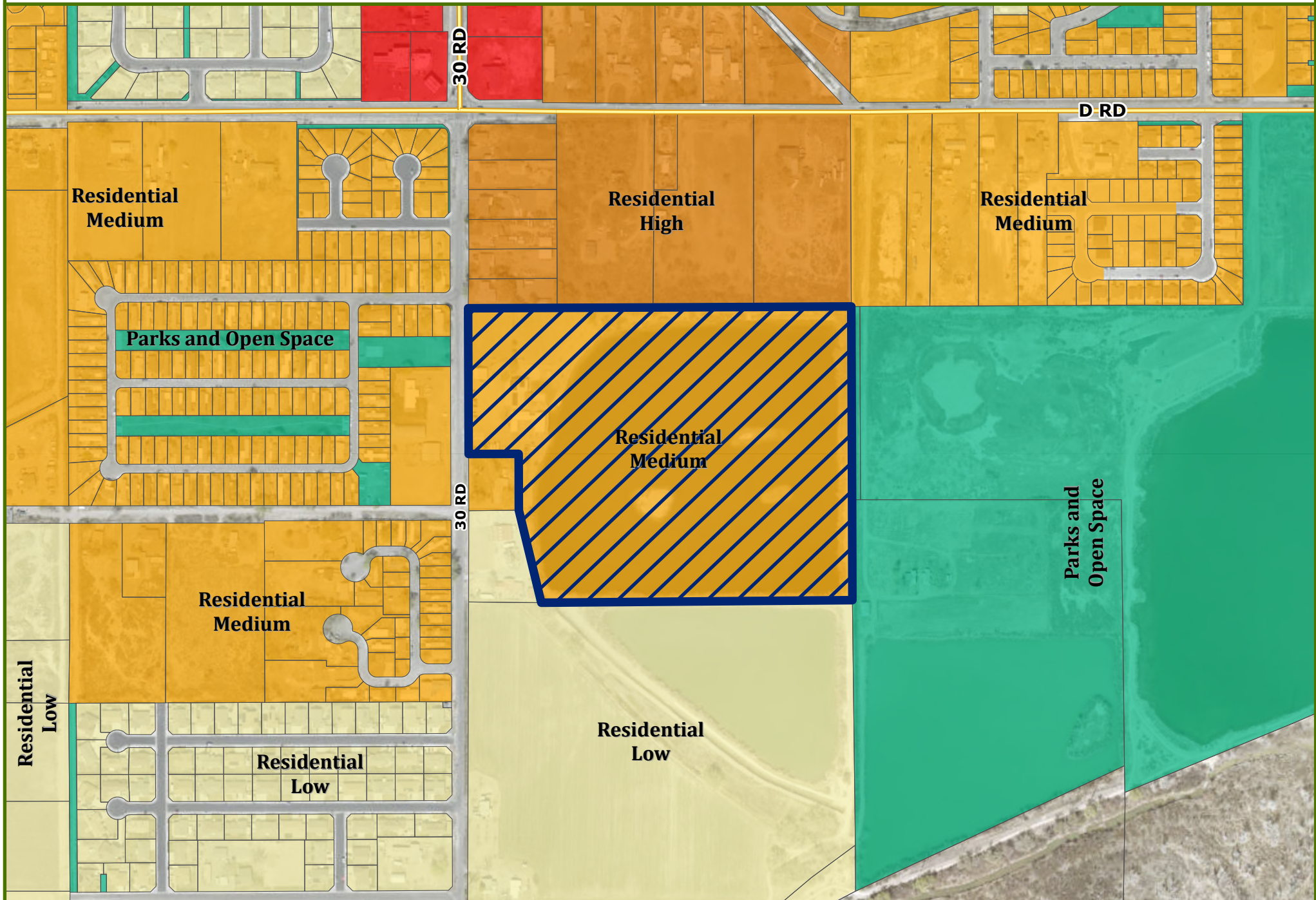


Annexation Site



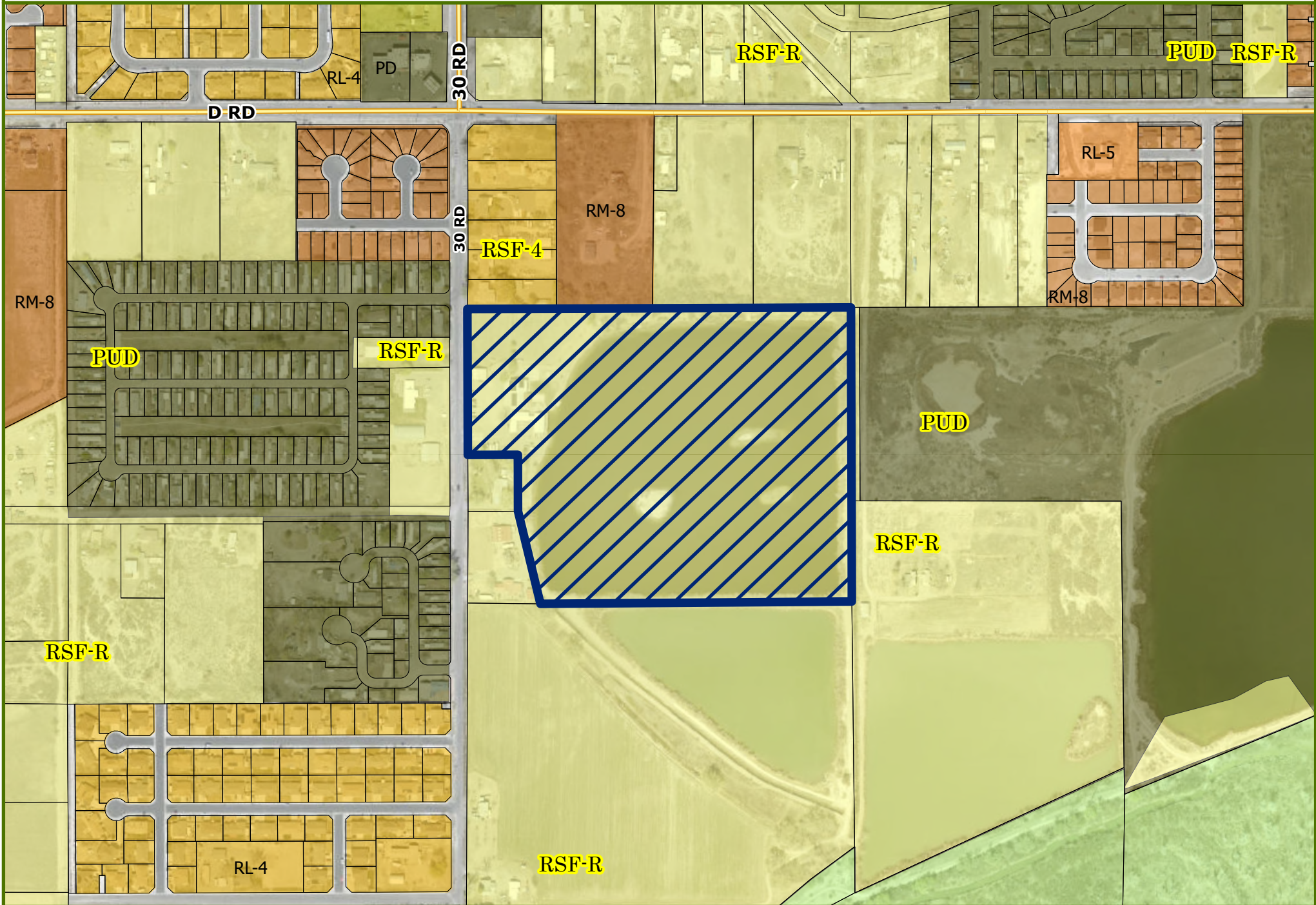
City Limits

Messick-Dangler Annexation - Land Use



0 125 250 500 Feet

Messick-Dangler Annexation - Zoning



0 125 250 500 Feet



Annexation

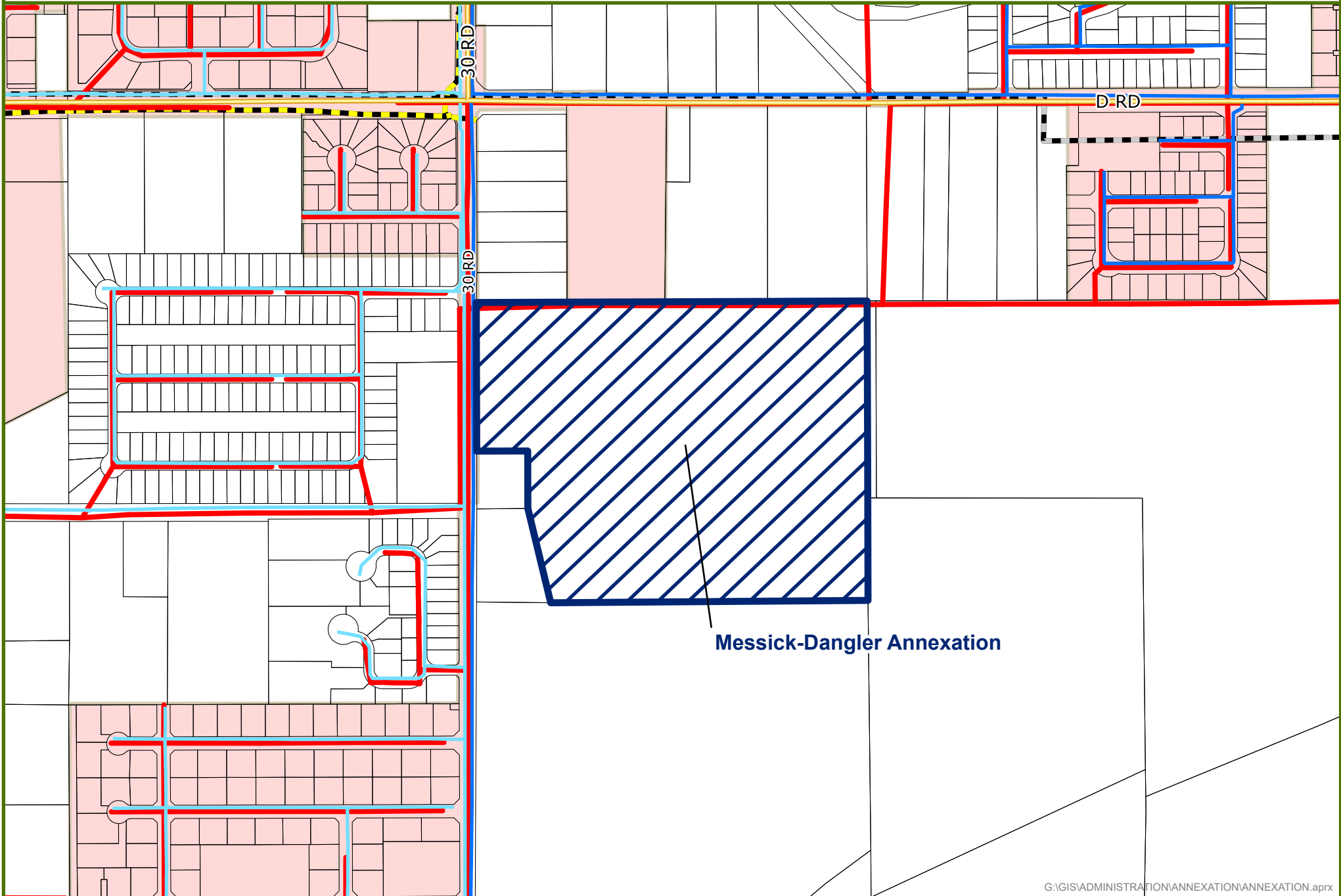
City Zoning

County Zoning

Date Created: 7/23/2025



Messick-Dangler Annexation - Utilities



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

- UTE WATER
- CLIFTON WATER
- SEWER
- CITY FIBER
- NON-CITY FIBER

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING MESSICK-DANGLER ANNEXATION
TO PUBLIC, CIVIC, AND INSTITUTIONAL CAMPUS (P-2) ZONE DISTRICT**

LOCATED AT 378 30 ROAD

Recitals:

The property owner has petitioned to annex their 27.20 acres into the City limits. The annexation is referred to as the "Messick-Dangler Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Messick-Dangler Annexation consisting of 27.20 acres from County RSF-R (Residential Single Family - Rural) to P-2 (Public, Civic, and Institutional Campus) finding that the P-2 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that request for the P-2 (Public, Civic, and Institutional Campus) zone district is in conformance the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

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

ZONING FOR THE MESSICK-DANGLER ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

A parcel of land as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary - Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning; thence the following eight (8) courses around the perimeter of said Parcel 2;

1. N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
2. S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
3. S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
4. S89°45'40"W, a distance of 1,048.40 feet
5. N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary - Line Adjustment
6. N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
7. S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
8. N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said parcel of land containing 1,184,867 Square Feet or 27.20 Acres, more or less.

Said parcel shall hereby be zoned Public, Civic, and Institutional Campus (P-2).

INTRODUCED on first reading this 15th day of October 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of November 2025 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: October 14, 2025
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Consider an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Landscaping, Buffering, and Screening and Definitions

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

State legislation signed into law in 2024 and 2025 requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial, or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or transportation corridor no later than January 1, 2026.

Staff proposes a text amendment to the Zoning and Development Code to comply with the new laws. There are additional minor changes intended to clarify provisions or achieve greater consistency with other provisions of the Code.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

State legislation signed into law in 2024 (Senate Bill 24-005) and 2025 (House Bill 25-1113) requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial, or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or transportation corridor no later than January 1, 2026.

At a workshop in December 2024, City Council directed staff to draft an amendment to existing landscape standards in the Zoning and Development Code to achieve compliance with new law. At that time, the 2025 legislation had not been introduced, but its effect is negligible on the changes required at this time. Specifically, the 2025 bill explicitly adds to applicable properties any common interest element of a multi-unit property that includes more than twelve dwelling units.

PROPOSED AMENDMENT

GJMC 21.07.030(a) Compliance.

The amendment broadens the applicability of the chapter from all required landscape to all landscape. This is necessary in order to comply with the restriction against the installation of turf on applicable properties (colloquially referred to as the “turf ban” hereafter for ease of reading), whether or not such landscape is required by code. This has the consequence of specifying several times within the chapter where a provision is meant to apply only to landscape that is required to be installed.

The exemption from the requirements of the chapter must be narrowed to single-unit and duplex dwellings, as these may be – and are – found within zone districts that also allow other uses which are subject to the turf ban.

Unrelated to the turf ban, the amendment strikes the requirement for plantings “around new and existing structures,” which is both unclear in its extent and incompatible with industry and regulatory trends to protect structures from fire hazards and foundation damage posed by planting near structures.

GJMC 21.07.030(c) Acceptable Plant Material.

The turf ban is explicitly implemented. Specifically, in accordance with the mandate, the installation of turf not meeting the definition of functional turf shall not be installed on any commercial, industrial, or institutional property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, any common interest community property, or any street right-of-way, parking lot, median, or transportation corridor. Grass seed or sod that is a native plant or has been hybridized for arid conditions is exempt from this prohibition. Artificial turf not meeting the definition of functional artificial turf is likewise prohibited on the same applicable properties.

GJMC 21.07.030(h) Irrigation.

The requirement to irrigate landscape is clarified to apply to required landscape only, since the amendment necessarily applies the chapter to all landscape.

An existing provision requiring “native grasses” to be zoned separately from “higher water demand landscapes” is replaced with a requirement that all plants shall be irrigated by zones according to their water demand. This renders more effective the chapter’s requirements for the installation of species with lower water demand by ensuring that irrigation is zoned properly to supply only the water such plants demand.

GJMC 21.07.030(i) Landscape Plans.

The existing code includes a requirement that irrigation plans be certified by an irrigation design professional who has been certified through the Irrigation Association (CID) or a similar EPA WaterSense labeled certification program. The provision specifies that it becomes effective “no later than three years after December 21, 2022.” As the effective date of this proposed amendment would be near to December 21, 2025, the reference to a forthcoming effective date is no longer necessary and is proposed for deletion.

The provision allowing for field substitutions of equivalent species is proposed to be limited such that turf may not be substituted without prior written approval of the Director. This ensures that grasses subject to the turf ban are not installed in the field in place of species that are exempt.

GJMC 21.07.030(j, l, m, n, o)

References to “required” landscape are added throughout these subsections to maintain their existing applicability despite the amendment applying the chapter generally to all landscape.

GJMC 21.07.060 Street frontage landscape.

A recent amendment reduced front setbacks to five feet in several zone districts, with an option to reduce to zero feet under certain conditions. However, such reductions cannot be achieved where a fourteen-foot-wide street frontage landscape is required. This amendment provides an option to reduce to five feet the required street frontage landscape area where a building is constructed to a five-foot front setback. Where a front setback is reduced to less than five feet, the street frontage landscape is still applied, but the required plantings are to be provided in another location within the same development. This renders effective the reduction in setbacks while ensuring that plantings which otherwise would be provided in the street frontage are not lost altogether.

GJMC 21.07.070 Public right-of-way.

A provision limiting turf to 15% of right-of-way landscape is proposed for deletion. The turf ban precludes any percentage of such area from being planted with nonfunctional turf. Exempt species, which are native or adapted to the region, are appropriate plant selections for right-of-way landscape and need not be limited by a 15% cap.

GJMC 21.14.020 Definitions

The definition of functional turf requires revision for consistency with Colorado law. A new definition of functional artificial turf becomes necessary in order to establish the applications of artificial turf which are not subject to the ban.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on October 4, 2025 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The proposed amendment supports two strategies within Plan Principle 8, Resource Stewardship, pertaining to the planting of native and other species with reduced water demand. Each strategy promotes the installation of waterwise species and water conservation, one via regulation on required landscape, the other via management of public landscape throughout the City. The amendment prohibits nonfunctional turf and nonfunctional artificial turf within most development and in public spaces, while preserving requirements for site landscape, which promotes (by requiring) the installation of native or hybridized grass species or other plants selected from the suitable plant list. The amendment can be expected to shift the proportion of landscape areas occupied by turf and its high water demands in favor of waterwise species.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards. *The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.*

The proposed amendment is consistent with the rest of the provisions in the Code and does not create any conflicts with other provisions in the Code.

Staff finds this criterion has been met.

(C) Specific Reasons. *The proposed Code Text Amendment shall meet at least one of the following specific reasons:*

The proposed revisions to the Zoning and Development Code all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

The amendment directly addresses recent legislation that requires compliance by January 1, 2026. In order to achieve compliance with the turf ban, it is necessary for the City to implement its terms as provided in the proposed amendment. The legislation likewise reflects recent development and regulatory trends towards the implementation of waterwise landscape and irrigation practices. The City's Water Efficiency Plan and Sustainability and Adaptation Plan direct the City to further its efforts towards water conservation, specifically within irrigation for landscape areas.

The amendment to street frontage landscape addresses the trend towards increased flexibility in development standards, specifically the reduction of front setbacks in applicable zone districts.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The amendment modifies requirements for development in general by its prohibition on nonfunctional turf, which replaces a cap of 15% nonfunctional turf in any required landscape area, and it applies the prohibition to any landscape on any property subject to the statewide ban on nonfunctional turf.

The amendment addresses specific development issues concerning the effectuation of reduced front setbacks, which otherwise cannot be achieved given the existing code's requirement for a fourteen-foot-wide street frontage landscape area (reducible to five feet only where a detached sidewalk is provided).

c. To add, modify or expand zone districts; or

d. To clarify or modify procedures for processing development applications.

Reasons (a) and (b) are satisfied. Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following finding of fact has been made:

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

Therefore, staff recommends approval.

SUGGESTED MOTION:

Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-575, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.

Attachments

1. Draft Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING LANDSCAPING, BUFFERING, AND SCREENING AND DEFINITIONS

Recitals

The City Council recognizes the importance of maintaining effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while remaining compliant with applicable laws of the State of Colorado.

State legislation signed into law in 2024 and 2025 requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial, or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or transportation corridor no later than January 1, 2026. During the course of reviewing the City of Grand Junction's landscape regulations to identify necessary revisions for compliance with state law, staff identified additional opportunities to clarify provisions or achieve greater consistency with other provisions of the Grand Junction Zoning and Development Code.

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

After public notice and public hearing, the Grand Junction City Council finds that the amendment to the Zoning & Development Code implements the vision and goals of the Comprehensive Plan, that the amendment provided in this Ordinance is responsive to the requirements of the laws of the State of Colorado, and that the amendment otherwise furthers and advances the public health, safety, and welfare of the City and its residents.

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

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

...

21.07 LANDSCAPING, BUFFERING, AND SCREENING

...

21.07.030. General landscape standards.

(a) Compliance.

(1) All landscaping ~~required by this Code~~ shall comply with the standards and requirements of this section.

(2) The landscaping requirements of this Code shall not apply to ~~a lot zoned for one or two dwelling units~~ individual-lot development of single-unit detached or duplex dwellings.

(3) Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, ~~around new and existing structures~~, and along street frontages and within any right-of-way not used nor planned to be used for infrastructure.

...

(c) Acceptable Plant Material.

(1) Suitable Plant List.

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List. ~~It~~ to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plant List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant not otherwise prohibited if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habitat, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

...

(iv) A minimum 90% of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

...

(4) Turf not meeting the definition of functional turf shall not be installed on any commercial, industrial, or institutional property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, any common interest community property, or any street right-of-way, parking lot, median, or transportation corridor, except that grass seed or sod that is a native plant or has been hybridized for arid conditions is exempt from this prohibition. ~~exceed 15% of any required~~

landscaping area in the City of Grand Junction. Functional turf may exceed the 15% maximum.

(5) Artificial turf not meeting the definition of functional artificial turf shall not be installed on any commercial, industrial, or institutional property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, any common interest community property, or any street right-of-way, parking lot, median, or transportation corridor.

...

(h) Irrigation.

All required vegetation and landscaped areas must be provided with a permanent irrigation system, which may include a system supplied by water from an approved graywater treatment works.

~~(5) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Plants shall be irrigated by zones according to their water demand. Once the grasses plants are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix the plantings and to suppress weed growth.~~

...

(i) Landscape Plans.

...

(7) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program.

~~(i) This certification will be required on all irrigation plans no later than three years after December 21, 2022. The irrigation plan shall also comply with the standards in the Submittal Standards for Improvements and Development (SSID) manual.~~

...

(10) An equivalent species may be substituted in the field without prior written approval of the Director. Plants are "equivalent" if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements as identified as the City of Grand Junction Suitable Plants List, and thrive in the same microclimate, soils, and water conditions.

...

(ii) Turf shall not be substituted without prior written approval from the Director.

(j) Protection of Landscape Areas.

All required landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

...

(l) Sight Distance.

The owner shall maintain all vegetation, fences, walls, and berms so that there is no sight distance hazard nor road or pedestrian hazard. See GJMC 8.32.060 and TEDS (GJMC Title 29).

(m) Soil and Planting Beds.

Soil in required landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

...

(n) Planting Standards.

(1) All required landscaping shall be installed, maintained, and protected as shown on the approved plan.

...

(o) Maintenance.

(1) The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain required landscaping in a healthy, growing, neat and well-maintained condition:

...

(ii) Any required plant that dies or is substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death or by the next April 1.

...

...

21.07.060. Street frontage landscape.

(a) For all development, except construction of one or two dwelling units or development within the MU-3 zone district, the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.

(1) Where detached walks are provided, or where a building is constructed to a five-foot front setback, a minimum street frontage landscape of five feet is acceptable. Where a front setback is reduced to less than five feet, the minimum street frontage landscape

of five feet applies, and the equivalent area and plantings not installed within the frontage shall be provided in another location within the same development.

...

21.07.070. Public right-of-way.

...

(b) For the purpose of meeting minimum plant quantities, 50% of landscaping plantings on public right-of-way shall be counted toward the landscape or open space requirements of this Code, unless specifically provided otherwise in this Code.

(1) At least 75% of the unpaved adjacent right-of-way shall be covered by plant material at maturity, including tree canopy, shrubs, and groundcover. ~~No more than 15% of the right-of-way shall be landscaped with turf.~~

...

...

...

21.14 MEASUREMENTS AND DEFINITIONS

...

21.14.020. Definitions.

...

(b) Terms Defined.

...

F

...

Functional artificial turf means artificial turf that is:

(a) Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough; or

(b) A component of a product designed and approved by a professional engineer for civic infrastructure projects, including but not limited to covers for solid waste facilities and brownfield sites and revetments for slopes, channels, levees, and dams.

Functional turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include

~~playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.~~

...

...

INTRODUCED on first reading this 5th day of November 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 19th day of November 2025 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk