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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, NOVEMBER 25, 2025 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-11-25-25***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Hwy 50 Self Storage Parking LLC. to zone 7.37 acres from County RSF-4 (Residential) to City RM-8 (Residential Medium-8) located at 2716 B ¼ Road.
2. Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 27.20 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road
3. Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad. **This item to be continued to the December 9th Planning Commission Hearing.**

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: November 25, 2025

Presented By:

Department: Community Development

Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

Consider a request by Hwy 50 Self Storage Parking LLC. to zone 7.37 acres from County RSF-4 (Residential) to City RM-8 (Residential Medium-8) located at 2716 B 1/4 Road.

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Applicant, Hwy 50 Self Storage Parking LLC, is requesting a zone of annexation to RM-8 (Residential Medium-8) for the Ricciardella Annexation. The approximately 7.37 acres consist of one parcel of land located at 2716 B 1/4 Road. The property is currently vacant. Annexation is being sought in anticipation of developing the vacant land area. The property is Annexable Development per the Persigo Agreement. The zone district RM-8 is consistent with the Industrial Land Use designation of the Comprehensive Plan. The request for annexation (which includes 0.58 acres of right-of-way – a total of 5.58 acres), will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Annexation Request

The Applicant, Hwy 50 Self Storage Parking LLC, is requesting annexation of approximately 7.37 acres consisting of one parcel of land located at 2716 B 1/4 Road. The subject property is currently vacant and appears to not have any prior development or use. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. The request for zoning will be

considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – November 19, 2025
- Planning Commission considers Zone of Annexation – November 25, 2025
- Introduction of a Proposed Ordinance on Zoning by City Council – December 17, 2025
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – January 7, 2026
- Effective date of Annexation and Zoning –February 9, 2026

Zone of Annexation Request:

The Applicant is requesting a zone district of RM-8 (Residential Medium-8). The property is currently zoned in the County as RSF-4(Residential). The proposed zone district of RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The surrounding zoning includes a mix of both City and County zoned properties. City-zoned properties adjacent to the property include Planned Development (PD), RSF-4 (County) and PUD (County), Commercial General (CG) RSF-4 (County).

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

The RM-8 zoning will permit Residential Medium-8 land uses, allowing for medium density residential development for the undeveloped property.

In addition to the RM-8 zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential.

- Residential Medium 8 (RM-8)
- Residential Medium 12 (RM-12)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held

virtually on December 19, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance as well as twelve members of the public.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on January 24, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 14, 2025. The notice of the Planning Commission public hearing was published on November 15, 2025 in the Grand Junction Daily Sentinel.

Zone of Annexation Analysis

The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The proposed annexation and zoning to the RM-8 (Residential Medium-8) zone district is consistent with the goals and policies of the City's 2020 Comprehensive Plan. The subject property is located within both the Urban Growth Boundary and the Persigo 201 Planning Area, making it eligible for annexation and urban-level development. The Comprehensive Plan designates this area for residential land use, and the requested RM-8 zoning aligns with that designation by allowing residential development. By annexing and zoning the property, the City ensures future development will occur in accordance with established standards for infrastructure, land use compatibility, and site design. This action supports the City's vision for compact and efficient growth and furthers long-range planning objectives for logical urban expansion.

Therefore, staff find this criterion met.

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

The annexation and zoning of the subject property contribute to a logical and orderly development pattern along B 1/4 Road. The site is directly adjacent to existing City-zoned and developed parcels, mostly residential housing with a self-storage facility directly to the east. These surrounding developments reflect a transition toward Residential Medium-8 and commercial uses consistent with the requested zoning. Annexing and zoning the parcel will close a gap in City jurisdiction, reduce potential

inconsistencies in land use regulation, and allow for a coordinated approach to infrastructure extension and site development.

Therefore, staff finds this criterion met.

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

The proposed RM-8 (Residential Medium-8) zoning directly supports the goals outlined in the City's 2020 Comprehensive Plan, particularly Plan Principle 3: Responsible and Managed Growth, which states "Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land", and "Encourage infill and redevelopment to leverage existing infrastructure."

The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. This principle supports fiscally responsible growth and annexation policies that promote a compact pattern of growth to encourage 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 East.

Additionally, this request supports Plan Principle 5: Strong Neighborhoods and Housing Choices, which states "Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes." The Residential Medium - 8 dwelling units per acre zoning (RM-8) provides for a higher range of density than what lower density districts would accommodate. The RM-8 accommodates housing types that include smaller footprints, less square footage, smaller yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter acre lot.

Therefore, staff finds that this criterion is met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Ricciardella Zone of Annexation, ANX-2024-16 request for the property located at 2716 B 1/4 Road from County RSF-4 (Residential) to RM-8 (Residential Medium-8), the following findings of facts have been made:

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

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 2716 B 1/4 Road, City file number ANX-2024-16, 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. Draft ORD - Zoning - Ricciardella Annexation
2. Exhibit 1 - Development Application
3. Exhibit 2 - Annexation Plat
4. Exhibit 3 - Annexation Information Sheet
5. Exhibit 4 - Annexation Site Map
6. Exhibit 5 - Annexation Petition

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING RICCIARDELLA ANNEXATION TO RM-8 (RESIDENTIAL MEDIUM) ZONE DISTRICT

**LOCATED AT 2716 B 1/4 RD.
APPROXIMATELY 7.37 ACRES**

Recitals:

The property owner has petitioned to annex their 7.37 acres into the City limits. The annexation is referred to as the "Ricciardella Annexation".

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Ricciardella Annexation consisting of 7.37 acres from County RSF-4 (Residential) to RM-8 (Residential Medium-8) finding that both the RM-8 zone district conforms with the designation of Residential as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium-8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(m) of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE RICCIARDELLA ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned RM-8 as follows:

**RICCIARDELLA ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Ricciardella Annexation Legal Description

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

INTRODUCED on first reading this _____ day of _____, 2025 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2025 and ordered published in pamphlet form.

[NAME]
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

Development Application

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

Petition For: Annexation / Zone of Annexation

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

Existing Land Use Designation: Residential Medium

Existing Zoning: RSF-4 (County)

Proposed Land Use Designation: N/A

Proposed Zoning: R8

Property Information

Site Location: 2716 B 1/4 Road

Site Acreage: 7.3

Site Tax No(s): 2945-253-00-132

Site Zoning: RSF-4 (County)

Project Description: Annexation/Zone of Annexation

Property Owner Information

Name: HWY 50 Self Storage Parking, LLC

Applicant Information

Name: HWY 50 Self Storage, Parking LLC

Representative Information

Name: Ty Johnson

Mailing Address: 2716 B 1/4 Road

Mailing Address: 2716 B 1/4 Rd

Mailing Address: 734 Egret Circle

City/State/Zip: Grand Junction, CO 81501

City/State/Zip: Grand Junction, CO 81501

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 702-935-2571

Business Phone #: 702-606-3042

Business Phone #: 970-316-1596

E-Mail: michaelm@osprey-management.com

E-Mail: ty@mesaplanning.com

E-Mail: ty@mesaplanning.com

Fax #:

Fax #:

Fax #:

Contact Person: Mikey McMahon

Contact Person: Mikey McMahon

Contact Person: Ty Johnson

Contact Phone #: 702-606-3042

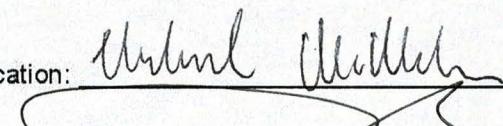
Contact Phone #: 702-606-3042

Contact Phone #: same

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: 5/29/25

Signature of Legal Property Owner:



Date: 5/29/25

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of HWY 50 Self Storage Parking, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority Nevada (state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____
3. The Entity's mailing address is: 9515 Hillwood Drive, Las Vegas, NV 89134 _____
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: Matthew Ricciardella / Manager _____

If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.

5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: None _____ (if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: None _____ (if none insert "NONE")

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

EXECUTED this 29th day of May, 2025.

ENTITY: HWY 50 Self Storage Parking LLC, a Nevada Limited Liability Company

BY: Sheri Meyer
Name _____ Position _____

STATE OF NV _____)
) ss.

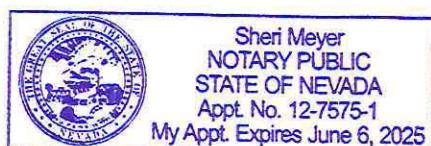
COUNTY OF Clark _____)

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Matthew Ricciardella and XXX.

Witness my hand and official seal.

My commission expires:

Sheri Meyer
Notary Public



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) HWY 50 SELF STORAGE PARKING, LLC ("Entity") is the owner of the following property:

(b) 2716 B 1/4 Road, Grand Junction, CO 81501 (Parcel #2945-253-00-132)

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:

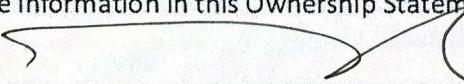
On behalf of Entity, I have reviewed the application for the (d) Annexation/Zone of Annexation

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

(e) No knowledge of a boundary conflict

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: Matthew Ricciardella

State of NV)

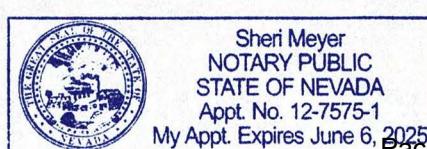
County of Clark) ss.

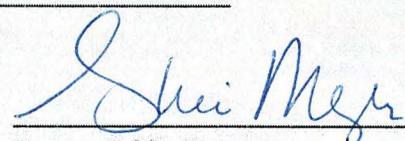
Subscribed and sworn to before me on this 29th day of May, 2025

by Matthew

Witness my hand and seal.

My Notary Commission expires on 6-6-2025




Sheri Meyer
Notary Public Signature



State Documentary Fee
Date: May 13, 2022
\$125.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY, whose street address is 2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503, City or Town of GRAND JUNCTION, County of Mesa and State of Colorado, for the consideration of (\$1,250,000.00) ***One Million Two Hundred Fifty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY, whose street address is 9515 HILLWOOD DR, Las Vegas, NV 89134, City or Town of Las Vegas, County of Clark and State of Nevada, the following real property in the County of Mesa and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: 2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of May 13, 2022.

JOYCE LUSTER, LLC, A COLORADO LIMITED
LIABILITY COMPANY

By: Joyce Luster

JOYCE LUSTER AS MANAGER

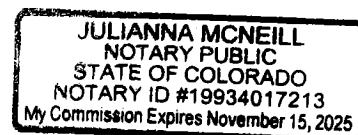
State of Colorado)
)
County of MESA)
)

The foregoing instrument was acknowledged before me on this day of May 13th, 2022 by JOYCE LUSTER, AS MANAGER OF JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY.

Witness my hand and official seal

My Commission expires: 11-15-25

Julianna McNeill
Notary Public



County of Mesa

When recorded return to: HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY
9515 HILLWOOD DR, Las Vegas, NV 89134



Exhibit A**TRACT I:**

A PARCEL OF GROUND SITUATED IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N00°00'30"W 1321.66 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, S00°00'30"E 233.00 FEET TO THE POINT OF BEGINNING, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO DESCRIBED AT RECEPTION NO. 694676;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

(1) S45°07'00"E 91.00 FEET;

(2) S56°28'00"E 57.47 FEET;

(3) S59°04'51"E 31.59 FEET TO THE NW CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093),

S01°06'24"W 374.68 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), S00°00'01"E 338.05 FEET TO THE SW CORNER OF

ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE SOUTH LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), N89°59'59"E 435.00 FEET TO THE SE CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE S00°10'23"E 1.68 FEET;

THENCE N89°55'45"E 0.77 FEET;

THENCE S00°01'18"E 101.00 FEET;

THENCE S89°59'30"W 357.25 FEET;

THENCE S00°04'15"E 15.28 FEET;

THENCE S89°59'30"W 80.30 FEET;

THENCE N00°00'30"W 1.53 FEET;

THENCE N89°56'05"W 132.00 FEET TO THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N00°00'30"W 938.65 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

TRACT II:

A PARCEL OF GROUND SITUATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SE CORNER OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°56'05"W WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N89°56'05"W 660.31 FEET TO THE SW CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N00°02'12"W 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N00°02'12"W 640.50 FEET TO THE NW CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, S89°57'48"E 660.63 FEET TO THE NE CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, S00°00'30"E 510.83 FEET;

THENCE N89°56'05"W 275.00 FEET;

THENCE N00°00'30"W 39.31 FEET;

THENCE N89°56'05"W 183.40 FEET;

THENCE S00°02'12"E 159.31 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD, N89°56'05"W 58.00 FEET;

THENCE N00°02'12"W 262.00 FEET;

THENCE N89°56'05"W 128.00 FEET;

THENCE S00°02'12"E 272.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD, N89°56'05"W 16.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO COUNTY OF MESA IN WARRANTY DEED RECORDED MARCH 20, 2017 UNDER RECEPTION NO. 2793678,

COUNTY OF MESA, STATE OF COLORADO.

TRACT III:

LOT 16,
EXCEPT THE NORTH 14.3 FEET THEREOF,
AND ALL OF LOTS 17, 18, AND 19 IN BLOCK ONE OF
ORCHARD MESA COMMERCIAL PARK,

COUNTY OF MESA, STATE OF COLORADO.

Ricciardella Annexation
Annexation and Zone of Annexation
2716 B 1/4 Rd.
December 20, 2023
General Project Report

Project Description

The subject property is approximately 7.3 acres in size and is located at 2716 B 1/4 Rd., as displayed below.



Public Benefit (of the entire project):

This project will benefit the public by implementing the 201 Persigo Agreement and create the opportunity for future residential development. The R8 1 zoning, if granted, will create opportunities for medium density housing, which is lacking in our community.

Neighborhood Meeting

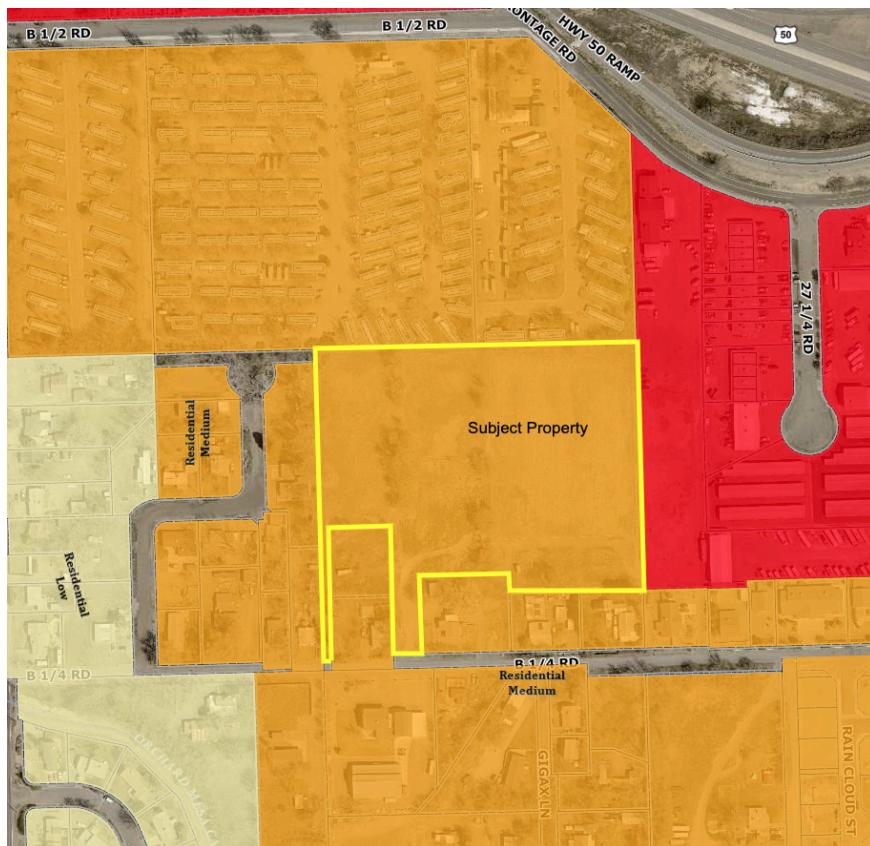
A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The subject property is designated as a residential medium in the future land use map of the comprehensive plan. R8 is one of two residential zone districts that implements the residential medium land use designation in the Comp Plan. The proposal meets a number of goals and policies in the City's comp plan.

- **Plan Principle 3: Responsible and Managed Growth**
 - Encourage infill to leverage existing infrastructure
- **Plan Principle 5: Strong Neighborhoods and Housing Choices**
 - Opportunities for housing choices that meets needs of all people



Surrounding Land Use

The subject property is currently surrounded by residential development to the north, west, and south. The property is adjacent to commercial development to the east.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Xcel
- Electricity: Xcel
- Irrigation: OMID

Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described.

Response: The petition has been signed by 100% of property owners of the subject property.

This criterion has been met.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits.

Response: This requirement is being met, as demonstrated by the improvement survey plat submitted with the application package.

This criterion has been met.

c) A community of interest exists between the area to be annexed and the City.

Response: Annexation of the subject property will contribute to implementation of the 201 Persigo Agreement which benefits the community as whole.

This criterion has been met.

d) The area is or will be urbanized in the near future.

Response: The applicant is preparing the property for development consistent with the standard and regulations of the R-8 zone district.

This criterion has been met.

e) The area is capable of being integrated with the City.

Response: The proposed annexation area is adjacent to the city limits. Utilities and City services are available and currently serve the existing urban area near this site.

This criterion has been met.

f) No land held in identical ownership is being divided by the proposed annexation.

Response: The entire property owned by the applicant is being annexed.

This criterion has been met.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

Response: Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.

This criterion is not applicable.

The Grand Junction Municipal Code states in Section 21.02.140(a) that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: A new Comprehensive Plan has been adopted since this property was originally zoned, which is a new event that invalidates the original premises.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character of the area has changed in that the current Comprehensive Plan, adopted in 2020, now envisions medium density in the area. That was not the case when the property was originally zoned. This change in the community's vision, as stated in the Comprehensive Plan, is a shift in the overall condition of the area such that the proposed R-8 zoning is consistent with the Plan.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Public and community facilities are more than adequate to serve future development on this property. The subject property is adjacent to dedicated and built ROW and all utilities are adjacent and available to serve the property.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The Grand Valley Housing Needs Assessment details that there is a "missing middle" of attached single family and multi-family housing products in the City of Grand Junction. The R-8 zoning district allows for both of these housing types which will help alleviate the shortage of medium density housing products in our community. e.

This criterion has been met.

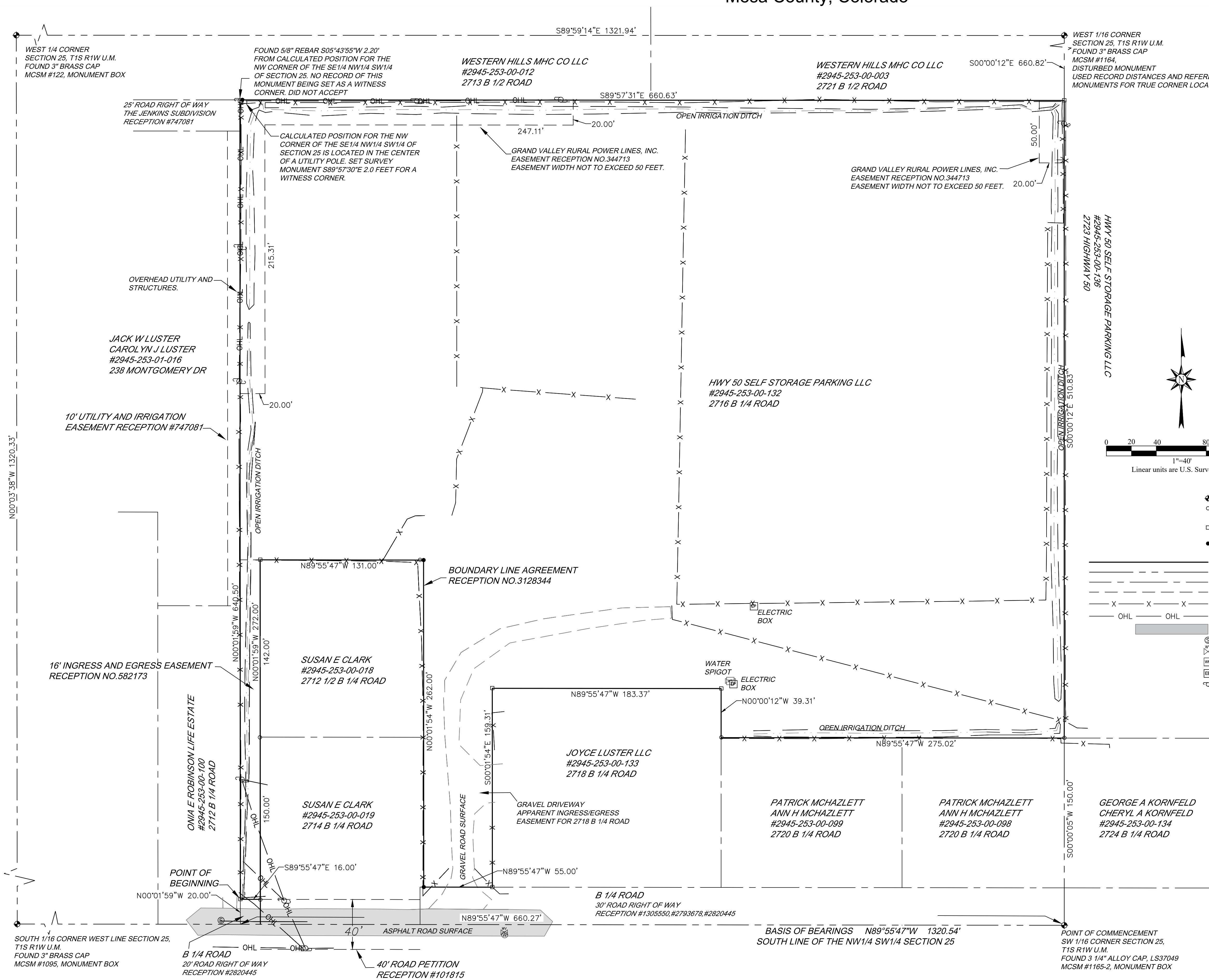
(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive benefits from R-8 zoning on the property for a myriad of reasons. Most importantly, R-8 implements the vision of the community as defined in the Comprehensive Plan. The Comprehensive Planning process lasted over 2 years with thousands of responses from the public on how the community should grow. R-8 is consistent with the vision of the community as a whole. The community will benefit from this zoning as it will pave the way for future residential development which will help alleviate the housing issue in our community.

This criterion has been met.

IMPROVEMENT SURVEY PLAT

Located in the SE1/4 of the NW1/4 of the SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Mesa County, Colorado



Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. There were only two (2) questions asked by meeting attendees, which included a question about what future development is planned on the site and a question about where future development would take access from.

Dave

ADJACENT PROPERTY OWNER NAME & ADDRESS ORDER FORM

Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2945-253-00-132

Property Address: 2716 B 1/4 Rd. Grand Junction CO

Property Owner: HWY 50 Self Storage Parking LLC

Contact Person: _____

Mailing Address: _____

E-Mail Address: _____

Applicant: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

E-Mail Address: ty.johnson@kaart.com

Project Representative: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

Phone Number: 970-241-0745

E-Mail Address: ty.johnson@kaart.com

***This request for labels and/or the name and address list **MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR** to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

ACE AUTOMOTIVE OF GRAND
JUNCTION LLC
241 27 1/4 RD STE 3 & 4
GRAND JUNCTION CO 81503

ARCIERI FAMILY LIMITED
PARTNERSHIP
2690 B 3/4 RD
GRAND JUNCTION CO 81503

ARCIERI JAMES THOMAS
ARCIERI VAL JEAN
330 33 1/2 RD
PALISADE CO 81526

ARMSTRONG CATHERINE S
2713 B 1/2 RD UNIT 311
GRAND JUNCTION CO 81503

BAKER CHRISTINE D
BAKER JOHN
2729 B 1/4 RD
GRAND JUNCTION CO 81503

BENSON MERRITT A
BENSON JILLETT M
232 MONTGOMERY DR
GRAND JUNCTION CO 81503

CASTRO DANIEL DAVID
MARSH LUCAS DANIEL GRANTEE
BENEFICIARY
232 27 RD
GRAND JUNCTION CO 81503

CITY OF GRAND JUNCTION
DAVE THORNTON
250 N 5TH ST
GRAND JUNCTION CO 81501

CLARK SUSAN E
2714 B 1/4 RD
GRAND JUNCTION CO 81503

COFFMAN LINDA S
230 MONTGOMERY DR
GRAND JUNCTION CO 81503

CONNOLLY JOANNE
CONNOLLY DENNIS
2713 B 1/2 RD UNIT B2
GRAND JUNCTION CO 81503

DOLAN MATTHEW M
234 MONTGOMERY DR
GRAND JUNCTION CO 81503

ESPINOZA ARTURO REYES
REYES LUZ E
236 27 RD
GRAND JUNCTION CO 81503

FORBES JIM
2710 B 1/4 RD
GRAND JUNCTION CO 81503

GATES JOEL T
GATES LEAH R
PO BOX 266
RIDGWAY CO 81432

GREA LLC
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GRUWELL RYAN
237 27 1/4 RD UNIT II
GRAND JUNCTION CO 81503

HAGMAN NATASHA M
HAGMAN ANITA
2708 RINCON DR
GRAND JUNCTION CO 81503

HAMILTON STACIA M
221 GIGAX LN
GRAND JUNCTION CO 81503

HARRIS JEANINE M
219 RAIN CLOUD ST
GRAND JUNCTION CO 81503

HWY 50 SELF STORAGE PARKING
LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

JMS PROPERTIES LLC
580 GREENFIELD CIR W
GRAND JUNCTION CO 81504

JOYCE LUSTER LLC
2730 B 1/2 RD UNIT B
GRAND JUNCTION CO 81503

KAART PLANNING
TY JOHNSON
734 MAIN ST
GRAND JUNCTION CO 81501

KARSCHNIK JASON A
KARSCHNIK CHRISTINA L
2715 B 1/4 RD
GRAND JUNCTION CO 81503

KOCH ROGER A
KOCH RUTH
221 RAIN CLOUD ST
GRAND JUNCTION CO 81503

KORNFELD GEORGE A
KORNFELD CHERYL A
2724 B 1/4 RD
GRAND JUNCTION CO 81503

LEDESMA SILVIA
2713 B 1/2 RD
GRAND JUNCTION CO 81503

LOWDERMILK DEAN ALAN
ANDERSON JUDY LYNNE
235 MONTGOMERY DR
GRAND JUNCTION CO 81503

LUSTER JACK W
LUSTER CAROLYN J
238 MONTGOMERY DR
GRAND JUNCTION CO 81503

MANN JAMIE LAURA
MANN MICHAEL PATRICK
230 27 RD
GRAND JUNCTION CO 81503

MCDONALD BETTY
MCDONALD MICHAEL J
PO BOX 73
GLADE PARK CO 81523

MCHAZLETT PATRICK
MCHAZLETT ANN H
2722 B 1/4 RD
GRAND JUNCTION CO 81503

MISKOL LUKE A
MISKOL JENNIFER A
2706 1/2 RINCON DR
GRAND JUNCTION CO 81503

MORRIS DON
2713 B 1/2 RD UNIT 144
GRAND JUNCTION CO 81503

MORRIS W DON
MORRIS DANIEL WADE GRANTEE
BENEFICIARY
614 WAGON TRAIL DR
GRAND JUNCTION CO 81507

NAKKACHE JANE A
223 RAIN CLOUD ST
GRAND JUNCTION CO 81503

ORCHARD SPEED SHOP LLC
131 N BOWER AVE UNIT 18
PALISADE CO 81526

PARMENTER TRACY ANNE
220 GIGAX LN
GRAND JUNCTION CO 81503

PHIPPS OLIVER RUSSELL JR
2109 BRECKENRIDGE DR
BERTHOUD CO 80513

REBEL JULIA D
2713 B 1/2 RD UNIT 160
GRAND JUNCTION CO 81503

REED ROGER R
REED JONI C
2731 B 1/4 RD
GRAND JUNCTION CO 81503

RICKS ANITA L
RICKS TERRY D & THERESA A
REMAINDERMEN
2704 B 1/4 RD
GRAND JUNCTION CO 81503

ROBINSON AARON
ROBINSON SHERREE
222 GIGAX LN
GRAND JUNCTION CO 81503

ROBINSON ONIA E LIFE ESTATE
WOOLERY DONALD L JR & DELIMONT
TRYSTA DAWN-EL REMAINDERMEN
2712 B 1/4 RD
GRAND JUNCTION CO 81503

SCOTT ROBERT E
228 1/2 27 RD
GRAND JUNCTION CO 81503

SHADOW MESA HOMEOWNERS
ASSOCIATION
218 EASTER HILL DR
GRAND JUNCTION CO 81507

SHAFFSTALL KAREN
2713 B 1/2 RD UNIT D8
GRAND JUNCTION CO 81503

SHARP DANA K
224 RAIN CLOUD ST
GRAND JUNCTION CO 81503

SHOEMAKER DAVID S
SHOEMAKER VERNA L
518 DOVE CT
GRAND JUNCTION CO 81507

SIMINEO JEROD MATTHEW
GREGORICH CHANIE DAWN
2705 B 1/4 RD
GRAND JUNCTION CO 81503

STARK-HUFFMAN BARBARA
270 B 28 RD
GRAND JUNCTION CO 81503

SURGES ALAN DONALD
9055 E CONQUISTADORES DR
SCOTTSDALE AZ 85255

THOMPSON LORI ANN
SURGES ALAN D
4195 HIGHWAY 50
WHITEWATER CO 81527

THOMPSON ZANE F
THOMPSON LORI A
545 RED TAIL CT
WHITEWATER CO 81527

TONIA WILDER
2713 B 1/2 RD UNIT 315
GRAND JUNCTION CO 81503

VIDMAR LORRI
233 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER BARRY CHRISTIAN
231 1/2 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER DEJOHN
WALKER AMY M
2829 NORTH AVE STE 109
GRAND JUNCTION CO 81501

WALTERS GAYLA L
234 27 RD
GRAND JUNCTION CO 81503

WALTERS NICHOLAS S
2078 B 1/4 RD
GRAND JUNCTION CO 81503

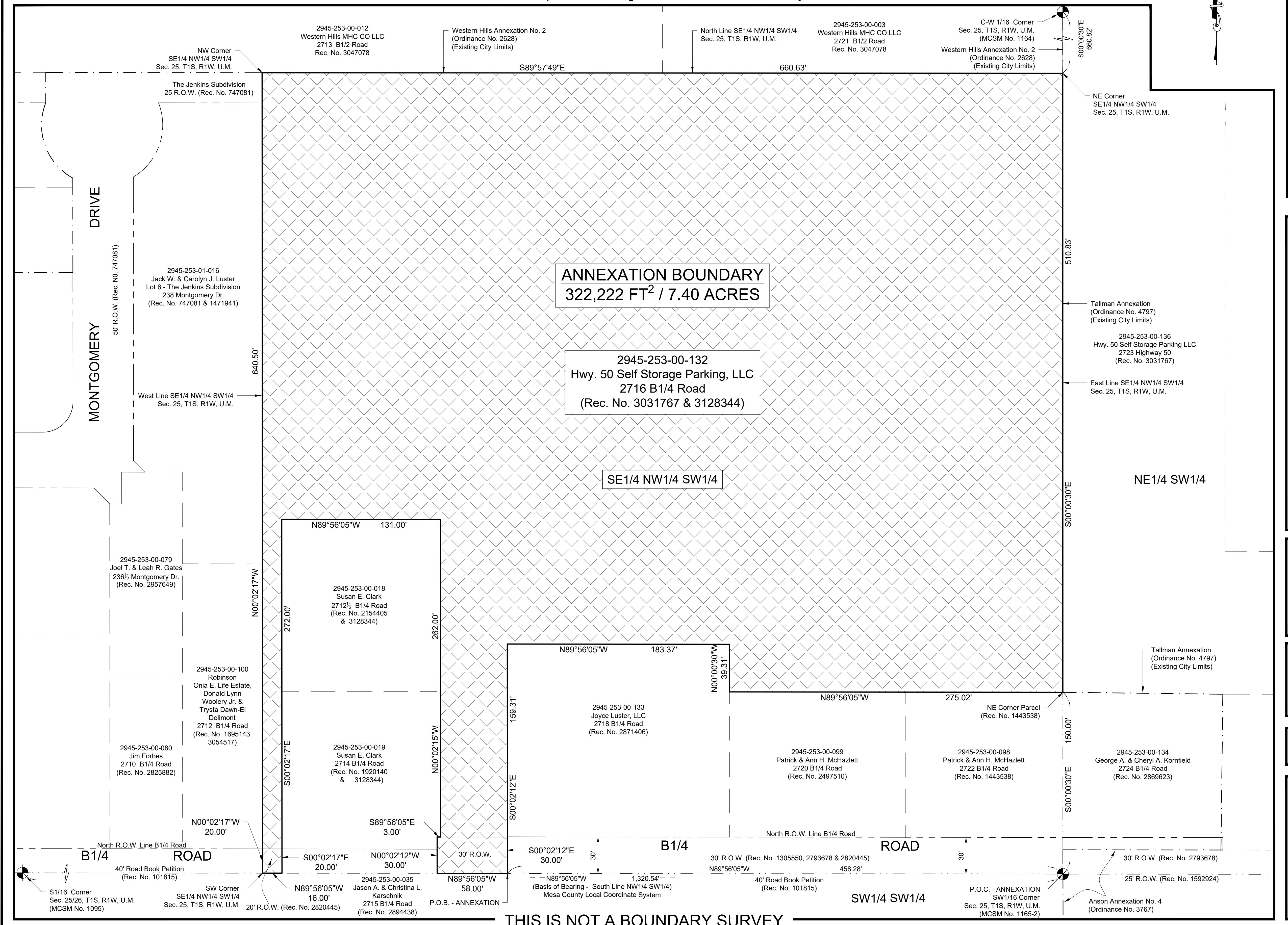
WESTERN HILLS HOMES CO LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

WHITE STACY A
WHITE JEFFREY M
2704 RINCON DR
GRAND JUNCTION CO 81503

WICKHAM JASON
WICKHAM KALISTA
2706 RINCON DR
GRAND JUNCTION CO 81503

RICCIARDELLA ANNEXATION

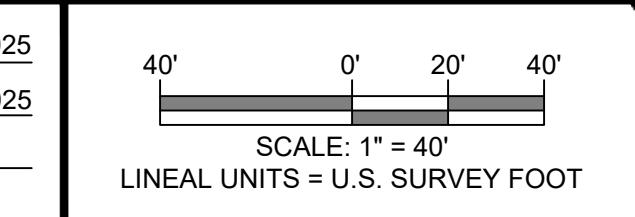
Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4)
Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY —

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: 08/0
REVIEWED BY:	RBP	DATE: 08/0
CHECKED BY:	ABL	DATE: _____
APPROVED BY:	RBP	DATE: _____



Engineering & Transportation Department

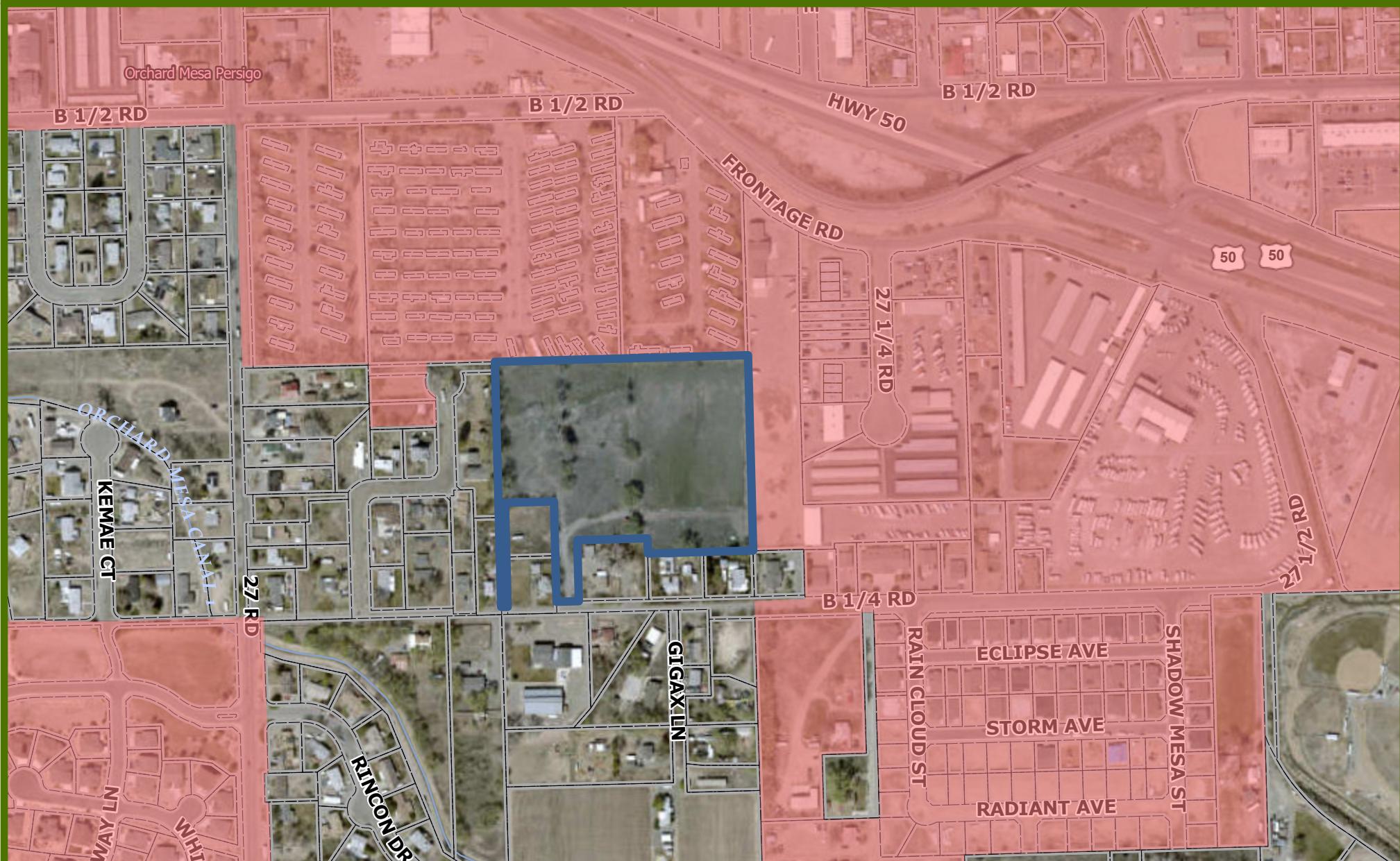
RICCIARDELLA ANNEXATION

Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter
(SE1/4 NW1/4 SW1/4), Section 25, Township 1 South, Range 1 West,
Ute Meridian, County of Mesa, State of Colorado

1
OF
1

RICCIARDELLA ANNEXATION SCHEDULE					
November 19, 2025	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use				
November 25, 2025	Planning Commission Considers Zone of Annexation				
December 17, 2025	City Council Intro Proposed Zoning Ordinance				
January 7, 2026	City Council Accept Petition/Annex and Zoning Public Hearing				
February 9, 2026	Effective date of Annexation and Zoning				
ANNEXATION SUMMARY					
File Number	ANX-2024-16				
Location(s)	2716 B ¼ Rd.				
Tax ID Number(s)	2945-253-00-132				
Number of Parcel(s)	1				
Existing Population	0				
Number of existing Dwelling Units	0				
Acres Land Annexed	7.37				
Developable Acres Remaining	7.37				
Right-of-way in Annexation					
Previous County Zoning	RSF-4				
Proposed City Zoning	RM-8				
Surrounding Zoning:	North:	Planned Development (PD)			
	South:	RSF-4 (County) and PUD (County)			
	East:	Commercial General (CG)			
	West:	RSF-4 (County)			
Current Land Use	Vacant Land				
Proposed Land Use	Residential Medium				
Surrounding Land Use:	North:	Residential			
	South:	Residential			
	East:	Commercial			
	West:	Residential			
Comprehensive Plan Designation:	Residential Medium				
Retailers within Annexation boundary	Yes:		No: <input checked="" type="checkbox"/>		
If yes, provide Name/Address/Phone Number					
Values:	Assessed	\$267,720.00			
	Actual	\$267,720.00			
Address Ranges	2716 B ¼ Road				
Special Districts:	Water	Ute Water			
	Sewer	Persigo			
	Fire	Grand Junction Fire			
	Irrigation/Drainage	Orchard Mesa Irrigation District			
	School	School District 51			
	Pest	Grand River Mosquito Control District			

2716 B 1/4 Road



0

0.13

0.25

mi

Printed: 9/3/2025

1 inch equals 0 miles

Scale: 1:4,172

Packet Page 28

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of HWY 50 Self Storage Parking, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority Nevada (state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____
3. The Entity's mailing address is: 9515 Hillwood Drive, Las Vegas, NV 89134
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are:

Crystal View Holding Co II LLC, a
Nevada limited liability company, its Manager

By: Crystal View Capital Fund II LLC, a
Nevada limited liability company, its Manager

By: Crystal View Capital Management, LLC, a Nevada limited liability company, its Manager

By: Matthew Ricciardella
Title: Manager

If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.

5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:
Not Limited
(if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:
N/A
(if none insert "NONE")

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

EXECUTED this 17th day of October, 2025.

ENTITY: HWY 50 Self Storage Parkng, LLC, a Nevada Limited Liability Company

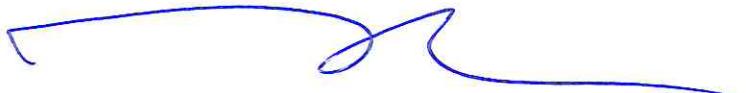
BY: Matthew Ricciardella Manager
Name Position

STATE OF NV)

COUNTY OF Clark) ss.

Signature (Type or Print Name Below)

Matthew Ricciardella



The foregoing instrument was acknowledged before me this 17th day of October, 2025, by Matthew Ricciardella and XXX.

Witness my hand and official seal.

My commission expires:

Sheri Meyer
Notary Public



RICCIARDELLA 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: 2716 B 1/4 Road, Grand Junction, CO 81503
Tax ID #: 2945-253-00-132

Legal Description: See attached Exhibit A

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

EXHIBIT A

PARCEL DESCRIPTION:

As described in Warranty Deed recorded at Reception No:3031767 and the Boundary Line Agreement recorded at Reception No.3128344 in the office of the Mesa County Clerk and Recorder.

TRACT II

A parcel of ground situated in the SE1/4 NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Commencing at the SE corner of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N89°55'47"W with all other bearings contained herein to be relative thereto;

thence along the South line of the NW1/4 SW1/4 of said Section 25, N89°55'47"W 660.27 feet to the SW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 20.00 feet to the North right-of-way line for B 1/4 Road and being the Point of Beginning;

thence continuing along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 640.50 feet to the NW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the North line of the SE1/4 NW1/4 SW1/4 of said Section 25, S89°57'31"E 660.63 feet to the NE corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the East line of the SE1/4 NW1/4 SW1/4 of said Section 25, S00°00'12"E 510.83 feet;

thence N89°55'47"W 275.02 feet;

thence N00°00'12"W 39.31 feet;

thence N89°55'47"W 183.37 feet;

thence S00°01'54"E 159.31 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 55.00 feet;

thence N00°01'54"W 262.00 feet;

thence N89°55'47"W 131.00 feet;

thence S00°01'59"E 272.00 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 16.00 feet to the Point of Beginning;

EXCEPTING therefrom that portion thereof conveyed to County of Mesa in Warranty Deed Recorded March 20, 2017 under Reception no. 2793678,

County of Mesa, State of Colorado.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: November 25, 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 27.20 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, attached and detached accessory dwelling units, and wedding venue with food and beverage service. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for an event 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, attached and detached accessory dwelling units, and wedding venue with food and beverage service. The property is Annexable Development per the

Persigo Agreement. Annexation is requested to allow for an event 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 likely 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 manmade lake on the site of a former mining operation, the remainder being partially developed with a single -unit residence, attached and detached accessory dwelling units, and wedding venue featuring food and beverage service and 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 wedding venue use not allowed.

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 November 14, 2025. The notice of the Planning Commission public hearing was published on November 15, 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 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 not allowed.

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 undeveloped and having predominantly a (manmade) 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 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 proposed venue 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 wedding venue use is not allowed 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. A wedding venue operation on the site is not allowed under Mesa County zoning but is allowed in the requested P-2 zone district.

Annexation and zoning of the property will allow for review of a wedding venue which is an allowed use in a P-2 and will provide additional land within the City limits for growth. In either case, the Persigo Agreement anticipates that such development shall occur within the City.

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:

Chair, 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: _____

Please print and sign

Date: 11/14/2024

Signature of Legal Property Owner: _____

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.

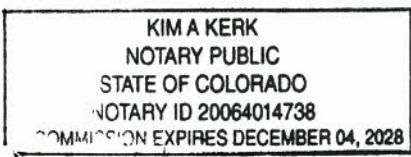
Subscribed and sworn to before me on this 4th day of June, 20²⁵

by Carrie Messick, Cory Messick & Sharon Valarie Dangler

Witness my hand and seal.

My Notary Commission expires on 12/04/2028

Kim A. Kerk
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

ASHLEY PAINTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194046620
MY COMMISSION EXPIRES DECEMBER 16, 2023



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

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

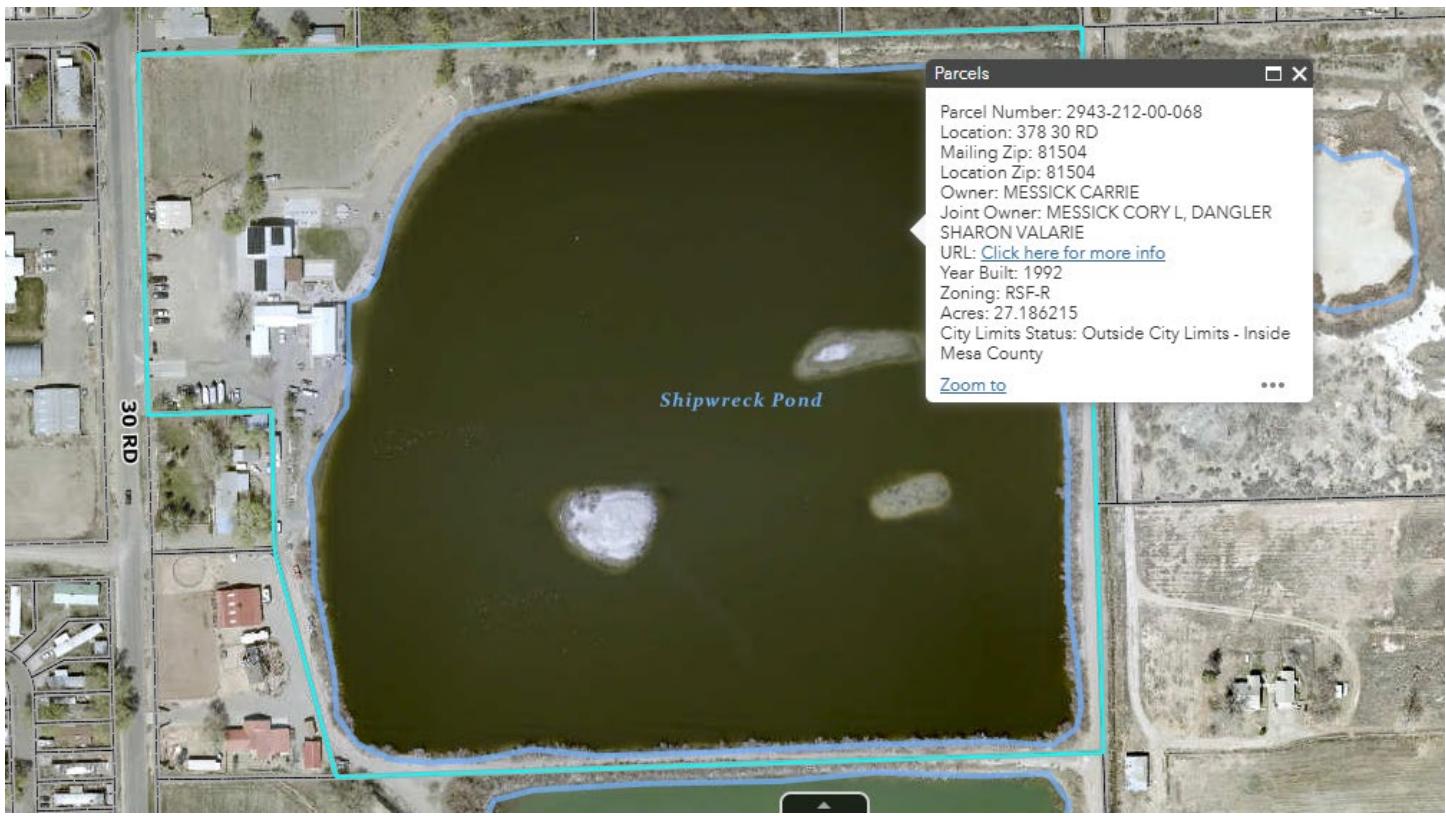
Date: February 02, 2025
Prepared by: Kim Kerk, Project Manager

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 NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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.

STATE OF COLORADO
SS
COUNTY OF MESA

AFFIDAVIT

Carrie Messick, of lawful age, being first duly sworn, upon oath, deposes and says:

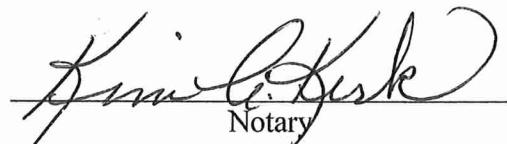
That (s)he is the circulator of the forgoing petition:

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 22nd day of October, 2025

Witness my hand and official seal.


Notary

Public Address
342 North Ave. Grand Junction, CO 81501

My commission expires:



KIM A KERK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064014738
MY COMMISSION EXPIRES DECEMBER 04, 2028



**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 NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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
Cory Messick

DATE

Carrie Messick 378 30 Rd. Grand Junction, CO 81504
NAME **ADDRESS**

SIGNATURE
Carrie Messick

DATE



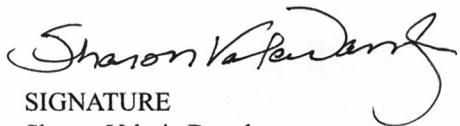
2-7-25

Sharon Valarie Dangler

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS



SIGNATURE
Sharon Valarie Dangler

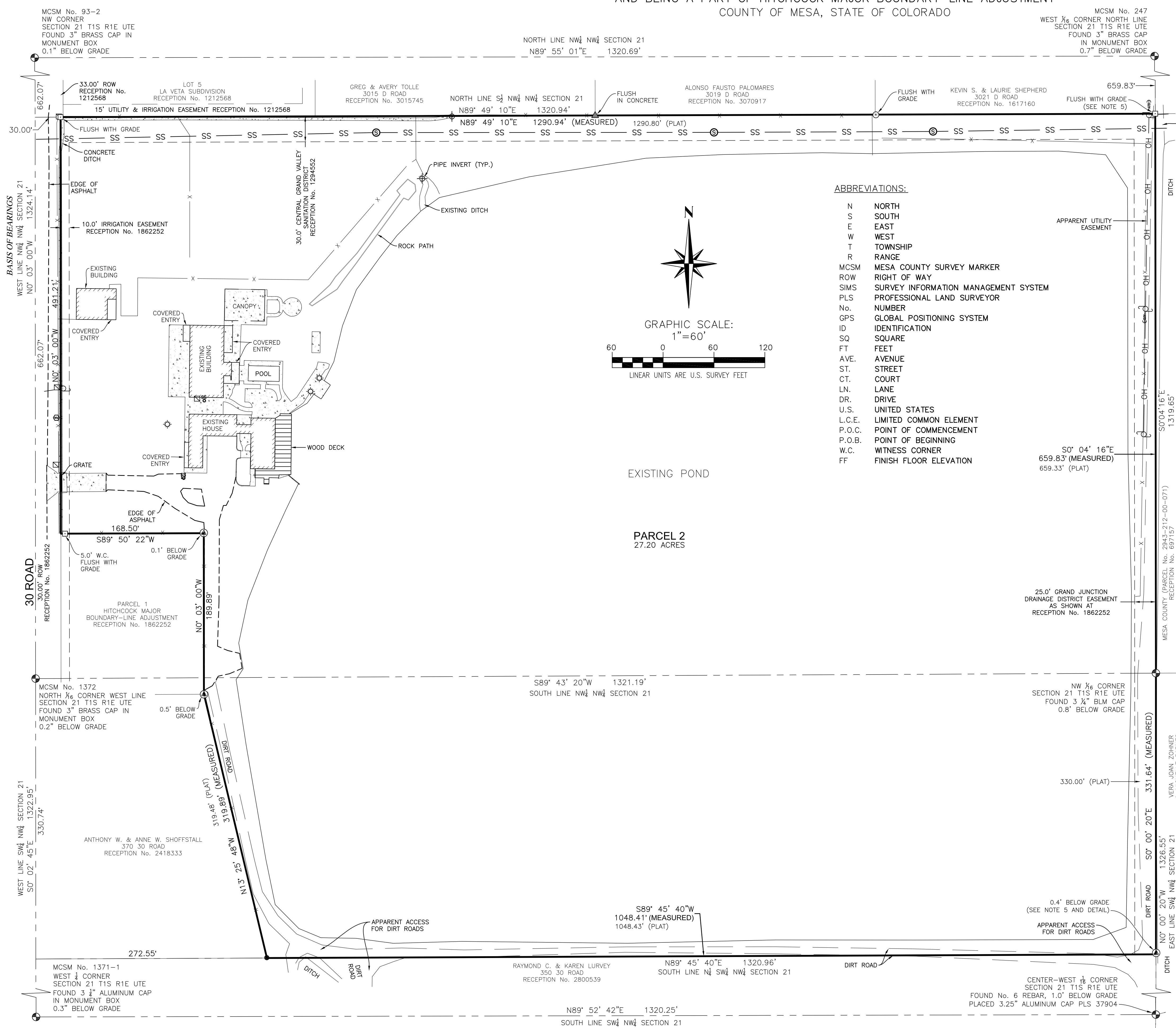
DATE 2-7-25

(Messick-Dangler Annexation Petition)



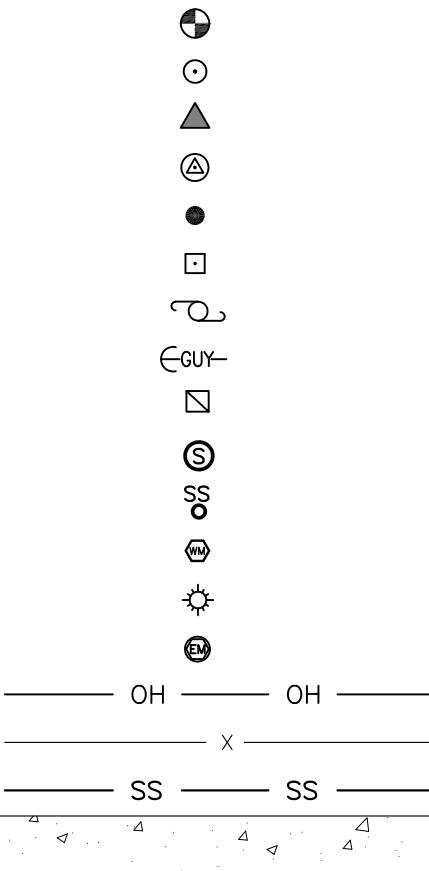
IMPROVEMENT SURVE

SITUATED IN THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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



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.

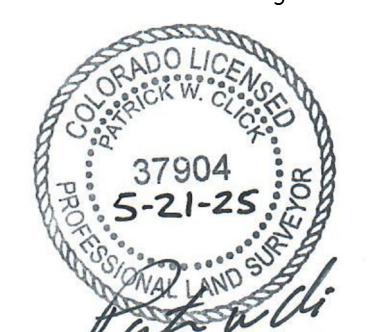
LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE _____
DEPOSIT No. _____

NOTE

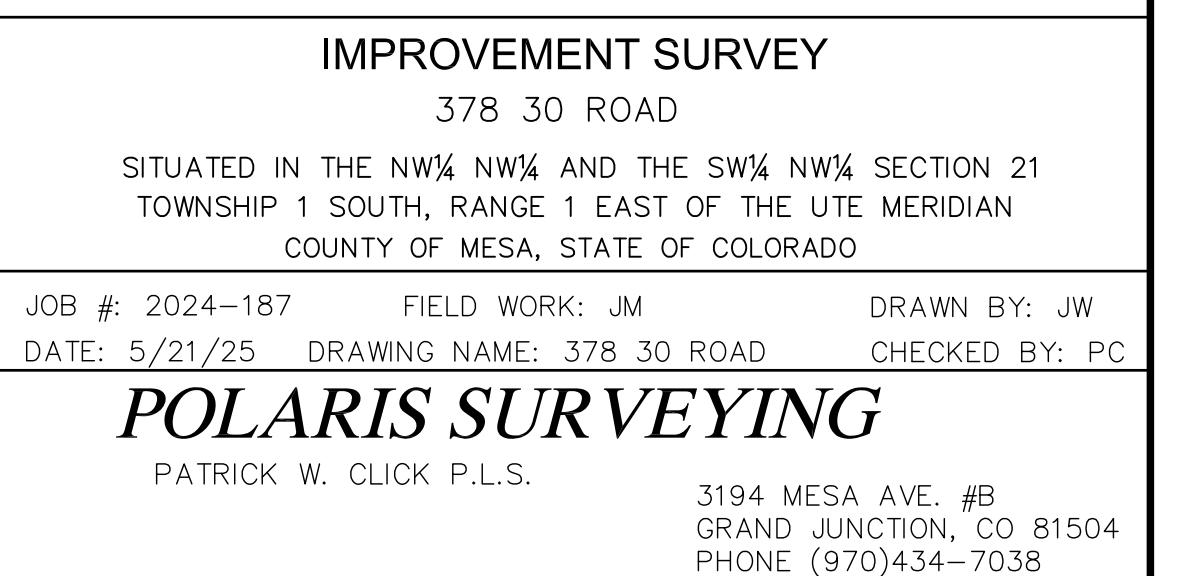
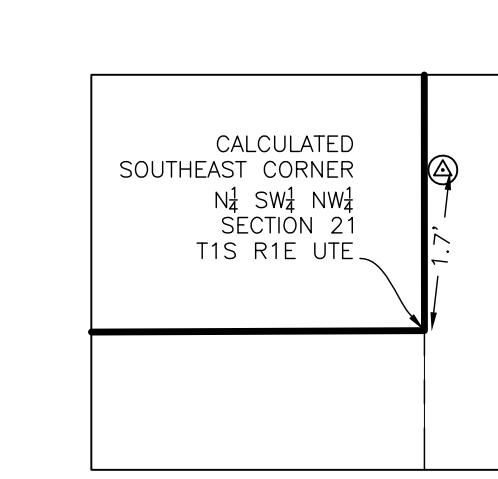
1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
2. BEARINGS ARE BASED ON THE WEST LINE OF NW $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N00°03'00" W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
3. 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.
4. THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 7057415 (AND 1407870, SEE NOTE 5) OF THE MESA COUNTY RECORDS.

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





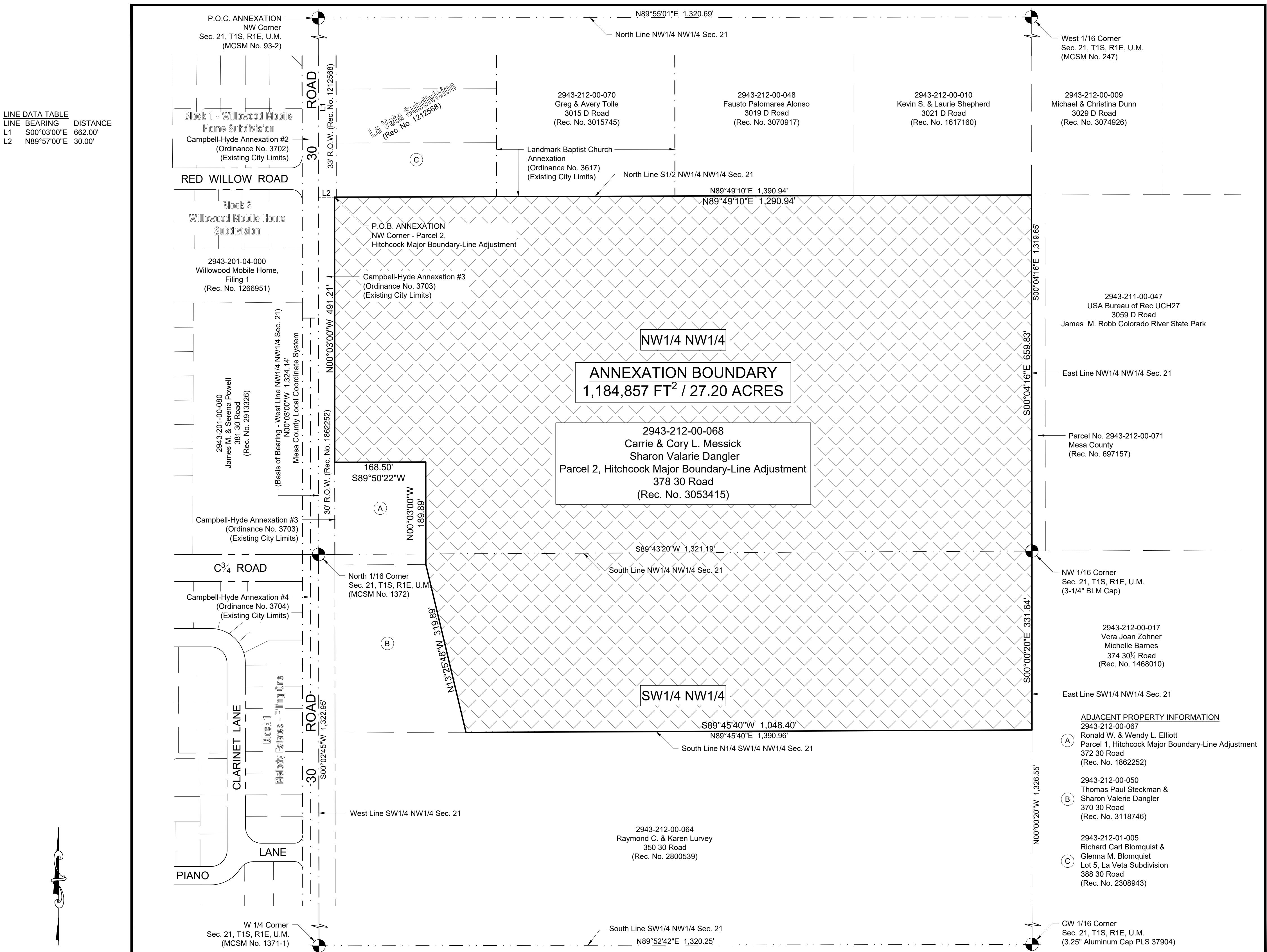
Legal Description-378 30 Rd.-Wedding Venue (Parcel #2943-212-00-068):

SITUATED IN THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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



THIS IS NOT A BOUNDARY SURVEY

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

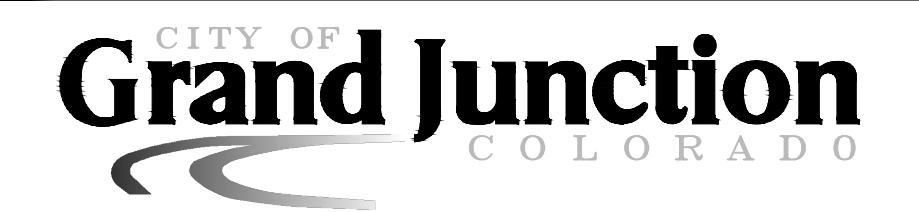
ICE:
ORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT
ND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE
COVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY
EFT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS
M THE DATE OF THE CERTIFICATION SHOWN HEREON.

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:	

50' 0' 50' 100'

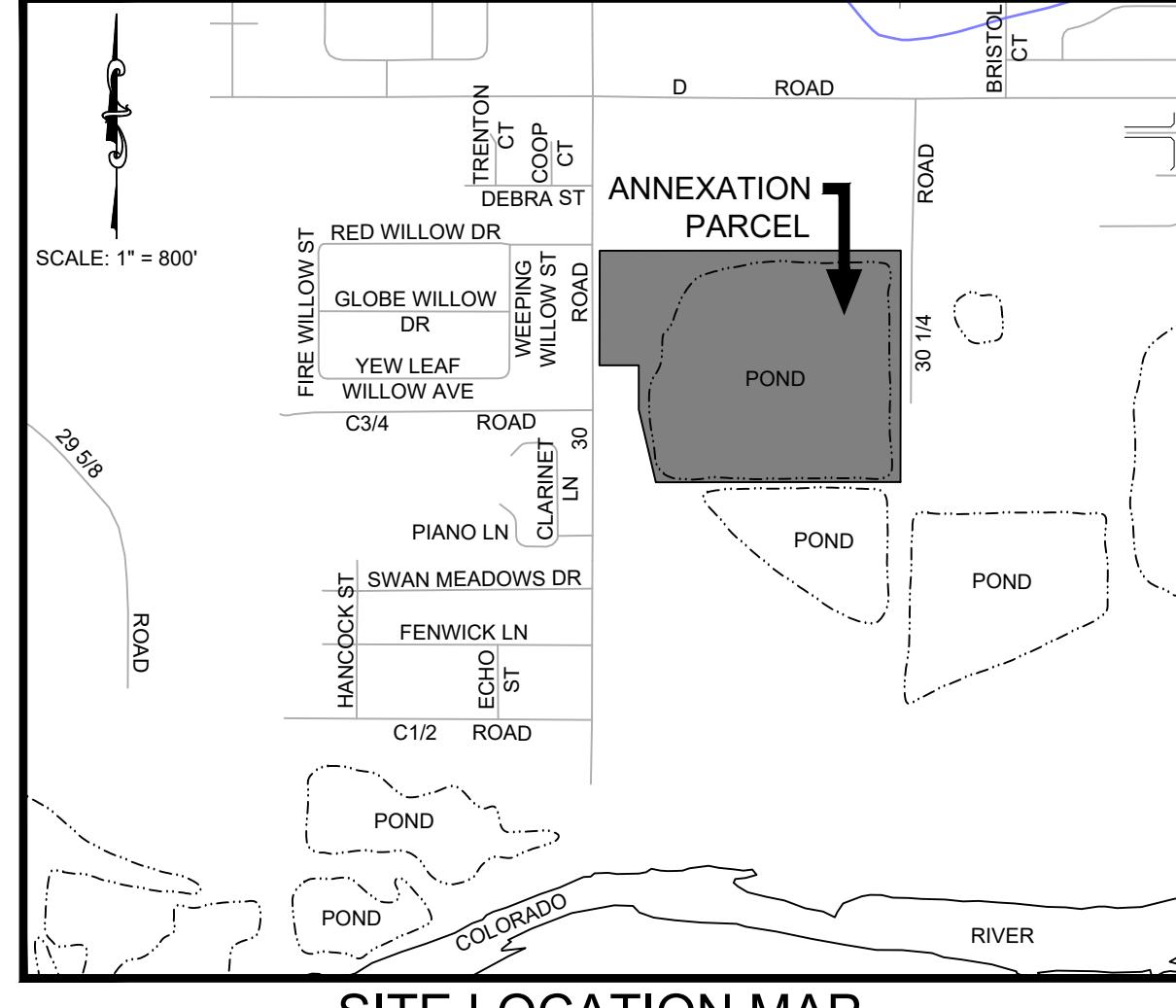
SCALE: 1" = 100'

LINEAL UNITS = U.S. SURVEY FOOT



Engineering & Transportation Department

MESSICK - DANGER ANNEXATION



SITE LOCATION MAP

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

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.

AREAS OF ANNEXATION

<u>AREAS OF ANNEXATION</u>		
ANNEXATION PERIMETER	4,500.29	FT.
CONTIGUOUS PERIMETER	821.50	FT.
AREA IN SQUARE FEET	1,184,857	FT ²
AREA IN ACRES	27.20	AC
AREA WITHIN R.O.W.	0,000.0	FT ²
	0.000	AC
AREA WITHIN DEEDED R.O.W.	0,000.0	FT ²
	0.000	AC

COMMON ABBREVIATIONS

<u>SURVEY ABBREVIATIONS</u>			
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

ORDINANCE NO.
0000

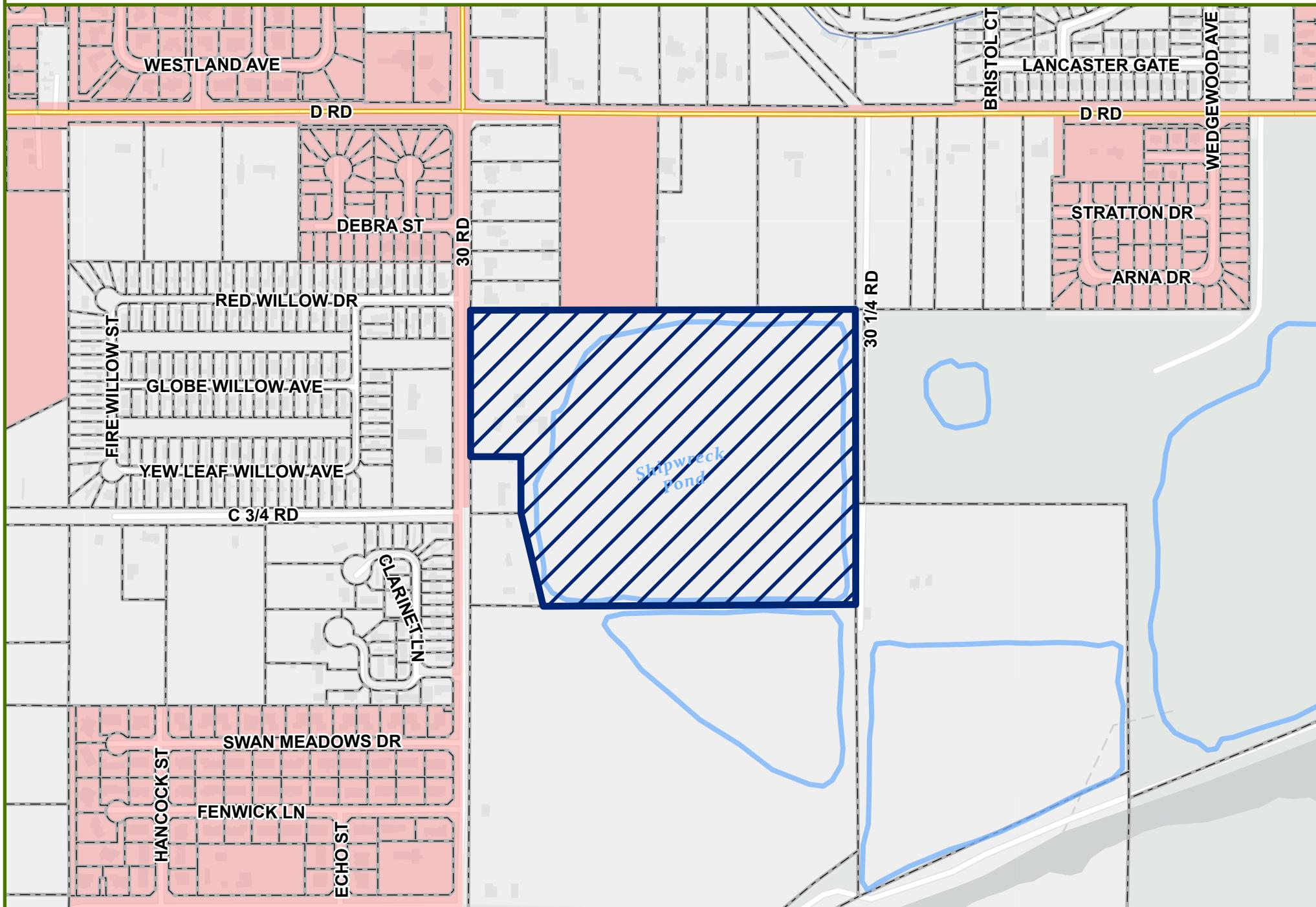
EFFECTIVE DATE

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

MESSICK-DANGLER ANNEXATION SCHEDULE					
November 5, 2025	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use				
November 25, 2025	Planning Commission Considers Zone of Annexation				
December 3, 2025	City Council Intro Proposed Zoning Ordinance				
December 17, 2025	City Council Accept Petition/Annex and Zoning Public Hearing				
January 18, 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

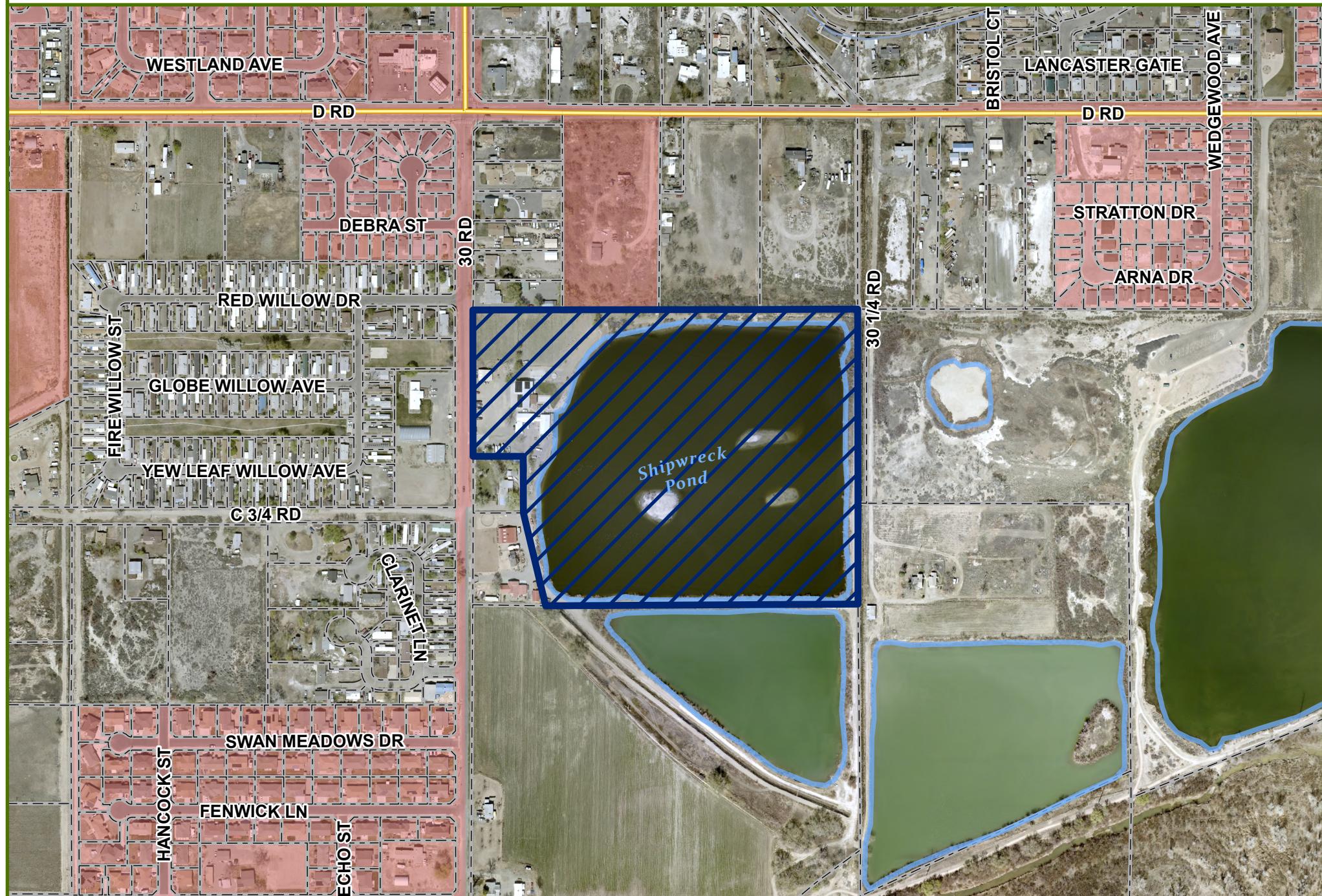
City Limits

Packet Page 54

Date Created: 7/23/2025

CITY OF
Grand Junction
COLORADO
Grand Junction Utilities

Messick-Dangler Annexation



0 125 250 500 Feet



Annexation Site



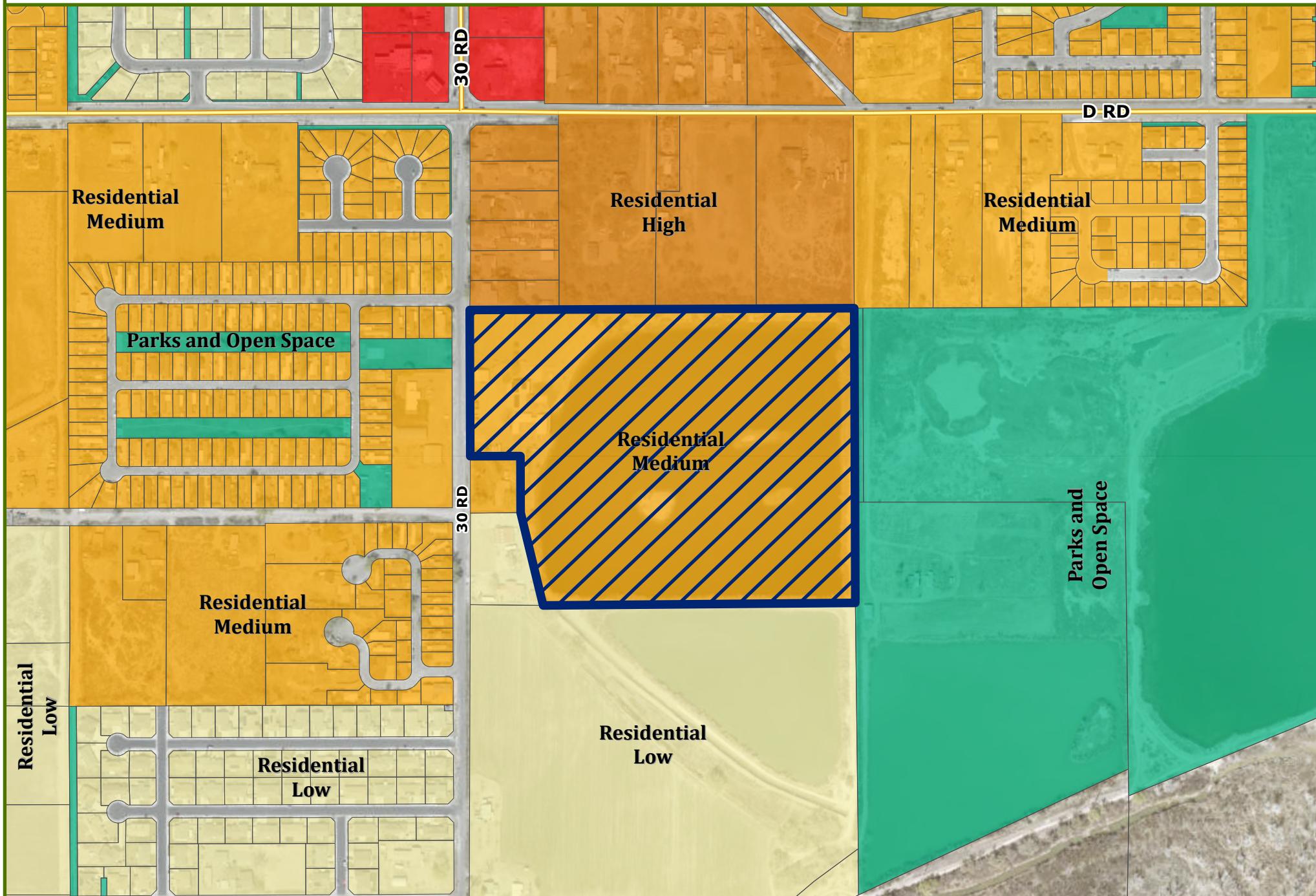
City Limits

Packet Page 55

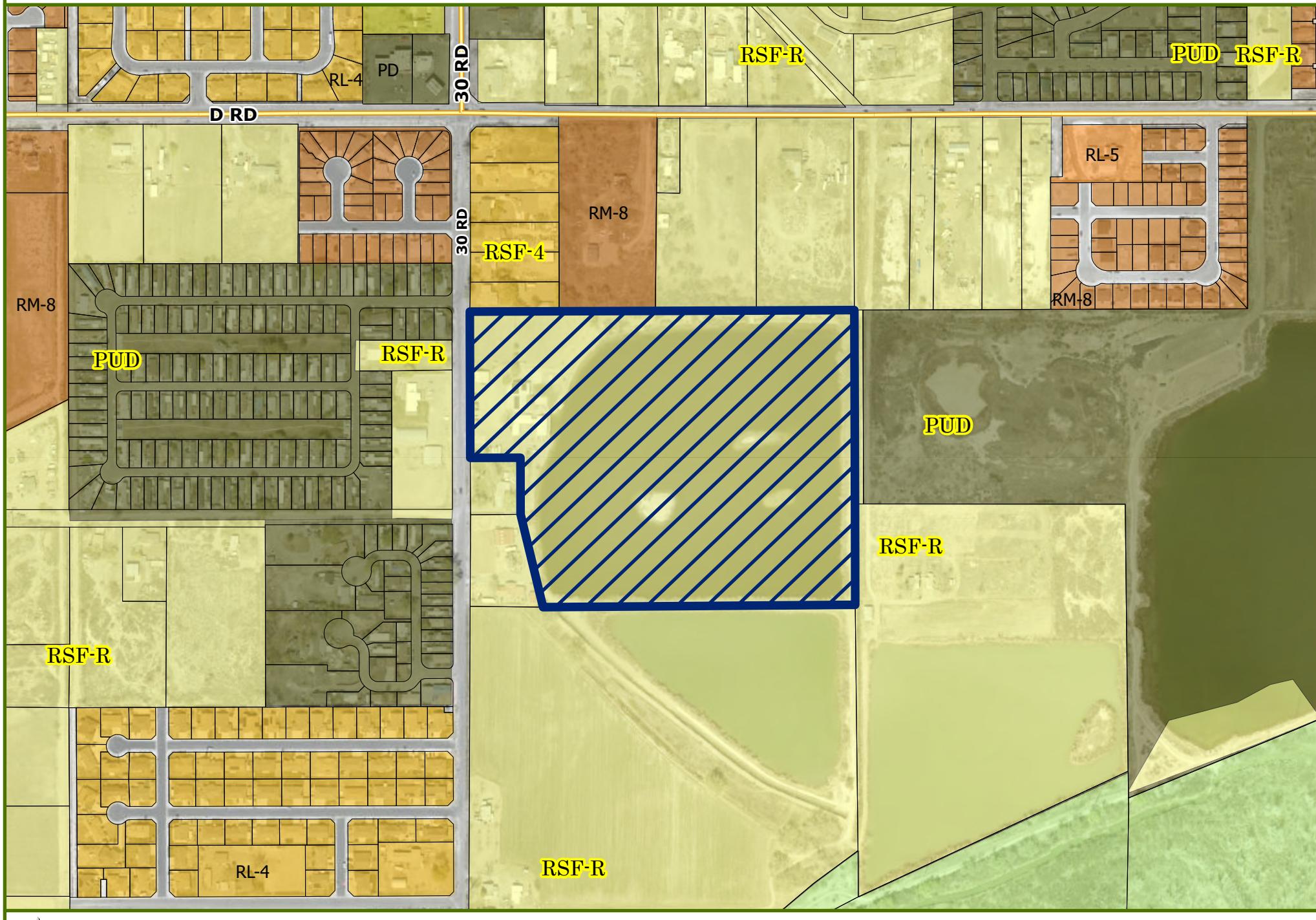
Date Created: 7/23/2025

CITY OF
Grand Junction
COLORADO
Grand Junction Utilities

Messick-Dangler Annexation - Land Use



Messick-Dangler Annexation - Zoning



0 125 250 500 Feet

Annexation

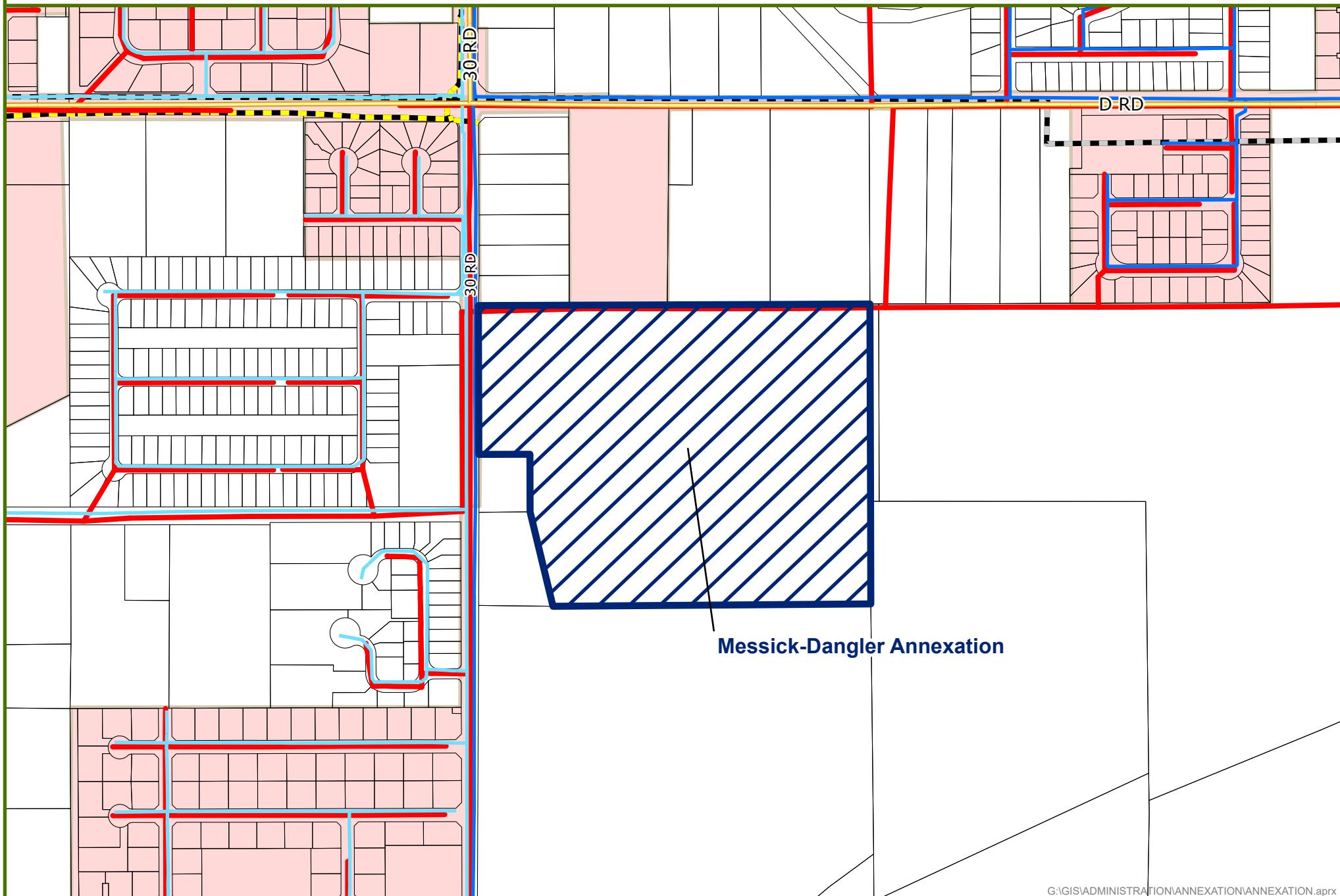
City Zoning
Packet Page 57

County Zoning

Date Created: 7/23/2025

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

Messick-Dangler Annexation - Utilities



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



0 0.05 0.1 Miles

UTE WATER
CLIFTON WATER
NON-CITY FIBER
SEWER

Packet Page 58

Date Created: 7/23/2025

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

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:

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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)
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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 3rd day of December 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 17th day of December 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 #3.

<u>Meeting Date:</u>	November 25, 2025
<u>Presented By:</u>	Daniella Acosta, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	

Information

SUBJECT:

Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad. **This item to be continued to the December 9th Planning Commission Hearing.**

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None