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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, DECEMBER 23, 2025 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-12-23-25***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. - **This item to be moved to the January 13th, 2026 Planning Commission Hearing**
2. Consider a request by Sunshine of Delta, Inc. for a Comprehensive Plan Amendment for approximately 3.72 acres from Residential High to Mixed Use located at 377 29 Road and 379 29 Road.
3. Consider a request by Sunshine of Delta, Inc., for a Rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road.
4. Consider a request to Amend Section 21.02.010(b)(3) pertaining to Planning Commissioner Terms
5. Consider an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Application Outreach Meetings, Required Improvements, and Accessible Parking
6. Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Pre-Application Meetings

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
December 9, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Gregg Palmer, and Keith Ehlers.

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

There was 1 member of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

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

Commissioner Zyvan moved to approve the Consent Agenda.

Commissioner "Palmer" seconded; motion passed 6-0.

REGULAR AGENDA

2. 30 Road Retail/Office/Storage Right of Way Vacation **VAC-2025-84**

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.

Staff Presentation

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

Questions for Staff

Commissioner Palmer asked whether the changes made affected notice given for the project.

Applicant Tom Logue made comment that staff did an excellent job and had nothing further to add. He was present to answer any questions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 2, 2025, via www.gjcity.org.

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

The public comment period was closed at 5:44 p.m. on December 9, 2025.

There were no additional questions or comments for Staff or the Applicant.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Palmer made the following motion “Madam Chair, on the 42 E Road Storage LLC Road Right-Of-Way Vacation located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad, City file number VAC-2025-84, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

OTHER BUSINESS

Daniella Acosta Stine advised commissioners of letters sent to commissioners from a citizen. Jamie Beard would like to receive and review a copy of the letter that was sent to commissioners.

Acosta Stine also inquired about which commissioners will be in attendance of the next hearing on December 23. All commissioners present were planning on attending, besides Ian Moore.

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 5:48 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: December 23, 2025
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. - **This item to be moved to the January 13th, 2026 Planning Commission Hearing**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Lucky Me Premises LLC, property owner, is requesting a rezone of a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-8(Residential Medium 8) to MU-2 (Mixed-Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. The requested MU-2 zone district would be consistent with the Comprehensive Land Use Map designation of Commercial, if approved.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject properties are situated on the northeast corner of 29 Road and Patterson Road. The property consists of eight parcels and hosts an existing convenience store with a fuel station and carwash. The property owner would like to rezone the property in anticipation of redeveloping the property. The current zoning of the properties is MU-1 on 2 acres and RM-8 on 1.60 acres. The owner of the property would like to rezone the property to the MU-2 zone district. The Comprehensive plan assigns this property a land use designation of Commercial. The Land Use Map, as adopted, supports the MU-2 zone district. The "Commercial" land use designation is implemented through zone districts which are comprised of commercial uses, offices, retail, medical offices, higher

density housing, small warehouses, light industrial uses, and places of worship.

The request for a rezone anticipates future commercial and residential uses on the property, however it is important to note that all uses allowed in the MU-2 zone district would be permitted in this property.

The purpose of the MU-2 district is to accommodate commercial, employment, multi-unit, and other uses along transportation corridors to promote development that is comfortable accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses.

In addition to the MU-2 zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial:

- a. CG (Commercial General)
- b. P-2 (Public, Civic, and Institutional Campus)
- c. PD (Planned Development)

The properties adjacent to the subject property to the north and east are zoned RL-5 (Residential Low 5). The properties to the west across 29 Road are zoned P-2. The properties to the south across Patterson Road are zoned PD.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on April 9, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present along with the applicant, their consultants, and 5 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comments, and public notifications for the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign. 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 December 12, 2025. The notice of this public hearing was published December 13, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

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

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

Land Use Plan: Relationship to Existing Zoning

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

Plan Principle 2: Resilient and Diverse Economy

Plan Principle 2 of the Comprehensive Plan emphasizes encouraging economic diversity and focuses on strengthening Grand Junction's long-term economic health by supporting a diversity of business types, encouraging locations where business can thrive with good visibility and access, and creating land use patterns that are able to adapt to economic shifts over time. MU-2 is one of the City's most effective tools for implementing principle 2 because it creates a development environment where economic diversity and resilience can occur. MU-2 allows a broader range of commercial uses than MU-1 while also allowing residential uses that can help support the commercial uses, making them more resilient. MU-2 is also designed for parcels located along transportation corridors. This location at the corner of two arterials in Patterson and 29 Road is a logical place for corridor commercial mixed use. MU-2 therefore strengthens the resilience of the local economy by diversifying use types and enabling incremental redevelopment along key corridors.

Plan Principle 3: Responsible and Managed Growth

Plan Principle 3 focuses on guiding development into areas within the City where the City has already invested in transportation, utilities, public safety, parks, and other core services. It encourages infill, reinvestment, and land-use efficiency rather than fringe greenfield development. Rezoning this property to MU-2 channels growth to areas with existing infrastructure capacity. This area already has adequate road infrastructure, existing water and sewer systems, and public safety areas with short response times. By zoning this to MU-2 consistent with the comprehensive plan, the City leverages past capital investments rather than extending infrastructure and increasing density in new greenfield areas and creating a long-term fiscal burden. MU-2 also encourages redevelopment and intensification on parcels that are partially developed and underutilized. This property is ripe for redevelopment and is currently underutilized with a large portion of it being undeveloped property. Rezoning the property to MU-2 will encourage more compact development forms and gives the property more options for redevelopment. MU-2 also allows the level of intensity and mix of uses appropriate for corridor sites, ensuring that these high-visibility, high-accessibility locations are used to their full potential. Further, by accommodating additional housing and commercial space inside the existing urban footprint, MU-2 helps limit sprawl and the need for new infrastructure extensions.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Plan Principle 5 aims to ensure that Grand Junction develops as a community with strong, connected neighborhoods supported by a diverse range of housing options. Its purpose is to provide housing that meets the needs of people at all stages of life and income levels, while promoting walkable, mixed-use environments with access to services, amenities, and transportation. By encouraging reinvestment, housing variety, and neighborhood vitality, this principle guides land-use decisions that create resilient, inclusive, and vibrant neighborhoods across the city. MU-2 expands the variety of housing types available. It allows apartments, single family attached, and mixed-use residential, providing multiple options beyond the limited choices permitted in traditional residential zone districts. MU-2 also supports housing for a range of incomes and household types. By enabling higher-density uses, MU-2 helps accommodate diverse housing needs, including housing for young professionals, workforce households, and smaller families.

Plan Principle 6: Efficient & Connected Transportation

Plan Principle 6 of the Comprehensive Plan calls for development patterns that support efficient, multimodal transportation networks. MU-2 zoning directly advances Principle 6 by establishing the land-use pattern, intensity, and walkable urban form needed to support multimodal transportation along key corridors. By allowing higher residential densities and mixed-use development, MU-2 produces the population, employment, and service concentrations necessary to sustain transit, enhance bicycle connectivity, and encourage walking. The district's design standards promote buildings that frame the street, reduce reliance on vehicles, and create safe, comfortable environments for all travel modes. This compact, corridor-focused development pattern improves the efficiency of the transportation system, reduces vehicle miles traveled, and aligns with the Comprehensive Plan's long-term strategy of creating connected, multimodal corridors that serve both residents and businesses.

Thus, staff finds that this criterion has been met.

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

The requested rezoning to MU-2 is appropriate given the subject property's location and its relationship to surrounding land uses. MU-2 is specifically designed for corridor-scale mixed-use development, making it a logical and orderly progression from lower-intensity residential districts such as RM-8 and MU-1 to more intensive commercial or employment uses typically found along major transportation routes. This zoning district supports both vertical and horizontal transitions, allowing ground-floor commercial uses with residential units above, which provides an effective buffer between corridor activity and adjacent lower-density neighborhoods while still maximizing the property's potential. The corridor framework also means that supporting infrastructure—streets, utilities, transit access, and related improvements—is generally already in place or

planned to accommodate higher-intensity development, enabling the City to capitalize on existing public investments rather than extending services outward. Additionally, rezoning to MU-2 encourages infill and redevelopment instead of greenfield expansion, reinforcing the community's goals for compact, efficient, and walkable urban form. This type of development pattern reduces sprawl, makes more efficient use of infrastructure, and aligns directly with the Comprehensive Plan's emphasis on reinvesting within established areas to create sustainable, mixed-use neighborhoods

Thus, staff finds that this criterion has been met.

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

Rezoning the property to MU-2 provides several strategic benefits that directly support community priorities and implement key goals of the Comprehensive Plan. Increasing zoning capacity enables a broader variety of multi-unit housing types in close proximity to services, advancing Principle 5's objective of offering diverse housing choices and helping the city address long-term housing supply and affordability. The MU-2 district also facilitates commercial and employment-generating uses, allowing the site to contribute to corridor-based economic development consistent with Principle 2, which emphasizes building a resilient and diverse local economy. Concentrating new growth within transportation corridors enhances walkability, supports transit use, and strengthens multimodal mobility options, aligning with Principle 6's directive to promote efficient and connected transportation systems while reducing automobile dependence and improving sustainability. The more intensive, mixed-use development pattern allowed in MU-2 also makes more efficient use of existing public infrastructure and services, lowering per-unit service costs and improving the long-term fiscal sustainability of public investments. In addition, MU-2 encourages active, vibrant street environments by supporting ground-level commercial uses, pedestrian activity, and residential density, contributing to high-quality placemaking along the corridor. Finally, because the rezoning directly implements the Comprehensive Plan's long-range growth vision, the benefits extend well beyond the current development proposal, supporting the community's broader goal of creating resilient, well-connected, and economically vibrant neighborhoods.

Thus, staff finds that this criterion has been met.

FINDINGS OF FACT AND STAFF RECOMMENDATION

After reviewing the Lucky Me Premises LLC rezone request, a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-8(Residential Medium 8) to MU-2 (Mixed-Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road, the following findings of facts have 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, City Staff recommends approval of the requested Rezone.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the property located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Maps
3. Exhibit 3 - Legal Description
4. DRAFT ORD Lucky Me Center RZN-2025-293



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

See attached Legal Descriptions on 2nd page

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

Existing Land Use Designation: Commercial

Existing Zoning: MU-1

Proposed Land Use Designation: Mixed Use

Proposed Zoning: MU-2

Property Information

Site Location: 2902 Patterson Rd. Grand Junction, CO 81504

Site Acreage: 0.51 +/-

Site Tax No(s): 2943-053-53-010

Site Zoning: MU-1

Project Description: development of an 11,200 Sf Convenience store with an associated Fuel Sales/Service as well as a 48-unit Multifamily project on a total of 3.45 acres. The properties are currently zoned MU-1 and RM-8, therefore a Rezone to MU-2 is being requested. MU-2 would allow the Fuel Sales/Service use as well as the requisite density that is being requested for the Multifamily portion of the project. A simple Subdivision will also be required to consolidate the 8 current parcels into the requisite 2 parcels for development. A Major Site Plan will be required for the Fuel Sales/Convenience Store and the Multifamily Development.

Property Owner Information

Name: Lucky Me Premises LLC

Street Address: 2902 Patterson Rd.

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-250-0251

E-Mail: Alex@luckyme@gj.com

Fax #: _____

Contact Person: Alex Vat

Contact Phone #: _____

Applicant Information

Name: Lucky Me Premises LLC

Street Address: 2902 Patterson Rd.

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-250-0251

E-Mail: Alex@luckyme@gj.com

Fax #: _____

Contact Person: Alex Vat

Contact Phone #: _____

Representative Information

Name: KKLCD

Street Address: 342 North Ave

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-640-6913

E-Mail: kimk355@outlook.com

Fax #: _____

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

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

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

Signature of Person Completing the Application: _____

Kim Kerk

Please print and sign

Date: 11/26/2024

Signature of Legal Property Owner: _____

Alex Komphak Vat

Please print and sign

Date: 01/27/25



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY

(a) Lucky Me Premises LLC ("Entity") is the owner of the following property:

(b) 2902 and 2904 Patterson Rd., 606 and 603 29 Rd. + parcel #'s 2943-053-53-005,
2943-053-53-006 2943-053-53-007 and 2943-053-00126

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

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

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

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

☒ The Entity is the sole owner of the property.

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

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

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

(e) _____

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: Alex Kompheak Vat Ratha

Printed name of person signing: Alex Vat, Member and Ratha Vann, Member

State of Colorado)

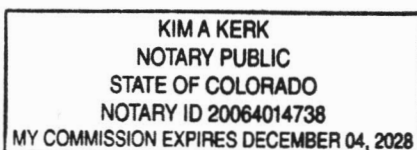
County of Mesa) ss.

Subscribed and sworn to before me on this 30th day of April, 20 25
by Alex Kompheak Vat and Ratha Vann

Witness my hand and seal.

My Notary Commission expires on

04/2028



Kim A. Kerk
Notary Public Signature



STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named
Lucky Me Premises LLC
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a: **Colorado limited liability company**
3. The mailing address for the entity is:
2219 DaVinci Place, Grand Junction, CO 81507
4. The entity is formed under the laws of: **Colorado**
5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Alex Vat, Member and Ratha Vann, Member
6. The authority of the foregoing person(s) to bind the entity is ☒ Not limited OR ☐ Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:
None

Dated this 3rd day of January, 2018

Lucky Me Premises LLC, a Colorado limited liability company

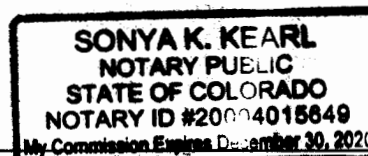
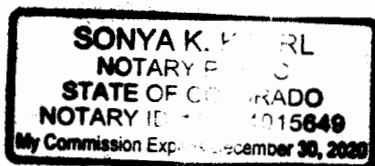
By:  

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of January, 2018, by Alex Vat, as Member of Lucky Me Premises LLC, a Colorado limited liability company.

Witness my hand and official seal.


Notary Public



Statement of Authority
Order No. 53023SK



Lucky Me/2902 Patterson Neighborhood Meeting Notes – 4/9/2025:

The virtual meeting on Team Meets began at 5:34 pm. In attendance were four neighbors, City of Grand Junction Planner Thomas Lloyd, Project Manager Kim Kerk and Traffic Engineer Skip Hudson. (see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working for the Developers to coordinate the project. All comments will be submitted to the City of Grand Junction for the submittal process.

Kim started the meeting by introducing herself, Planner-Thomas Lloyd and Traffic Engineer-Skip Hudson. She explained that the property at 2902 Patterson is zoned MU-1 and that we are asking to change the zoning to MU-2. There are eight parcels in total

Questions and discussion points are as follows:

Q) Why change the zoning?

A) Because all eight parcels do not have the same zoning, we are combining the parcels together rezone to MU-2 Zoning.

Q) If MU-2 goes through, what can they build?

A) Gas stations are an allowed use in MU-2, the Developers intent is to build a new gas station. MU-2 allowed uses below:

Mixed-Use Corridor (MU-2) (1) Intent The MU-2 district is intended to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

Q) Is the car wash staying?

A) No, it will be demolished.

Q) Will the gas station be a diesel station for semis?

A) No, it will not be.

Q) Why hasn't the property at 2908 Patterson Rd. been demolished?

A) The property owner has been notified by Certified Mail, phone call and in person with no response.

Skip Hudson-Traffic Engineer explained the traffic circulation as part of the upcoming Site Plan.

Kim Kerk-Project Manager touched briefly on a newer, modern design including a drive through window. The neighbors were shown the Conceptual Sketch.

Both Thomas 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.

The meeting adjourned at 6:20 pm.



**Rezone Application
Lucky Me Convenience Store
and Adjacent Parcels
Grand Junction, CO 81504**

**Review 2 – Response to Comments
July 31, 2025**

General Project Report-Rezone
Lucky Me Center
2902 Patterson Road and Adjoining Parcels
Grand Junction, Colorado 81504

Date April 29, 2025 / Review 2 – Response to Comments 07/31/25

Prepared by Kim Kerk, Project Manager

Submitted to City of Grand Junction - Community Development
250 N. 5th Street Grand Junction, CO 81501

Planner Thomas Lloyd, Sr Planner

Project Lucky Me Center - Rezone

Property Address Grand Junction, CO 81504
2902 Patterson Road
2904 Patterson Road
603 29 Road
606 29 Road
(Note – Four lots do not have current addressing)

Tax Parcel Numbers # 2943-053-53-010
2943-053-53-004
2943-053-53-008
2943-053-53-007
2943-053-53-005
2943-053-53-006
2943-053-53-009
2943-053-00-136

Site Location
2024 City/County Air Photo



Project Description & Introduction:

Kim Kerk Land Consulting & Development represents the property owner, Lucky Me Premises LLC. This rezoning request is submitted on behalf of Lucky Me Premises. The subject project property contains 3.63 +/- acres and is located near the intersection of 29 Road and Patterson Road, Grand Junction, CO 81504. Currently, all parcels are zoned MU-1, except the vacant 1.6 acre flag lot which is zoned RM-8.

Upon approval of the Rezone request, the overall development project, known as Lucky Me Center, will have two phases. Phase 1 will include demolition of the existing structures followed by construction of a new 11,200 SF +/- convenience store with an associated fuel sales/service facility. Phase 2 will include construction of a 48-unit multi-family residential project. The two phases will be constructed sequentially.

Therefore, this request is to Rezone the entire project site to MU-2, which will allow the fuel sales/service facility use, as well as the requisite density that is being requested for the multi-family project phase.

Existing Parcel Use and Description

Parcel 1: 2902 Patterson Road - Parcel # 2943-053-53-010

LOTS 1 AND 2 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized by the existing convenience store and fuel service facility.

Parcel 2: 2904 Patterson Road - Parcel # 2943-053-53-004

LOT 4 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 2-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for paved vehicle access and parking.

Parcel 3: 606 29 Road - Parcel # 2943-053-53-008

LOT 8 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for a food truck operation with paved parking with minimal landscaping.

Parcel 4: 603 29 Road - Parcel # 2943-053-53-007

LOT 7 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for a self-service car wash facility with paved access and parking.

Parcel 5: No address - Parcel # 2943-053-53-005

LOT 5 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 5-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for unpaved vehicle access and parking.

Parcel 6: No address - Parcel # 2943-053-53-006

LOT 6 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 6-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for unpaved vehicle access and parking.

Parcel 7: No address - Parcel # 2943-053-53-009

LOT 9 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 7-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST,

OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for unpaved vehicle access and parking.

PARCEL 8: No address - Parcel # 2943-053-00-136

A PARCEL OF LAND IN THE SW¼ SW¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 429.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 330. 00 FEET; THENCE SOUTH 264.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE WEST ALONG SAID SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; EXCEPT "PLAZA 29" FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52; AND EXCEPT THE MOST WESTERLY 30 FEET THEREOF FOR 29 ROAD RIGHT OF WAY PURPOSES; AND ALSO EXCEPT THE MOST SOUTHERLY 30 FEET THEREOF FOR PATTERSON ROAD; AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO MESA COUNTY, COLORADO IN QUIT CLAIM DEED RECORDED OCTOBER 9, 1980 UNDER RECEPTION NO. 1236883 IN BOOK 1279 AT PAGE 573; AND ALSO EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE COUNTY OF MESA IN QUIT CLAIM DEED RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295483 IN BOOK 1379 AT PAGE 100, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently vacant undeveloped land.

Project Public Benefit

Current zoning for the subject parcels include both MU-1 and RM-8. The requested Rezone to MU-2 for all parcels will better accommodate the owner's future plans for these properties. The intent of the MU-2 Zone (Mixed-Use Corridor), is to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. The City's 2020 Comprehensive plan Future Land Use Map identifies these parcels as Commercial. The Mixed-Use Light Commercial (MU-2) designation is an implementing zone district of the Commercial designation.

The project as proposed will provide improved neighborhood commercial services (fuel station and convenience store) and additional multi-family residential units, located within walking distance of a major grocery store and associated commercial businesses.

Additionally, the final project design will improve the existing traffic access/egress for the site while accommodating the existing business (2906 Patterson Road) which currently shares the Patterson Road access/egress point. This right-in/right-out point will be enhanced along with updated CCRs to provide access to the upgraded 29 Road access point resulting from the overall project plan.

Project Neighborhood Meeting

The Neighborhood meeting was held virtually on April 9th at 5:30pm. The meeting notes and attendance list are submitted along with the rezone request packet via CSS.

Project Compliance, Compatibility, and Impact

21.02.150(b) Code amendment and rezoning.

Applications for Rezoning shall meet the common review procedures for major development applications in GJMC § 21.02.050(b), with the following modifications:

(i) Public Notice and Hearing Requirements.

(The application for Rezoning shall be scheduled for public hearings
A before the Planning Commission and City Council and shall be
) noticed pursuant to GJMC § 21.02.030(g).

T (B) The Planning Commission or City Council may add additional
h property to be considered for a Rezoning if such additional property
e is identified in the notice.
a

(ii) Review Criteria.

p An applicant for Rezoning has the burden of producing evidence that
l proves each of the following criteria:
i
c

(A) Consistency.

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

The City's 2020 Comprehensive Plan's Future Land Use Map identifies these parcels as Commercial. The Mixed-Use Light Commercial (MU-2) designation is an implementing zone district of the commercial designation.

(B) Development Patterns.

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

Public and community facilities are adequate to serve the type of scope and land use proposed. All services and facilities currently exist to serve the property.

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)

(C) Benefits.

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

The requested re-zone will allow for compatible in-fill development and will provide more accessible access to needed commercial services for the neighborhood and community area.

City Planning Staff recommended referencing specific policies, goals, and strategies of the Comprehensive Plan to demonstrate how this rezone request aligns with the City's long-term vision.

Review of the City's 2020 Comprehensive Plan indicates the following objectives and strategies relevant to this rezone request:

Chapter 2 – Plan Principles

Plan Principle 2: Resilient and Diverse Economy

2 - Support the development of a diverse, educated, healthy, and adaptable workforce

C - Urban Reinvestment

Continue efforts to revitalize Downtown and other mixed-use areas to create vibrant urban areas attractive to young professionals and other workers.

This re-zone to MU-2 will accommodate the site to provide both commercial and residential use making it more attractive to young professionals and other workers with close access to existing commercial centers and the new City Recreational Center.

6 - Invest in Key Infrastructure that Supports Businesses

A – Attainable Housing

Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals

This development will provide early and mid-career employees with one and two-bedroom housing options along with minimal maintenance requirements.

D – Regional Amenities

Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism and amenities for locals.

This project will be located within ¾ of a mile walking, biking, and/or walking distance to the Community Recreation Center, currently under construction.

E – Core Infrastructure

Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation Plan's Function Classification and Active Transportation Maps.

This project will utilize existing transportation and utility infrastructure to serve both the commercial and residential portions of this Mixed Use development.

Plan Principle 3: Responsible and Managed Growth

2 - Encourage Infill and Redevelopment to Leverage Existing Infrastructure

A – Underutilized Properties

Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to:

ii - infill of existing surface parking lots

This redevelopment project will reutilize an existing nonutilized paved parking lot into a functional paved lot for access and parking in a better controlled atmosphere.

iii - consolidation and assembly of properties to improve and coordinate the redevelopment of blocks or segments of corridors where a property-by-property approach would limit development potential

This mixed-use project will combine 8 individual parcels into one new parcel with two phases of construction for full site development.

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

A – Mix of Uses

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

This parcel will be redeveloped to continue the overall plan for mixed-use for this established neighborhood which currently consists of single family and multiple-family residential units, commercial businesses, automotive fueling stations, new park/recreation facilities, schools, and religious institutions.

C – Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities.

This project will continue the development of walk-able spaces in this established neighborhood utilizing existing grocery store center and associated individual commercial service spaces.

D – Density/Intensity

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

The planned multi-unit residential structure will help move this neighborhood into a higher density mixed- use center transitioning from the existing single-family detached units.

Plan Principle 5: Strong Neighborhoods and Housing Choices

4 - Promote the integration of transportation mode choices into existing and new neighborhoods

B – Connectivity and Access

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

This redevelopment project is located along the Patterson Road corridor that has an established public transit route with bus stop, dedicated bike lanes and detached sidewalks for safe pedestrian utilization.

Plan Principle 6: Efficient and Connected Transportation

2 - Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety

F – Access Management

Plan, implement, and support the development of Access Control Plans (e.g., Patterson Road and North Avenue) in partnership with CDOT and Mesa County to improve safety and circulation for all modes while minimizing impacts on adjoining roads, existing residential neighborhoods, and businesses. Implement incremental access improvements as opportunities arise.

This redevelopment project will utilize improved lot access off Patterson Road via an improved right in-right out access point and improved access off 29 Road. Reconfigured intersection designs of Patterson Road north on 29 Road are currently being evaluated.

CHAPTER 3 LAND USE AND GROWTH

Intensification and Tiered Growth Plan

Intensification of the City should be achieved through infill, redevelopment of underutilized properties, and new development of vacant lots.

Tier 1: Urban Infill

Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.

This project is located within existing City Limits and has sufficient surrounding infrastructure already in place to serve the needs of this redevelopment project.

Policy: Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth.

This project includes reuse of existing paved parking areas and utilizing a historically vacant lot for the 48-unit, multi-story residential structure

Land Use Designations

Mixed Use

Range of Density

- Greater than 8 dwelling units per acre.

Development plans for the residential portion of the project will equate to 14 units per acre

Land Uses

- Primary: commercial, retail, employment, and service-oriented uses, higher density housing.

This project will include a commercial/retail fueling convenience store and a 48-unit, multi-story residential structure

Characteristics

- Provides opportunities for higher density/intensity of development with a mix of uses along transportation corridors and within districts such as the University District to serve adjacent neighborhoods and the broader community.

This project is located along the Patterson Road corridor which is identified as a Principal Arterial.

- Provides residential uses with a range of higher densities and types.

This project includes a residential multi-story structure with 48 individual units, both one and two-bedroom units.

- Located in areas within walking distance of services and amenities where pedestrian- and transit-oriented development is desired.

This project is located across Patterson Road from a major grocery store center and other individual commercial units; is located along a GVT route with a designated pick-up/drop-off stop; and, established pedestrian and bicycle routes.

Project Supporting Information

Land use in surrounding areas

Existing land use:

North – Religious institution with paved parking and undeveloped areas (RL-5)

East – Single family residential units (RL-5)

South – Patterson Road and various commercial businesses (PD)

West – 29 Road and open space (P-2) and single-family residential units beyond (PD)

Conclusion

In consideration and in conformance of the City's 2020 Comprehensive Plan Future Land Use Map the applicant respectfully submits this request to Rezone from MU-1 and RM-8 to MU-2.

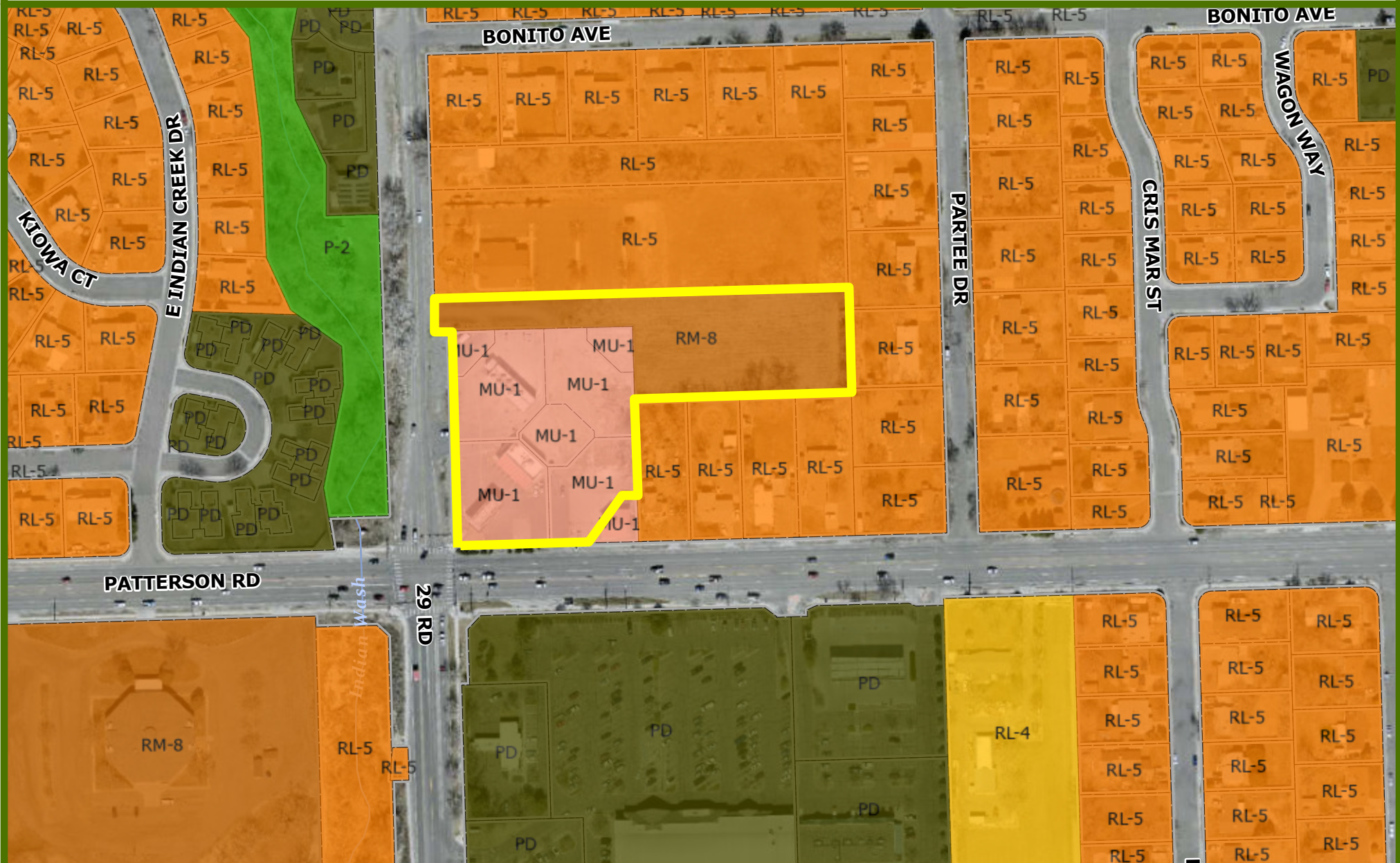
Lucky Me Center - Aerial



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1 inch equals 0 miles
Scale: 1:2,432
Packet Page 29

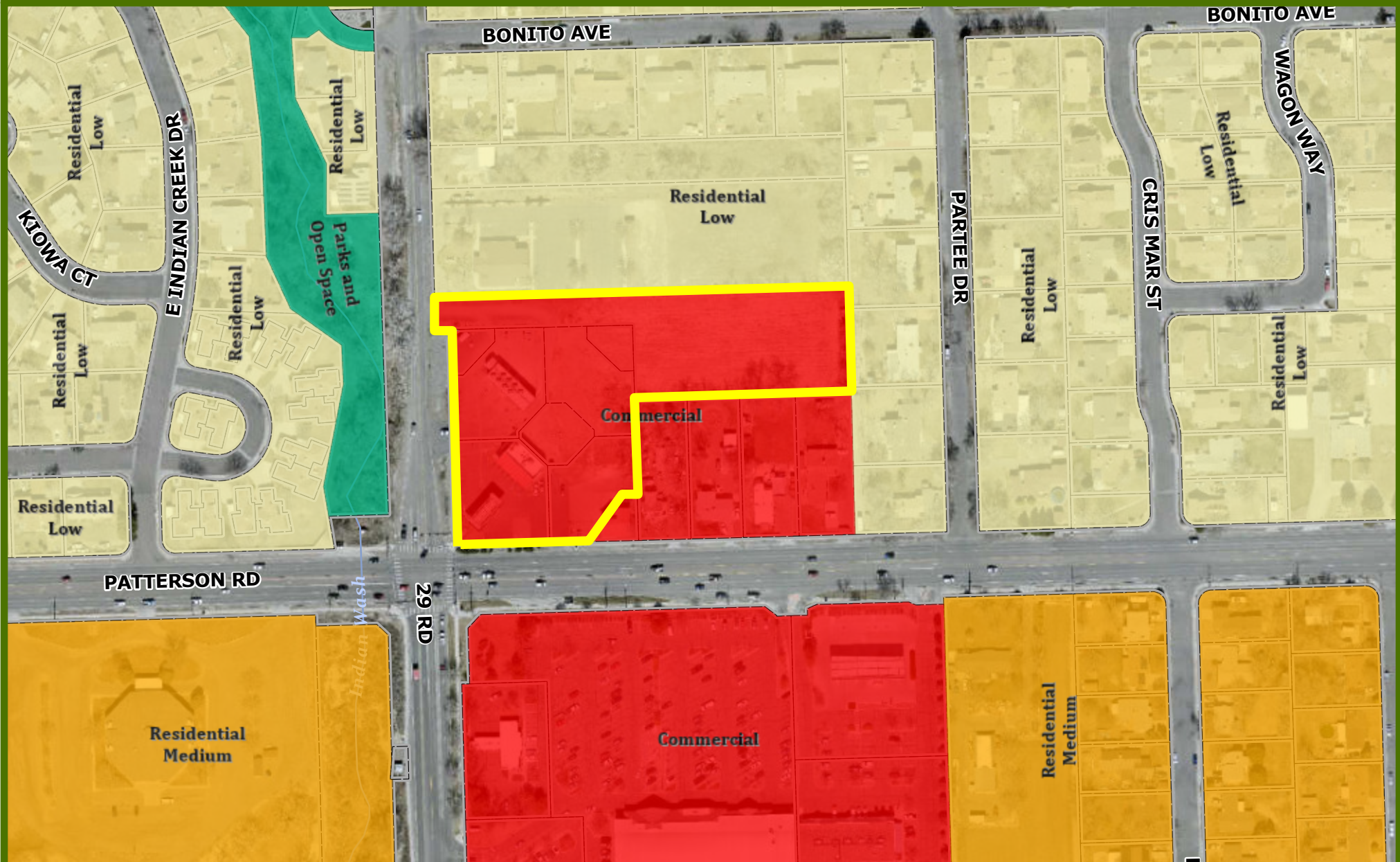
Lucky Me Center - Zoning



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Packet Page 30

Lucky Me Center - Land Use



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Packet Page 31



Legal Descriptions- Lucky Me Center Rezone- 2902/2904 Patterson Rd. & 603/606 29 Rd. & 4 additional unaddressed parcels:

PARCEL 1:

LOTS 1 AND 2 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

LOT 4 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 2-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

LOT 8 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52,

COUNTY OF MESA, STATE OF COLORADO.

PARCEL 4:

LOT 7 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52,

COUNTY OF MESA, STATE OF COLORADO.

PARCEL 5:

LOT 5 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 5-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 6:

LOT 6 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 6-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 7:

LOT 9 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 7-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 8:

A PARCEL OF OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 429.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 330.00 FEET; THENCE SOUTH 264.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE WEST ALONG SAID SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING;

EXCEPT "PLAZA 29" FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52;

AND EXCEPT THE MOST WESTERLY 30 FEET THEREOF FOR 29 ROAD RIGHT OF WAY PURPOSES; AND ALSO EXCEPT THE MOST SOUTHERLY 30 FEET THEREOF FOR PATTERSON ROAD;

AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO MESA COUNTY, COLORADO IN QUIT CLAIM DEED RECORDED OCTOBER 9, 1980 UNDER RECEPTION NO. 1236883 IN BOOK 1279 AT PAGE 573;

AND ALSO EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE COUNTY OF MESA IN QUIT CLAIM DEED RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295483 IN BOOK 1379 AT PAGE 100,

COUNTY OF MESA, STATE OF COLORADO.

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 3.60 ACRES FROM MU-1 (MIXED-USE NEIGHBORHOOD) AND RM-8 (RESIDENTIAL MEDIUM 8) TO MU-2 (MIXED-USE LIGHT COMMERCIAL) ZONE DISTRICT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON ROAD AND 29 ROAD

The property owner, Lucky Me Premises LLC., proposes a rezone from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for 3.60 acres located at the northeast corner of the intersection of Patterson Road and 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Commercial and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the MU-2 (Mixed-Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to MU-2 (Mixed-Use Light Commercial) on the zoning map.

LOTS 1, 2, 4, 5, 6, 7, 8, AND 9 of PLAZA 29, COUNTY OF MESA, STATE OF COLORADO.

AND

A parcel of land located in the SW1/4 SW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Beginning at the Southwest corner of said Section 5; thence North along the West line of said Section 5 a distance of 429.00 feet; thence East 660.00 feet; thence South 165.00 feet; thence

West 330.00 feet; thence South 264.00 feet to a point on the South line of said Section 5; thence West along the said South line of said Section 5 a distance of 330.00 feet to the point of beginning; EXCEPT PLAZA "29" filed June 22, 1982 in Plat Book 13 at Page 52; AND EXCEPT the West 30 feet thereof for Road Right of Way purposes, AND ALSO EXCEPT that property for Road Right of Way as described at Reception Number 1236883, County of Mesa, State of Colorado

Said parcels contain 3.60 ACRES.

INTRODUCED on first reading this 17th day of December 2025 and ordered published in pamphlet form.

ADOPTED on second reading 7th day of January 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: December 23, 2025
Presented By: Jenna Gorney, Senior Planner
Department: Community Development
Submitted By: Jenna Gorney

Information

SUBJECT:

Consider a request by Sunshine of Delta, Inc. for a Comprehensive Plan Amendment for approximately 3.72 acres from Residential High to Mixed Use located at 377 29 Road and 379 29 Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Property Owner, Sunshine of Delta, Inc. is requesting a Comprehensive Plan Amendment from the Residential High land use designation to the Mixed Use designation for properties located at 377 and 379 29 Road on 3.72 acres. This request is accompanied by a subsequent rezone request of the same 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2). The subject properties are currently vacant.

BACKGROUND OR DETAILED INFORMATION:

The Property Owner, Sunshine of Delta Inc., is requesting a Comprehensive Plan Amendment from the Residential High land use designation to the Mixed Use designation and a subsequent rezone from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) for property located at 377 and 379 29 Road on 3.72 acres. The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

The Applicant is proposing the change to allow for a more diverse range of development options.

The primary land uses within the requested Mixed Use land use designation include

smaller-lot single-unit attached housing and higher-density multi-unit residential development as well as a broad range of commercial uses. The Comprehensive Plan Amendment encompasses the Residential High land use possibilities but allows additional possibilities that are consistent and support the land uses in the area along 29 Road which is a principal arterial carrying local residents and others from Hwy 50 on the south to Patterson Road on the north.

The allowable residential density across the zone districts of RH-16, RH-24, MU-1, and MU-2 which implement the requested Mixed Use designation ranges from a minimum of 12 units per acre to an upper limit only defined by the bulk and development standards applicable to each zone district. The Mixed Use designation also permits the range of Public Open Space and Planned Development zone districts, P-1, P-2, and PD.

Surrounding properties include the Residential Medium land use designations to the west, south, and east, and Mixed Use designated properties to the immediate north and encompassing the intersection at 29 Road and D Road. Beyond those Residential Medium zones to the south lies pockets of Residential Low. To the north much of the area is designated Mixed Use between the 29 Road intersection and I70B.

The zoning map reflects that much of the surrounding area still exists in the County including those properties that lie directly east of 29 Road, property to the west, and much of the area to the south. Adjacent property to the north is zoned MU-2 as well as property on the northeast corner of the 29 Road and Riverside Parkway intersection.

The subject site is proximate to a range of surrounding land uses. To the north, Munchies restaurant and several general commercial establishments are located along the 29 Road corridor. The intersection of 29 Road and D Road contains two gas stations situated on opposite corners, with Colorado Mesa University's Electric Line Worker Program Facility occupying the northwest corner. To the south, existing single unit residential units are present, while additional medium-density residential developments are located nearby. A mining facility is also located nearby, and to the east.

The subject properties have sewer service and all other urban amenities needed to support the full range of development options. These existing services also include a built-out sidewalk along 29 Road and an established crosswalk at Zami Drive, both part of the Active Transportation Corridor (ATC) linking pedestrian and bicycle traffic to additional commercial uses to the north.

The Applicant is requesting to amend the Comprehensive Plan land use map from Residential High to Mixed Use creating consistency with the established land use pattern of the adjacent properties to the north. Like the surrounding area, the subject properties are located within the Tier 1 category on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies this location as a high priority urban infill area.

The Comprehensive Plan Amendment request will be considered concurrently with an associated Rezone request.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and the subsequent Rezone request was held on July 22, 2025 in accordance with Section 21.02.030(c) of the Zoning and Development Code (ZDC). The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the ZDC. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 12, 2025. The notice of the Planning Commission public hearing was published December 13, 2025 in the Grand Junction Daily Sentinel.

An official development application was submitted to the City of Grand Junction for review on August 20, 2025.

ANALYSIS

Comprehensive Plan Land Use Map Amendment

The Residential High and Mixed Use land use designations are intended to fulfill distinct and different purposes.

The Residential High designation is intended to provide neighborhoods greater density than typical suburban areas, with more than 12 dwelling units per acre. This category encourages a variety of housing forms by permitting the full range of development options across its implementing zone districts including single unit detached, multi-unit, and townhomes.

The primary land uses intended for this designation is residential as well as small-scale home-based businesses that support modern, flexible lifestyles. This designation also contemplates a range of secondary uses intended to support the residential community. These include accessory dwelling units, shared common space, parks, schools, places of worship, and other public or institutional facilities. Neighborhood-scale retail or services are also permitted, but only as complementary uses that serve the immediate local population.

Residential High areas are generally located near major corridors, active transportation corridors, and within walking distance of key services and amenities, making them highly accessible and convenient for residents. The purpose is to ensure that residents of dense housing neighborhoods have access to essential services without traveling long distances. These areas are meant to feel residential in character but with

embedded conveniences, creating livable, compact communities that still maintain a strong focus on housing.

The Mixed Use land use designation differs in both scope and intent. While it also permits higher-density housing, with a minimum of 12 units per acre, it places equal if not greater emphasis on commercial, retail, and employment-oriented uses meant to provide a blend of activity including shopping, dining, workplaces, services, and housing all within the same area. These districts are also strategically located along major transportation corridors serving not just immediate residents but also the broader community. Mixed Use areas are characterized by higher intensity development, pedestrian-friendly design, and strong connections to transit. Housing in these areas tends to be integrated with commercial activities, often in the form of apartments above ground-floor retail or clustered near offices and service uses.

The Mixed Use designation shifts the balance significantly by incorporating a more intentional blend of housing, commerce, and community functions. Its primary uses go well beyond residential to include commercial, retail, employment, and service-oriented activities in addition to higher-density housing. This approach establishes areas that are not only places to live but also destinations for work, shopping, and entertainment. The secondary uses for the Mixed Use designation mirror those of the Residential High designation (parks, schools, places of worship, and public or institutional functions) but in Mixed Use, these play a supportive role in serving both residents and visitors drawn to the district's broader mix of commercial activities. The character of Mixed Use areas reflects this diversity.

Unlike Residential High, where commercial activity is permitted only at a small neighborhood scale, Mixed Use actively encourages a balanced coexistence of residential and commercial functions.

The zone districts that implement both the Residential High and Mixed Use land use designations include RH-16, RH-24, P-1, P-2, PD, and MU-1 zone Districts. The Mixed Use designation however builds upon that and includes the MU-2 and MU-3 zone districts.

Review Criteria

The criteria for review of the request are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria. The applicant's evaluation of the criteria can be found within their Project Report. Staff evaluation of the criteria is below.

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

The current Residential High Land Use designation is implemented by the zone districts of RH-16, RH-24, MU-1 and P-1, P-2 and PD.

The proposed MU-2 zone district considered in the subsequent application is not an implementing zone district of the existing Residential High Land Use designation and as such would not be supported by the Comprehensive Plan.

However, in considering an amendment to the Comprehensive Plan's Land Use designation in this location, Chapter 2 of the Plan provides guidance on how and where the City should grow in the future.

Plan Principle 2.1.a – *Resilient and Diverse Economy* – calls on the City to support economic diversification by proactively anticipating future evolution. Extending the Mixed Use designation in this location would allow for a broader range of commercial activity within an area where the City is already anticipating directed growth. This anticipated growth is evidenced by the City's investment in the 29 Road Active Transportation Corridor, as well as the existing property designated as Mixed Use immediately north of the subject parcels. Directing growth to areas where infrastructure and utilities already exist and can support infill development is also a core tenet of Plan Principle 3 and its discussion of guided growth.

To achieve such diversification, Plan Principle 2.3.f directs the City to continue identifying and pursuing ways to reduce barriers to entry for new businesses. Providing additional property along an established major corridor creates opportunities for new businesses to start and thrive.

Staff finds that this criterion has been met.

B. The community or area will derive benefits from the proposed amendment; and/or While high-density housing is an important land use category, the Mixed Use designation provides greater flexibility to deliver both residential opportunities and essential services in a form that strengthens the surrounding neighborhood. Because this property is located along a major corridor and identified as part of an Active Transportation Corridor, its redevelopment potential is uniquely positioned to serve as a local hub. Higher-density housing alone, while valuable, would not maximize the potential to meet broader community needs. A Mixed Use designation ensures that residential living is complemented by access to retail, employment, and services, reducing the need for residents to rely exclusively on cars for everyday needs.

While a broad swath of Mixed Use designated property lies north of the 29 Road intersection, much of that property is still within County jurisdiction. Currently, the immediate area lacks access to goods and services aside from two nearby gas stations. Reclassifying the subject property to Mixed Use would enable the integration of neighborhood-scale retail, grocery, healthcare, childcare, dining, and service-oriented businesses that directly support surrounding households. This not only improves convenience for existing and future residents but also enhances the area's overall livability and resilience. Importantly, the addition of these uses would strengthen the function of the Active Transportation Corridor

The corridor context also supports a land use strategy that places services and housing in close proximity. Mixed Use development can act as a transitional land use, buffering higher-intensity corridor activity from adjacent residential areas in a way that Residential High alone cannot. By concentrating activity along 29 Road, the city can reduce development pressure on smaller residential streets while still capturing the benefits of increased density and investment. Furthermore, mixed-use development tends to generate a stronger tax base per acre than purely residential projects, creating long-term fiscal benefits that can be reinvested in public infrastructure, schools, parks, and transportation improvements.

Reclassifying the property from Residential High to Mixed Use transforms the site into a community hub. By leveraging transit access, active transportation connections, and corridor visibility, the change helps fill service gaps, support economic development, and create the foundation for a neighborhood that accommodates a broader range of uses that a Residential High designation would not allow.

Another key rationale for changing this property from Residential High to Mixed Use is rooted in the fundamental principle of land use compatibility. A designation whose primary focus is residential is not ideally suited for major corridors, which are by nature higher-intensity environments with traffic, visibility, and commercial demand. Major corridors are designed to carry significant volumes of vehicles, transit, bicycles, and pedestrians, and they function as gateways for activity and access.

From a community benefit perspective, the change allows the corridor to perform its role as both a transportation route and an activity center. Residential High development would concentrate people along the corridor but fail to provide them with immediate access to goods, services, or employment. Mixed Use, by contrast, leverages the corridor's visibility and accessibility to place everyday needs where people already live and travel. This shift ensures that the corridor frontage has businesses, services, and public spaces rather than long blocks of residential facades.

Staff finds that this criterion has been met

C. The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The property is located on a major corridor, an Active Transportation Corridor (ATC), and is in direct proximity to a designated Neighborhood Center at the 29 Road and Riverside Parkway intersection, all of which the Plan identifies as appropriate locations for more mixed-use focused development.

Shifting to Mixed Use in this location supports Comprehensive Plan Sections 3.6.b and 3.6.c. which calls for a mix of uses in Neighborhood Centers that are diverse and walkable.

From a balanced growth management perspective, changing the property's designation from Residential High to Mixed Use is consistent with the One Grand Junction

Comprehensive Plan, particularly under the Tier 1 Growth Plan. Tier 1 areas are identified for urban infill and redevelopment, where infrastructure and services are already in place, making them ideal for more intensive land uses. Transitioning to Mixed Use at this site supports that strategy, encouraging corridor revitalization and more intense activity where it is most appropriate. Housing would still remain a permitted use, but the new designation would diversify options, allowing multi-family and attached units alongside offices, restaurants, and shops. This vision also aligns with the Plan's call for strong neighborhoods and housing choices in Chapter 2 – Plan Principal 5.3.d., where residents have walkable access to daily needs including parks, grocers, and cafes.

The change would also reflect the Comprehensive Plan's focus on economic resiliency and diversification discussed in Plan Principal 2 – Economic Diversification by introducing a mix of services and businesses into areas previously designated for housing alone.

Therefore Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDING OF FACT

After reviewing the Comprehensive Plan Amendment CPA-2025-502 requesting an Amendment from Residential High to Mixed Use for the property located at 377 and 379 29 Road, the following finding of fact have been made.

1. The request has met the Comprehensive Plan Amendment criteria in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

Therefore, Staff recommends approval.

SUGGESTED MOTION:

Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 377 and 379 29 Road, City file number CPA-2025-502, 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. 1. Exhibit 1 - Development Application
2. 2. Exhibit 2 - Neighborhood Meeting Documents
3. 3. Exhibit 3 - Maps
4. 4. Exhibit 4 - DRAFT CPA 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: Comprehensive Plan Amendment

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

Existing Land Use Designation: Residential High Existing Zoning: RM-12
Proposed Land Use Designation: Mixed Use Proposed Zoning: MU-2

Property Information

Site Location: 377 and 379 29 Rd, Grand Junction CO 81501 Site Acreage: 3.72 acres

Site Tax No(s): 2943-191-56-002 and 2943-191-00-161 Site Zoning: RM-12

Project Description: An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial) for 3.73 acres

Property Owner Information

Name: Sunshine of Delta, Inc

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-270-9807

E-Mail: moir28@gmail.com

Fax #: _____

Contact Person: John Moir

Contact Phone #: 970-270-9807

Applicant Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

Representative Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com


Fax #: _____


Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

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: 8/15/2025

Signature of Legal Property Owner:  Date: 8/15/2025

Application for Comprehensive Plan Amendment

This document is a formal application from Sunshine of Delta, Inc. for a Comprehensive Plan Amendment and subsequent rezone request for property located at 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501.

The request is for a change to the City of Grand Junction's Comprehensive Plan Land Use Designation Map for the properties from Residential High to Mixed Use. Additionally, the Comprehensive Plan Amendment request is accompanied by a request to rezone the properties from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2).

A. Applicant and Property Information

- **Applicant Name(s):** Sunshine of Delta, Inc.
- **Contact Information:** John Moir, moir28@gmail.com
- **Property Address:** 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501
- **Assessor's Parcel Number(s):** 2943-191-00-161 and 2943-191-56-002
- **Location:** The parcels are located on the west side of 29 Road, between Zami Drive and Florida Street, just south of Riverside Parkway.
- **Acreage:** The parcels are approximately 3.73 acres. 377 29 Road is approximately 2.2 acres, and 379 29 Road is approximately 1.51 acres.
- **Current Comprehensive Plan Designation:** Residential High
- **Current Zoning:** RM-12
- **Requested Amendment and Rezone:** The applicant requests an amendment to the Grand Junction Comprehensive Plan's Future Land Use Map to designate the subject property as Mixed Use. Concurrently, the applicant requests a rezone of the property, which totals approximately 3.73 acres, from the current RM-12 (Residential Medium 12) to MU-2 (Mixed-Use Light Commercial).

B. Public Benefit

The proposed Comprehensive Plan Amendment to Mixed-Use is a strategic update that allows the City of Grand Junction to fully implement the core tenets of its Comprehensive Plan along the critical 29 Road corridor. This amendment provides a powerful public benefit by serving as a catalyst for economic vitality, housing diversity, and efficient land use management.

In direct alignment with the goals of the City's Comprehensive Plan, amending the land use designation to Mixed-Use would benefit the community by facilitating:

- **Economic Resilience and Job Diversification:** This amendment directly supports the Plan's strategic shift toward a resilient economy (Plan Principle 2). The City recognizes the importance of "reprogramming key areas into mixed use areas" to include more residential and experiential uses (Chapter 2, Plan Principle 2, p. 16). The amendment provides that opportunity along the major corridor of 29 Road, maximizing investment where infrastructure is already established.
- **Creation of Integrated, Multi-Modal Neighborhood Centers:** By moving from a high-density residential-only designation to a Mixed-Use center, the amendment supports the vision of creating walkable, local centers where residents can access daily needs, retail, office services, and housing. This concentration of uses reduces vehicle miles traveled and actively promotes bicycle and pedestrian mobility, aligning with the Plan's sustainability and transportation goals (Plan Principle 6).
- **Efficient Urban Infrastructure Utilization:** The transition to a higher-intensity, mixed-use environment maximizes the efficient use of existing, robust public infrastructure (water, sewer, utilities) already established along 29 Road. This supports smart growth principles (Plan Principle 3) by directing investment and density where infrastructure capacity is highest.
- **Harmonious Land Use Transition (The Feathering Effect):** The Mixed-Use designation creates a vital and intentional buffer and transition zone between the intense commercial nodes further north and the established lower-density residential neighborhoods to the south and east. This "feathering effect" ensures development is harmonious, preventing abrupt transitions and preserving the long-term integrity of adjacent residential character.

C. Neighborhood Meeting

1. A neighborhood meeting was held **on July 22, 2025**. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility and Impact

1. **Adopted plans and/or policies:** The project, if approved, will develop in compliance with the City of Grand Junction Municipal Code and Comprehensive Plan. Application for Rezone is being submitted for review concurrently with this Comprehensive Plan Amendment.
2. **Land use in the surrounding area:** The uses contained within the surrounding area are a mixture of mixed-use commercial, Planned Unit Development, and Mesa County zoned Residential Single Family – Rural zoning (RSF-R).
3. **Site access and traffic patterns:** The parcels have direct access to 29 Road. Traffic in the mixed-use land designation is anticipated to be within the acceptable capacity of 29 Road.
4. **Availability of utilities:** The subject parcel is served by the following:
 - Ute Water

- City of Grand Junction Sewer: Conditions remain unchanged for the easement that runs through the south edge of 377 29 Rd.
 - Xcel Energy (gas and electric)
 - Grand Valley Power (electric)
 - Grand Valley Irrigation Company
 - Grand Valley Drainage District
 - City of Grand Junction Fire
 - Charter/Spectrum (Cable)
 - CenturyLink/Lumen (Phone)
5. **Special or unusual demands on utilities:** There will be no special or unusual demands on utilities because of the project.
 6. **Effects on public facilities:** The comprehensive plan amendment will have no adverse effect on public facilities.
 7. **Hours of operation:** The hours of operation will be typical of commercial businesses.
 8. **Number of employees:** This criterion is not applicable for this submittal.
 9. **Signage:** This criterion is not applicable for this submittal.
 10. **Site Soils Geology:** This criterion is not applicable for this submittal.
 11. **Impact of project on site geology and geological hazards:** None are anticipated.

E. Response to Review Criteria for Comprehensive Plan Amendments

As required by the Grand Junction Zoning and Development Code, this application addresses the specific review criteria for a Comprehensive Plan Amendment. The proposed changes are a logical and beneficial evolution for the property and the surrounding area.

**Review Criteria from Grand Junction Zoning and Development Code Section
21.02.050(e)(4)(iii)**

This application specifically addresses the review criteria for Comprehensive Plan Amendments as outlined in Section 21.02.050(e)(4)(iii) of the Grand Junction Zoning and Development Code.

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment.

The current Residential High designation must be changed to Mixed-Use to facilitate the concurrent rezone request to Mixed-Use Light Commercial (MU-2). Per the existing Comprehensive Plan, both parcels have a future land use of Residential High. The applicant requests the Mixed-Use designation to align the 3.73 acres with the evolving commercial and mixed-use character of the 29 Road corridor.

Reviewing development of the surrounding properties confirms that a land designation amendment to Mixed-Use would be in accordance with the neighboring uses. The current development pattern—including multiple MU-2 zoned properties to the north along Zami Drive (developed as a gas station and restaurant), and a gas station to the northeast—confirms a clear shift towards a commercial and mixed-use character along the 29 Road and Riverside Parkway corridors.

The proposed Amendment to Mixed Use is necessary to reflect the existing and future character of the area. It will create a critical "feathering effect," ensuring a smooth transition from the higher-intensity MU-2 and Planned Development (PD) areas to the north and west down toward the lower-density Mesa County zoned Residential Single Family - Rural (RSF-R) areas to the south and east. This measured transition gracefully transitions between various intensities of use, rather than an abrupt change from commercial activity to residential homes.



(B) The community or area will derive benefits from the proposed amendment.

The community will derive significant, quantifiable benefits from the proposed amendment. This amendment supports the integrity of the area by creating a logical "feathering effect" or transition zone. This transition, which is designed to gradually decrease building heights and intensity as uses move away from the major arterial, is key to protecting the long-term investment of surrounding residential neighborhoods while simultaneously unlocking economic and housing potential along the major corridor. This approach optimizes land use and promotes neighborhood stability.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The amendment is wholly consistent with, and actively implements, the most progressive goals and policies of the One Grand Junction Comprehensive Plan, specifically those detailed in Chapter 4: Area-Specific Policies and Chapter 2: Plan Principles. The shift from a single-use residential designation to a Mixed-Use designation provides a direct mechanism to achieve:

- **Economic Vitality:** (Chapter 2, Plan Principle 2) The MU-2 district's flexibility encourages commercial activity and job creation, directly supporting the plan's goal to foster regional economic competitiveness and establish Grand Junction as a regional employment center.
- **Housing Diversity:** (Chapter 2, Plan Principle 5) Integrating multi-family housing options within a Mixed-Use setting addresses the plan's critical need to provide diverse, attainable housing choices near employment centers, reducing commuting times and costs.
- **Walkability and Connectivity:** (Chapter 2, Plan Principle 6) The MU-2 designation requires development to be comfortably accessible via all modes of transportation—motor vehicles, bicycles, and walking. By placing services and housing along 29 Road, this amendment promotes the Comprehensive Plan's objective to promote walkability and multi-modal transportation.

F. Adequacy of Public Facilities and Services

The property is strategically located with access to adequate public facilities and services, ensuring any future development will not overburden the city's infrastructure.

Any future development will be designed to manage stormwater appropriately, and its density is within the capacity of the city's existing utility systems. No special or unusual demands on utilities are anticipated.

G. Inadequate Supply of Suitably Designated Land

There is a demonstrated need for more suitably designated land to accommodate the type of mixed-use development envisioned by the Comprehensive Plan. While the City has made progress in creating these types of areas, there remains a demand for integrated residential and commercial spaces that are not met by the existing supply of land with the Mixed-Use designation. Due to its location along the transportation corridor of 29 Road, the commercial opportunities represented by amending the land use of these parcels are abundant. The Comprehensive Plan Amendment will help address the demand for integrated residential and commercial spaces and support the city's proactive growth strategy.

H. Proposed Project Narrative

The applicant intends to provide the opportunity to develop the property as a mixed-use project. The final number of residential units and square footage of commercial space will be determined through subsequent site plan review.

I. Summary

The proposed Comprehensive Plan Amendment and rezone from RM-12 to MU-2 are a logical and beneficial change that is fully consistent with the goals and policies of the Grand Junction

Comprehensive Plan. The proposal provides significant public benefits by creating a vibrant, walkable, and economically diverse addition to the community along a prominent transportation corridor. We look forward to working with the Planning Commission and City Council to move this project forward.

Legal Description of Parcels

377 29 Rd:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

379 29 Rd:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;

THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90,
COUNTY OF MESA, STATE OF COLORADO.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sunshine of Delta, Inc ("Entity") is the owner of the following property:

(b) 377 and 379 29 Road, Grand Junction, CO 81501

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) Vice President 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) Comp Plan Amendment and Rezone to MU-2

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: John Moir

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 8th day of August, 2025

by John Moir

Witness my hand and seal.

My Notary Commission expires on 08-23-2028


Notary Public Signature

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named
Sunshine of Delta, Inc
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- | | |
|--|---|
| <input type="checkbox"/> trust | <input type="checkbox"/> registered limited liability partnership |
| <input type="checkbox"/> nonprofit corporation | <input type="checkbox"/> registered limited liability limited partnership |
| <input type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association |
| <input type="checkbox"/> general partnership | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership | <input checked="" type="checkbox"/> corporation |
3. The entity is formed under the laws of the State of Colorado
4. The mailing address for the entity is PO Box 516 Fruita, CO 81521
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
John Moir, Vice President
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:
NA

Executed this 15th Day of September, 2025

Signature

Signature

STATE OF COLORADO
COUNTY OF MESA

} SS:

The foregoing instrument was acknowledged before me this 15th day of September
by John Moir

Witness my hand and official seal.

My commission expires: 08/23/2028

Jessica Varley
Notary Public

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

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

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

JESSICA VARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 19974023075
MY COMMISSION EXPIRES 08/23/2028

111-2 PAGE DOCUMENT



STATE DOCUMENTARY FEE
Date: October 29, 2007
\$ 69.00

WARRANTY DEED

THIS DEED, Made on this day of October 29, 2007, between
FRED R. BERRY AND DOROTHY C. BERRY

of the said County of MESA and State of COLORADO, the Grantor(s), and
SUNSHINE OF DELTA, INC.

whose legal address is: PO BOX 516 FRUITA, CO 81521
of the said County of MESA and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$690,000.00)
*** Six Hundred Ninety Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of MESA and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

\$69.00

also known as street number 377, 379, & 383 29 ROAD GRAND JUNCTION CO 81501

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

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2007 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefits and burdens of any recorded declaration and party wall agreements, if any and other NONE The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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

By: Fred R. Berry
FRED R. BERRY

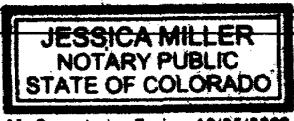
By: Dorothy C. Berry
DOROTHY C. BERRY

STATE OF COLORADO)
said County of MESA)ss.

The foregoing instrument was acknowledged before me on this day of October 29, 2007,
by FRED R. BERRY AND DOROTHY C. BERRY

My commission expires 12-5-09
Witness my hand and official seal.

Jessica Miller
Notary Public My Commission Expires 12/05/2009
County of Mesa



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 470; AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 85, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3993 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

NOTICE OF NEIGHBORHOOD COMMENT MEETING

Type of Meeting: NCM- Neighborhood Comment Meeting

Subject of Meeting: Property located at 377 & 379 29 Road, Grand Junction, CO 81501.

An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial)

Meeting Date: Tuesday, July 22, 2025

Meeting Time: 6:00 PM

Location: Patterson Road Church of Christ
2893 Patterson Rd, Grand Junction, CO 81506

Applicant Contact: John Moir – (970)270-9807

City of Grand Junction Planner Contact:

Jenna Gorney – (970)244-1432

A Neighborhood Comment Meeting (NCM) is held prior to a public hearing on an application. The purpose of an NCM is to allow the neighborhood to provide that applicant with feedback that may be relevant to improving the design of the project to address neighborhood concerns that may otherwise be raised at the public hearing.

[illegible]

Neighborhood Meeting Minutes

Address: 379 29 RD & 377 29 RD, GRAND JUNCTION, CO 81501

Topic: Comprehensive Plan Amendment and Rezone

Parcel Numbers: 2943-191-00-161 & 2943-191-56-002

SUMMARY OF NEIGHBORHOOD MEETING HELD TUESDAY, JULY 22, 2025, 6 PM AT GRAND JUNCTION CHURCH OF CHRIST

A neighborhood meeting for the above-referenced comprehensive plan amendment and subsequent rezone, was held Tuesday, July 22, 2025, at 6 PM at the Grand Junction Church of Christ located at 2893 Patterson Road. The initial letter notifying the neighboring property owners was sent on July 2, 2025, according to the mailing list received from the City of Grand Junction.

Present were John Moir, Vice President of Sunshine of Delta, Inc. and Sparky Moir, Secretary of Sunshine of Delta, Inc. Jenna Gorney, Senior Planner with the City of Grand Junction was also in attendance. No one from the public attended the meeting. The meeting began at approximately 6:00 PM. Sparky shared with Jenna the exhibits that she had intended to present. After 20 minutes, no one from the public had attended the meeting. The meeting ended at approximately 6:50 PM.

383 29 RD LLC
1571 POWIS LN
FRUITA CO 81521

BELLEW MARCUS
2889 FLORIDA ST
GRAND JUNCTION CO 81501

COCA SAMUEL A
560 ASHLEY LN
GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

DEGRANGE ALAN J
PO BOX 2058
HOTCHKISS CO 81419

GALLEGOS PAULINE M
BALERIO DON L SR
561 CASA RIO CT
GRAND JUNCTION CO 81507

GAURMER CHRISTIAN E
GAURMER ANN E
PO BOX 1457
TIOGA ND 58852

GOLDEN GATE PETROLEUM OF
NEVADA LLC
16580 WEDGE PARKWAY UNIT 300
RENO NV 89511

HEILIG CHRISTINA SUE
DEMATTEO CARL-GRANTEE
BENEFICIARY
2890 FLORIDA ST
GRAND JUNCTION CO 81501

HOWARD DENNIS M
HOWARD LEAH S
2231 RIMROCK RD
GRAND JUNCTION CO 81507

HUTCHISON CHARLES D
242 COLUMBUS CANYON RD
GRAND JUNCTION CO 81507

IJAMS JOHN A
IJAMS LINDA A
2889 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

KELLER TRAVIS
KELLER LAUREN MICHELLE
2887 RIVERSIDE PARKWAY
GRAND JUNCTION CO 81501

LYNN VRANY LIVING TRUST DTD
9/8/2021
365 29 RD
GRAND JUNCTION CO 81504

MOIR JOHN IV
PO BOX 516
FRUITA CO 81521

ROWLAND MARY MARTHA
ZINK DORIS JOAN, POWELL ROBERT,
WILLIAM, RONALD, DONALD, & DEAN
3044 1/2 WEDGEWOOD DR
GRAND JUNCTION CO 81504

SKY VIEW PUD LLC
LEDERER CRYSTAL BROOK LLC
120 PONDEROSA DR
RIDGWAY CO 81432

STATE OF CO FBO COLORADO DEPT
OF HUMAN SERVICES
1575 SHERMAN
DENVER CO 80203

STOUT DEAN
ROBERTS ROSE LYNN-GRANTEE
BENEFICIARY
2892 FLORIDA ST
GRAND JUNCTION CO 81501

SUNSHINE OF DELTA INC
PO BOX 516
FRUITA CO 81521

TREAT STEVEN E
TREAT RENE' E
369 29 RD
GRAND JUNCTION CO 81504

UPPER LIMIT INVESTMENTS LLC
PO BOX 952
GRAND JUNCTION CO 81502

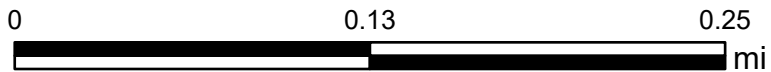
VANWINKLE WILBUR C
VANWINKLE NONA F
2911 D RD
GRAND JUNCTION CO 81504

VIVEROS ARIANNA M
VIVEROS MARIO A
546 DODGE ST
GRAND JUNCTION CO 81504

WEAVER MERLE W
296 LITTLE PARK RD
GRAND JUNCTION CO 81507

WOLTMAN CONOR
ROWE JULIE
2893 FLORIDA ST
GRAND JUNCTION CO 81501

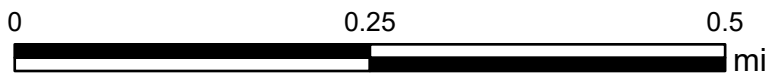
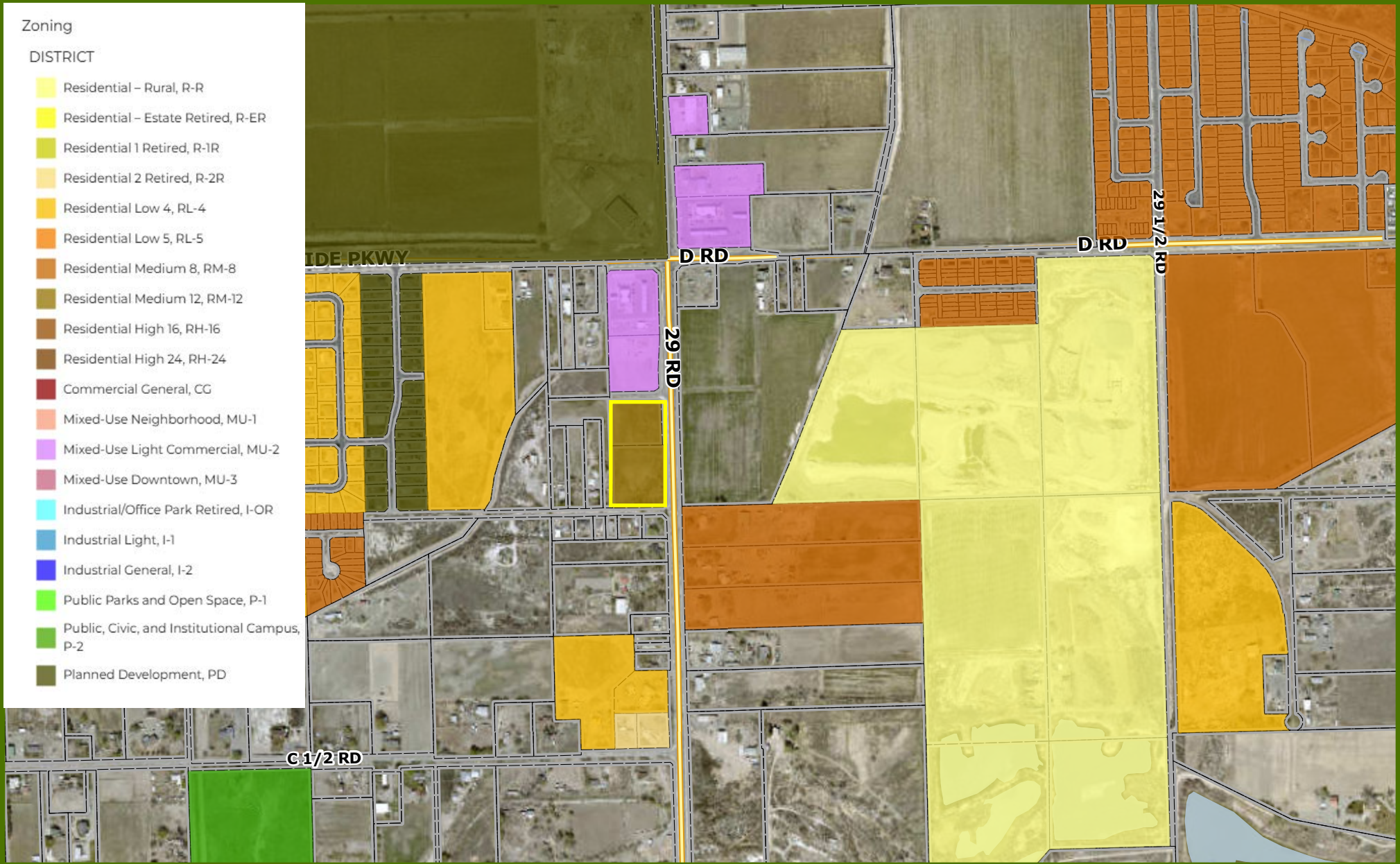
Location Map



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:4,281
Packet Page 61

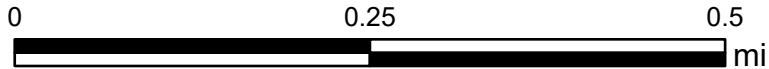
Zoning Map

- Zoning
- DISTRICT
- Residential – Rural, R-R
 - Residential – Estate Retired, R-ER
 - Residential 1 Retired, R-1R
 - Residential 2 Retired, R-2R
 - Residential Low 4, RL-4
 - Residential Low 5, RL-5
 - Residential Medium 8, RM-8
 - Residential Medium 12, RM-12
 - Residential High 16, RH-16
 - Residential High 24, RH-24
 - Commercial General, CG
 - Mixed-Use Neighborhood, MU-1
 - Mixed-Use Light Commercial, MU-2
 - Mixed-Use Downtown, MU-3
 - Industrial/Office Park Retired, I-OR
 - Industrial Light, I-1
 - Industrial General, I-2
 - Public Parks and Open Space, P-1
 - Public, Civic, and Institutional Campus, P-2
 - Planned Development, PD



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:8,562
Packet Page 62

Future Land Use Map



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:8,562
Packet Page 63

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF
THE CITY OF GRAND JUNCTION FROM RESIDENTIAL HIGH TO MIXED USE
FOR SUNSHINE OF DELTA, INC.**

LOCATED AT 377 29 ROAD AND 379 29 ROAD

Recitals:

The property owner, Sunshine of Delta, Inc. proposes an amendment to the Comprehensive Plan Land Use Map from Residential High to Mixed Use on a total of 3.72 acres, located at 377 and 379 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential High to Mixed Use, finding that it conforms to and is consistent 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 amending the Comprehensive Plan Land Use Map from Residential High to Mixed Use, for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e)(4)(iii) of the Grand Junction Zoning and Development Code.

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

The following property shall be re-designated as Mixed Use on the Land Use Map of the Comprehensive Plan:

Two parcels of land situated in the Northeast Corner of the Southwest Corner of the E $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the East boundary of said Section 19, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

377 29 Road

Beginning at a point 1320 feet south of the northeast corner of the E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the east boundary of said Section 19; thence west 330 feet; thence north 330 feet; thence east 330 feet; thence south along the east boundary of said Section 19 to the point of beginning; except road as described in instrument recorded in Book 714 at Page 521; also except the east

30 feet thereof for public road right of way, as described in instrument recorded May 9, 1978 in Book 1148 at Page 471; also excepting therefrom that portion thereof conveyed to Mesa County, a Colorado political subdivision, by instrument recorded July 12, 2005 in Book 3939 at Page 95, County of Mesa, State of Colorado.

379 29 Road:

Lot 2, Sunshine of Delta Subdivision (Reception No. 2905283 of the Mesa County Clerk and Recorder's records.)

Said parcels of land contain 3.72 acres as described.

INTRODUCED on first reading this 21st day of January, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February, 2026 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.

Meeting Date: December 23, 2025
Presented By: Jenna Gorney, Senior Planner
Department: Community Development
Submitted By: Jenna Gorney

Information

SUBJECT:

Consider a request by Sunshine of Delta, Inc., for a Rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road.

RECOMMENDATION:

Staff recommends conditional approval of the request.

EXECUTIVE SUMMARY:

The Property Owner, Sunshine of Delta, Inc. is requesting a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road. This application is accompanied by a request for a Comprehensive Plan Amendment from Residential High to Mixed Use. The subject properties are vacant.

BACKGROUND OR DETAILED INFORMATION:

The applicant, Sunshine of Delta, Inc. is requesting a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2). The subject properties are located at 377 and 379 29 Road on the northwest corner of 29 Road and Florida Street. The intent of the rezone is to obtain entitlements for the properties which would allow for broader development options.

The requested MU-2 zone district is an implementing zone districts for the Mixed Use land use designation identified in the One Grand Junction Comprehensive Plan. The property is within Tier 1 of the Growth Plan, which prioritizes infill development and the efficient use of existing public infrastructure.

The zoning map reflects that much of the surrounding area still exists in the County

including those properties that lie east of 29 Road, property to the west, and much of the area to the south. Adjacent property to the north is zoned MU-2 as well as property on the northeast corner of the 29 Road and Riverside Parkway intersection.

The subject site is proximate to a range of surrounding land uses. To the immediate north, Munchies restaurant and several general commercial establishments are located along the 29 Road corridor. The intersection of 29 Road and D Road has two gas stations situated on opposite corners. This combined node of development is zoned MU-2.

The Colorado Mesa University's Electric Line Worker Program Facility occupies the northwest corner and is zoned Planned Development (PD). To the south, existing single-unit residential units are present, while additional medium-density residential developments are located nearby. A mining facility is also located nearby to the east.

In addition to the Mixed-Use Light Commercial (MU-2) zone requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan land use designation of Mixed Use

- a. Residential High 16 (RH-16)
- b. Residential High 24 (RH-24)
- c. Mixed-Use Neighborhood (MU-1)
- d. Mixed-Use Downtown (MU-3)
- e. Public, parks and open space (P-1)
- f. Public, civic, and institutional campus (P-2)
- g. Planned Development (PD)

The MU-2 District is designed to support a mix of commercial, employment, multi-unit residential, and other compatible uses along major transportation corridors. This district encourages development that is easily accessible by all modes of travel, including motor vehicles, bicycles, and pedestrians. Compared to the MU-1 District, MU-2 allows for more flexible commercial uses, including those that may be more auto-oriented, such as fuel stations.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and Rezone was held on July 22, 2025, in accordance with Section 21.02.030(c) of the ZDC. The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 12, 2025. The notice of the Planning Commission public hearing was published December 13, 2025,

in the Grand Junction Daily Sentinel.

An official development application was submitted to the City of Grand Junction for review on August 20, 2025.

ANALYSIS

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

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

Beyond immediate consistency with the proposed Land Use Map amendment in the preceding recommendation in CPA-2025-502, the proposed rezone also advances several long-range goals and plan principles identified in the Comprehensive Plan:

Chapter 3's Intensification and Tiered Growth Plan calls for new development to be compact, to efficiently use land and existing infrastructure, and to concentrate urban infill in Tier 1 areas where urban services already exist.

The subject parcels have direct access to 29 Road, an arterial that includes an Active Transportation Corridor with a paved sidewalk, linking future development directly to commercial development to the north. Utilities including domestic water (Ute Water), sanitary sewer, storm sewer, and fire protection are already present at the site. Increasing density and commercial options in this location efficiently leverages existing capacity, aligning with the Plan by minimizing service extension costs. It also directly speaks to the Plan's goals and strategies identified in Plan Principals 3.1.b. and 3.2.

3.1.b. Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

3.2. Encourage infill and redevelopment to leverage existing infrastructure.

Furthermore, a rezone to MU-2 here would reflect the community preference described under Plan Principle 3 for neighborhoods that provide homes close to shopping, dining, and other amenities within walkable settings. Sections 6.a through 6.d of Principle 3 further support neighborhood-centered commercial uses, mixed-use development, expanded housing choices, and employment opportunities in walkable areas.

Given the property's location, being well served by existing services, along a major corridor, and adjacent to an Active Transportation Corridor, the MU-2 zone district applied in this location represents a land use pattern that is generally consistent with

the Comprehensive Plan's direction for focusing mixed-use and higher-intensity development in well-served, connected areas.

Additionally, the Grand Junction Comprehensive Plan's Commercial Area Specific Policies in Chapter 4 identify a "Neighborhood Center" in proximity at the intersection of 29 Rd and Riverside Parkway.

Neighborhood Centers are envisioned as compact, pedestrian-friendly nodes of development located at the intersections of collector or arterial streets and ideally served by transit. They are intended to serve as convenient, accessible hubs that support nearby residential neighborhoods with essential goods, services, and community spaces.

Expanding the range of commercial uses south of the 29 Road and Riverside Parkway intersection would provide local residents with safer access to additional goods and services, eliminating the need to cross two major highways. The existing ATC along the 29 Road corridor further improves both safety and accessibility to these businesses.

Plan Principal 5 – *Strong Neighborhoods and Housing Choices* in Chapter 2 emphasizes the need to "ensure a sufficient supply of land for a wide variety of housing types at varying densities, sizes, and price points." By increasing the required minimum density from 8du/acre to 16du/acre, the MU-2 district could continue to provide the additional "missing middle" formats (triplexes, townhomes, small multi-unit) that broaden housing choice consistent with long-term housing strategy identified in 5.1. c.

The MU-2 district would also allow for additional commercial development in an area where very little goods and services exist.

In addition, by eliminating single-unit detached and duplex housing types while allowing single-unit attached and multi-unit residential development, the designation advances Plan Principle 5 by promoting higher-density housing types that are better suited to multi-modal corridors. This ensures that more residents could live within walking or biking distance of services and jobs, creating a stronger base of support for nearby businesses and transit service. Concentrating housing in this manner also reduces land consumption, preserves open space elsewhere, and reinforces equitable access to amenities for a broader range of household types and income levels.

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

The concept of "orderly development" refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses.

Rezoning the subject properties from RM-12 to MU-2 supports a logical, well-structured development pattern.

The subject parcels are located along a major arterial corridor that already functions as a mixed-use spine in this area of the city. The corridor also includes an Active Transportation Corridor (ATC) with sidewalks and bicycle facilities that connect the site to nearby commercial areas and neighborhoods. This level of multimodal connectivity supports the MU-2 district's intent to foster pedestrian-oriented, neighborhood-serving development.

To the north, existing MU-2 zone supports commercial and service uses that benefit from arterial frontage and proximity to surrounding neighborhoods. To the south and east, a mix of medium-density residential zone transitions toward lower-density residential areas.

This combination creates a clear land use hierarchy where higher-intensity, mixed-use activity is focused at the Neighborhood Center intersection and along the arterial while stepping down in intensity farther from the commercial node and corridor.

In summary, the proposed MU-2 rezone of the parcels would result in a cohesive and well-organized corridor development pattern. This pattern promotes land use compatibility, efficient infrastructure use, and a mixed-use environment consistent with the *One Grand Junction Comprehensive Plan's* principles for responsible growth and connectivity.

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

The MU-2 zone allows for additional commercial activities not permitted by the existing RH-12 zone. Each new category of use contributes to neighborhood benefits in distinct ways:

Essential services such as funeral homes, government facilities, medical and dental clinics, hospitals, and animal care facilities ensure residents have convenient access to critical services, reducing the need to travel long distances for health care, government functions, or personal needs.

Uses such as nurseries, greenhouses, restaurants, bars, taverns, brew pubs, distilleries, and hotels provide amenities to enhance daily life, support local culture, and create destinations for social interaction and tourism.

Campgrounds, RV parks, and indoor or outdoor entertainment venues expand recreation and leisure opportunities for both residents and visitors, supporting local tourism and community vitality.

Small and large retail, including big box stores, increase shopping options, reduce "retail leakage" to other communities, and strengthen the local economy by keeping spending closer to home.

Parking facilities and gas stations improve accessibility and convenience for residents,

workers, and visitors, especially in areas where transit or active transportation is complemented by automobile travel.

Light industrial uses such as mini-storage, vehicle sales and repair, and car washes create local jobs across a range of skill levels, diversify the tax base, and provide needed services that support both households and businesses.

The addition of these commercial uses has the ability to help build the community into a more self-sufficient environment where residents can meet their needs locally. This reduces travel time and costs, supports local businesses, and creates jobs.

The MU-2 zone district provides various residential development benefits as well. The existing RM-12 zone permits all housing products. The requested MU-2 zone district would increase the required minimum density to 16 du/acre, and such zone permits single unit attached, cottage courts, and multi-unit housing products.

The maintaining of focus on attached single-unit and multi-unit development in this provides tangible benefits including the following:

- **Preservation of Character in Other Areas:** Removing the single-unit housing and the duplex options that are permitted with the current zone of RH-12 directs those housing types to other parts of the community where they are more compatible, helping preserve the character of established neighborhoods while ensuring higher-intensity growth occurs in appropriate corridors.
- **Housing Choice and Affordability:** The housing options allowed within MU-2 support households of varying sizes, incomes, and life stages.
- **Stronger Sense of Community:** By combining residences and a walkable, mixed-use environment, there are more opportunities for social interaction, whether at local shops, community spaces, or along neighborhood sidewalks and trails.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Sunshine of Delta, Inc., request for a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2), City File Number RZN-2025-503, located at 377 and 379 29 Road, the following finding of fact has been made:

The request meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code conditioned upon the Comprehensive Plan being amended so that the land use designation on the property allow for the MU-2 zone as an implementing zone. Should the Comprehensive Plan *not* be amended related to this property, the rezone criteria (A) will not be met.

Therefore, Staff recommends conditional approval.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the property located at 377 and 379 29 Road, City File Number RZN-2025-503, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report.

Attachments

1. 1. Exhibit 1 - Development Application
2. 2. Exhibit 2 - Neighborhood Meeting Documents
3. 3. Exhibit 3 - Maps
4. 4. Exhibit 4 - DRAFT Zoning 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: Rezone

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

Existing Land Use Designation: Residential High

Existing Zoning: RM-12

Proposed Land Use Designation: Mixed Use

Proposed Zoning: MU-2

Property Information

Site Location: 377 and 379 29 Rd, Grand Junction CO 81501

Site Acreage: 3.72 acres

Site Tax No(s): 2943-191-56-002 and 2943-191-00-161

Site Zoning: RM-12

Project Description:

An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use for 3.73 acres

Property Owner Information

Name: Sunshine of Delta, Inc

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-270-9807

E-Mail: moir28@gmail.com

Fax #: _____

Contact Person: John Moir

Contact Phone #: 970-270-9807

Applicant Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

970-260-7703
Contact Phone #:

Representative Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com


Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

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: 8/14/2025

Signature of Legal Property Owner: 

Date: 8/14/2025

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: Comprehensive Plan Amendment

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

Existing Land Use Designation: Residential High

Existing Zoning: RM-12

Proposed Land Use Designation: Mixed Use

Proposed Zoning: MU-2

Property Information

Site Location: 377 and 379 29 Rd, Grand Junction CO 81501

Site Acreage: 3.72 acres

Site Tax No(s): 2943-191-56-002 and 2943-191-00-161

Site Zoning: RM-12

Project Description:

An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial) for 3.73 acres

Property Owner Information

Name: Sunshine of Delta, Inc

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-270-9807

E-Mail: moir28@gmail.com

Fax #: _____

Contact Person: John Moir

Contact Phone #: 970-270-9807

Applicant Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

Representative Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

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: 8/15/2025

Signature of Legal Property Owner: _____

Date: 8/15/2025

Application for Rezone

This document is a formal application from Sunshine of Delta, Inc. for a rezone request for property located at 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501.

The request is for a rezone of the property from the current RM-12 (Residential Medium 12) to MU-2 (Mixed-Use Light Commercial). Additionally, the rezone request is accompanied by a request to change the City of Grand Junction's Comprehensive Plan Land Use Designation Map for the properties from Residential High to Mixed Use.

A. Applicant and Property Information

- **Applicant Name(s):** Sunshine of Delta, Inc.
- **Contact Information:** John Moir, moir28@gmail.com
- **Property Address:** 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501
- **Assessor's Parcel Number(s):** 2943-191-00-161 and 2943-191-56-002
- **Location:** The parcels are located on the west side of 29 Road, between Zami Drive and Florida Street, just south of Riverside Parkway.
- **Acreage:** The parcels are approximately 3.73 acres. 377 29 Road is approximately 2.2 acres, and 379 29 Road is approximately 1.51 acres.
- **Current Comprehensive Plan Designation:** Residential High
- **Current Zoning:** RM-12
- **Requested Amendment and Rezone:** The applicant requests an amendment to the Grand Junction Comprehensive Plan's Future Land Use Map to designate the subject property as Mixed Use. Concurrently, the applicant requests a rezone of the property, which totals approximately 3.73 acres, from the current RM-12 (Residential Medium 12) to MU-2 (Mixed-Use Light Commercial).

B. Public Benefit

The Grand Junction Comprehensive Plan outlines a clear path forward for supporting the development of neighborhood centered commercial uses and mixed-use development. Amending the land use designation to mixed-use and concurrently rezoning the parcels from RM-12 to MU-2 provides a tangible public benefit that is directly supported by the Grand Junction Comprehensive Plan:

- **EMPLOYMENT AREAS:** The MU-2 rezone encourages and supports higher-intensity employment through new commercial spaces within the 29 Road corridor. This is

consistent with the Comprehensive Plan's aim to create new places for employment growth and investment, complementing existing adjacent commercial uses.

- **MIX OF USES:** The rezone supports the creation of a mix of uses—including commercial, retail, and diverse residential housing—along the prominent 29 Road corridor. This blend reflects the needs of adjoining residents by placing services and jobs near their homes.
- **WALKABLE CENTERS:** MU-2 facilitates the development of a walkable neighborhood commercial center that provides a variety of services and amenities. By permitting vertical mixed-use (residential above commercial) and mandating a minimum density (≥ 16 du/acre), the rezone actively works to expand housing options and employment opportunities adjacent to residences.
- **DENSITY/INTENSITY:** This application encourages the transition of a low-intensity, single-use center (RM-12) to a higher intensity, mixed-use center (MU-2). This strategic shift expands both housing options and available services within the immediate neighborhood over time.
- **CONTEXT-SENSITIVE DEVELOPMENT:** The MU-2 dimensional standards and review process ensure that any future development will contribute to the positive character of the surrounding area by requiring appropriate transitions (the "feathering effect"), minimizing impacts on adjacent lower-density residential zones.

C. Neighborhood Meeting

1. A neighborhood meeting was held on **July 22, 2025**. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility and Impact

1. **Adopted plans and/or policies:** The project, if approved, will develop in compliance with the City of Grand Junction Municipal Code and Comprehensive Plan. This application for Rezone is being submitted for review concurrently with a Comprehensive Plan Amendment.
2. **Land use in the surrounding area:** The uses contained within the surrounding area are a mixture of mixed-use commercial, Planned Unit Development, and Residential Single Family – Rural zoning.
3. **Site access and traffic patterns:** The parcels have direct access to 29 Road. The rezone will have no effect on existing traffic patterns.
4. **Availability of utilities:** The subject parcel is served by the following:
 - Ute Water
 - City of Grand Junction Sewer: Conditions remain unchanged for the easement that runs through the south edge of 377 29 Rd.
 - Xcel Energy (gas and electric)

- Grand Valley Power (electric)
 - Grand Valley Irrigation Company
 - Grand Valley Drainage District
 - City of Grand Junction Fire
 - Charter/Spectrum (Cable)
 - CenturyLink/Lumen (Phone)
5. **Special or unusual demands on utilities:** There will be no special or unusual demands on utilities because of the project.
 6. **Effects on public facilities:** The rezone will have no adverse effect on public facilities.
 7. **Hours of operation:** The hours of operation will be typical of commercial businesses.
 8. **Number of employees:** This criterion is not applicable for this submittal.
 9. **Signage:** This criterion is not applicable for this submittal.
 10. **Site Soils Geology:** This criterion is not applicable for this submittal.
 11. **Impact of project on site geology and geological hazards:** None are anticipated.

E. Response to Review Criteria for Rezoning

As required by the Grand Junction Zoning and Development Code, this application addresses the specific review criteria for a Rezone Application. The proposed changes are a logical and beneficial evolution for the property and the surrounding area.

Review Criteria from Grand Junction Zoning and Development Code Section 21.02.050(m)

This application specifically addresses the review criteria for Rezoning Applications as outlined in Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

MU-2 is the most appropriate zoning district to channel growth inward and support core Comprehensive Plan objectives for arterial corridors:

1. **Responsible and Managed Growth:** The MU-2 zone focuses on higher intensity development along 29 Road and Riverside Parkway, preventing sprawl and maximizing the use of land along these transportation corridors.

2. Establishing Mixed-Use Centers: The stated intent of the MU-2 district is to create self-sustaining centers that accommodate a balance of commercial, employment, and residential uses, directly fulfilling this Plan objective.
3. Balanced Transportation System: The MU-2 code promotes development that is comfortably accessible via all modes of transportation (motor vehicles, bicycles, and walking), aligning with the Comprehensive Plan's vision for a multi-modal community. By concentrating both employment and housing within the same zone, the MU-2 pattern encourages short trips and walking/biking, integrating seamlessly with existing corridor improvements like the nearby Riverfront Trail, and the Grand Valley Transit bus stop in front of 377 29 Road.

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

Rezoning 377 and 379 29 Road to the MU-2 designation will enforce an orderly development pattern by effectively coordinating development intensity along a high-volume corridor:

1. Infrastructure Alignment: The MU-2 zone formalizes the need for higher density and larger commercial scale that are necessary for efficient, long-term land use along transportation routes like 29 Road and Riverside Parkway. The rezone thus aligns development intensity with the capacity of public infrastructure in the area; continuing low-density zoning in these high-value and highly trafficked areas would be an inefficient use of public capital.
2. Seamless Transitions and Buffering: The MU-2 dimensional standards are designed to mitigate potential impacts on adjacent residential areas. Key requirements, such as the 10-foot minimum Side Abutting Residential setback and mandated height transition rules, ensure new development is compatible and provides a defensible buffer against established neighborhoods.
3. Vertical Order: The framework promotes a desirable pattern of density and services by requiring commercial uses along the street and allowing upper stories for residential/office uses.

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

The collective benefits derived from applying MU-2 zoning to these parcels of land significantly outweigh the benefits of maintaining the current RM-12 zoning classifications.

1. Addressing Housing Attainability: The mandate for a minimum density allows developers to build the most cost-effective unit types (e.g., apartments and vertical

mixed-use flats). This direct contribution to the supply of diverse and high-density housing is critical for improving overall housing attainability in the Grand Valley.

2. **Fiscal Sustainability for the City:** The increased density of commercial activity and residential units within the MU-2 zone will generate significantly higher property and sales tax revenues in a concentrated, easily serviced area, bolstering the entire municipal tax base.
3. **Increased Safety and Walkability:** MU-2 encourages a safer, more active public realm. By requiring street-facing commercial uses on the ground floor, the zone promotes "eyes on the street" and facilitates pedestrian access, creating a less car-dependent and more connected environment for residents and employees.
4. **Support for Local Employment and Economic Development:** This zoning is crucial for attracting flexible new economic development that can be integrated with residential options. By providing direct and convenient access to commercial property, MU-2 establishes the necessary framework to support planned economic hubs adjacent to the transportation corridor of 29 Road.

F. Changed Conditions of the Area

The area surrounding the property at 377 and 379 29 Road has undergone significant change, notably the development of **two adjacent MU-2 zoned properties** (a gas station and local restaurant) immediately to the north. Maintaining the Residential High designation here creates an abrupt and inefficient land use transition.

G. Inadequate Supply of Suitably Designated Land

There is a demonstrated need for more suitably designated land to accommodate the type of mixed-use development envisioned by the Comprehensive Plan. While the City has made progress in creating these types of areas, there remains a demand for integrated residential and commercial spaces that are not met by the existing supply of MU-2 zoned parcels.

Due to its location along the transportation corridor of 29 Road and its proximity to Riverside Parkway, the commercial opportunities represented by amending the land use and concurrently rezoning these parcels to MU-2 are abundant. Rezoning this land will help address the demand for integrated residential and commercial spaces and support the city's proactive growth strategy.

North of the parcels on Zami Drive, two properties are already zoned MU-2. These properties have been developed into a gas station and local restaurant. Another property to the northeast of the parcels is zoned MU-2 and has been developed into a gas station.

This proposed rezone would ensure a smooth transition from those existing mixed-use developments to the lower-density residential areas to the south and east, which are zoned in Mesa County as RSF-R (Residential Single Family - Rural). Furthermore, parcels north of Riverside Parkway are designated as "PD" for Planned Development. A rezone to MU-2 would better reflect the current and future character of the area, creating a "feathering effect" that gracefully transitions between various intensities of use, rather than an abrupt change from commercial activity to residential homes.



H. Adequacy of Public Facilities and Services

The property is strategically located with access to adequate public facilities and services, ensuring any future development will not overburden the city's infrastructure.

Any future development will be designed to manage stormwater appropriately, and its density is within the capacity of the city's existing utility systems. No special or unusual demands on utilities are anticipated.

I. Proposed Project Narrative

The applicant intends to provide the opportunity to develop the property as a mixed-use project. The final number of residential units and square footage of commercial space will be determined through subsequent site plan review.

J. Summary

The rezone from RM-12 to MU-2 (Mixed-Use Light Commercial) is the most logical, beneficial, and fully justified implementation step following the requested Comprehensive Plan Amendment. The proposal is consistent with the goals and policies of the Grand Junction Comprehensive Plan, ensures an orderly development pattern, and will provide significant public benefits by creating a vibrant, multi-modal, and economically diverse addition to the community along the 29 Road corridor. We look forward to working with the Planning Commission and City Council to move this project forward.

Legal Description of Parcels

377 29 Rd:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

379 29 Rd:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;

THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90,
COUNTY OF MESA, STATE OF COLORADO.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sunshine of Delta, Inc ("Entity") is the owner of the following property:
(b) 377 and 379 29 Road, Grand Junction, CO 81501

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) Vice President 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) Comp Plan Amendment and Rezone to MU-2

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: John Moir

State of Colorado)


County of Mesa) ss.

Subscribed and sworn to before me on this 8th day of August, 2025

by John Moir

Witness my hand and seal.

My Notary Commission expires on 08-23-2028


Notary Public Signature

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named
Sunshine of Delta, Inc
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input type="checkbox"/> trust	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input checked="" type="checkbox"/> corporation
3. The entity is formed under the laws of the State of Colorado
4. The mailing address for the entity is PO Box 516 Fruita, CO 81521
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
John Moir, Vice President
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:
NA

Executed this 15th Day of September, 2025

Signature

Signature

STATE OF COLORADO
COUNTY OF MESA

} SS:

The foregoing instrument was acknowledged before me this 15th day of September
by John Moir

Witness my hand and official seal.

My commission expires: 08/23/2028

Jessica Varley
Notary Public

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

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

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

JESSICA VARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 19974023075
MY COMMISSION EXPIRES 08/23/2028

111-2 PAGE DOCUMENT



STATE DOCUMENTARY FEE
Date: October 29, 2007
\$ 69.00

WARRANTY DEED

THIS DEED, Made on this day of October 29, 2007, between
FRED R. BERRY AND DOROTHY C. BERRY

of the said County of MESA and State of COLORADO, the Grantor(s), and
SUNSHINE OF DELTA, INC.

whose legal address is: PO BOX 516 FRUITA, CO 81521
of the said County of MESA and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$690,000.00)
*** Six Hundred Ninety Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of MESA and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

\$69.00

also known as street number 377, 379, & 383 29 ROAD GRAND JUNCTION CO 81501

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

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2007 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefits and burdens of any recorded declaration and party wall agreements, if any and other NONE The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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

By: Fred R. Berry
FRED R. BERRY

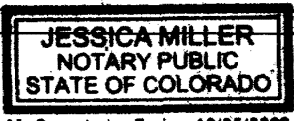
By: Dorothy C. Berry
DOROTHY C. BERRY

STATE OF COLORADO)
said County of MESA)ss.

The foregoing instrument was acknowledged before me on this day of October 29, 2007,
by FRED R. BERRY AND DOROTHY C. BERRY

My commission expires 12-5-09
Witness my hand and official seal.

Jessica Miller
Notary Public My Commission Expires 12/05/2009
County of Mesa



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 470; AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 85, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3993 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

NOTICE OF NEIGHBORHOOD COMMENT MEETING

Type of Meeting: NCM- Neighborhood Comment Meeting

Subject of Meeting: Property located at 377 & 379 29 Road, Grand Junction, CO 81501.

An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial)

Meeting Date: Tuesday, July 22, 2025

Meeting Time: 6:00 PM

Location: Patterson Road Church of Christ
2893 Patterson Rd, Grand Junction, CO 81506

Applicant Contact: John Moir – (970)270-9807

City of Grand Junction Planner Contact:

Jenna Gorney – (970)244-1432

A Neighborhood Comment Meeting (NCM) is held prior to a public hearing on an application. The purpose of an NCM is to allow the neighborhood to provide that applicant with feedback that may be relevant to improving the design of the project to address neighborhood concerns that may otherwise be raised at the public hearing.

[illegible]

Neighborhood Meeting Minutes

Address: 379 29 RD & 377 29 RD, GRAND JUNCTION, CO 81501

Topic: Comprehensive Plan Amendment and Rezone

Parcel Numbers: 2943-191-00-161 & 2943-191-56-002

SUMMARY OF NEIGHBORHOOD MEETING HELD TUESDAY, JULY 22, 2025, 6 PM AT GRAND JUNCTION CHURCH OF CHRIST

A neighborhood meeting for the above-referenced comprehensive plan amendment and subsequent rezone, was held Tuesday, July 22, 2025, at 6 PM at the Grand Junction Church of Christ located at 2893 Patterson Road. The initial letter notifying the neighboring property owners was sent on July 2, 2025, according to the mailing list received from the City of Grand Junction.

Present were John Moir, Vice President of Sunshine of Delta, Inc. and Sparky Moir, Secretary of Sunshine of Delta, Inc. Jenna Gorney, Senior Planner with the City of Grand Junction was also in attendance. No one from the public attended the meeting. The meeting began at approximately 6:00 PM. Sparky shared with Jenna the exhibits that she had intended to present. After 20 minutes, no one from the public had attended the meeting. The meeting ended at approximately 6:50 PM.

383 29 RD LLC
1571 POWIS LN
FRUITA CO 81521

BELLEW MARCUS
2889 FLORIDA ST
GRAND JUNCTION CO 81501

COCA SAMUEL A
560 ASHLEY LN
GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

DEGRANGE ALAN J
PO BOX 2058
HOTCHKISS CO 81419

GALLEGOS PAULINE M
BALERIO DON L SR
561 CASA RIO CT
GRAND JUNCTION CO 81507

GAURMER CHRISTIAN E
GAURMER ANN E
PO BOX 1457
TIOGA ND 58852

GOLDEN GATE PETROLEUM OF
NEVADA LLC
16580 WEDGE PARKWAY UNIT 300
RENO NV 89511

HEILIG CHRISTINA SUE
DEMATTEO CARL-GRANTEE
BENEFICIARY
2890 FLORIDA ST
GRAND JUNCTION CO 81501

HOWARD DENNIS M
HOWARD LEAH S
2231 RIMROCK RD
GRAND JUNCTION CO 81507

HUTCHISON CHARLES D
242 COLUMBUS CANYON RD
GRAND JUNCTION CO 81507

IJAMS JOHN A
IJAMS LINDA A
2889 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

KELLER TRAVIS
KELLER LAUREN MICHELLE
2887 RIVERSIDE PARKWAY
GRAND JUNCTION CO 81501

LYNN VRANY LIVING TRUST DTD
9/8/2021
365 29 RD
GRAND JUNCTION CO 81504

MOIR JOHN IV
PO BOX 516
FRUITA CO 81521

ROWLAND MARY MARTHA
ZINK DORIS JOAN, POWELL ROBERT,
WILLIAM, RONALD, DONALD, & DEAN
3044 1/2 WEDGEWOOD DR
GRAND JUNCTION CO 81504

SKY VIEW PUD LLC
LEDERER CRYSTAL BROOK LLC
120 PONDEROSA DR
RIDGWAY CO 81432

STATE OF CO FBO COLORADO DEPT
OF HUMAN SERVICES
1575 SHERMAN
DENVER CO 80203

STOUT DEAN
ROBERTS ROSE LYNN-GRANTEE
BENEFICIARY
2892 FLORIDA ST
GRAND JUNCTION CO 81501

SUNSHINE OF DELTA INC
PO BOX 516
FRUITA CO 81521

TREAT STEVEN E
TREAT RENE' E
369 29 RD
GRAND JUNCTION CO 81504

UPPER LIMIT INVESTMENTS LLC
PO BOX 952
GRAND JUNCTION CO 81502

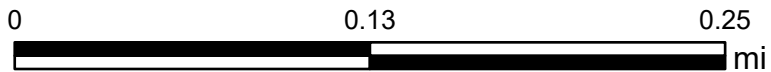
VANWINKLE WILBUR C
VANWINKLE NONA F
2911 D RD
GRAND JUNCTION CO 81504

VIVEROS ARIANNA M
VIVEROS MARIO A
546 DODGE ST
GRAND JUNCTION CO 81504

WEAVER MERLE W
296 LITTLE PARK RD
GRAND JUNCTION CO 81507

WOLTMAN CONOR
ROWE JULIE
2893 FLORIDA ST
GRAND JUNCTION CO 81501

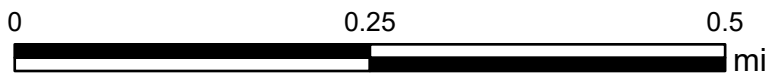
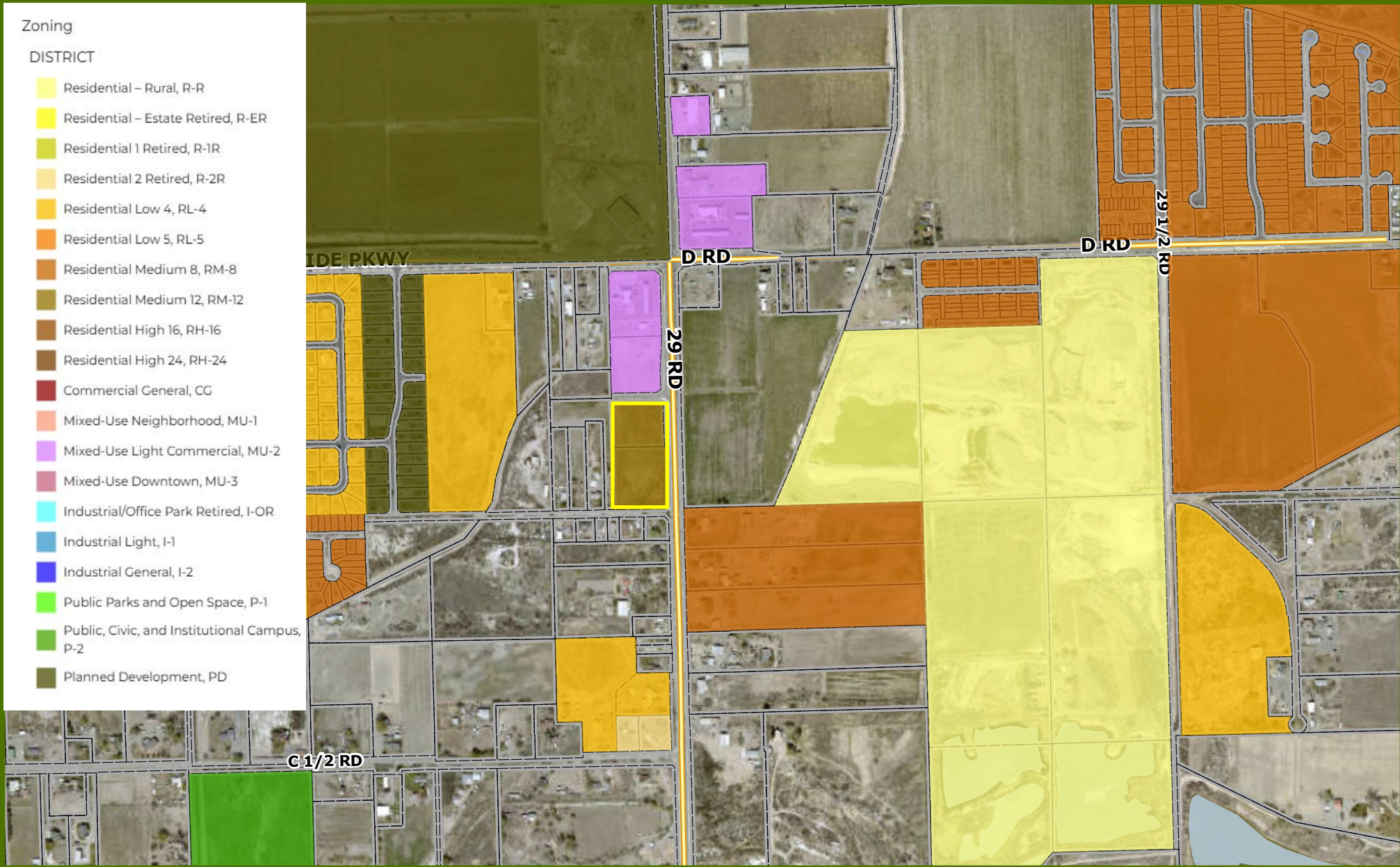
Location Map



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1 inch equals 0 miles
Scale: 1:4,281
Packet Page 91

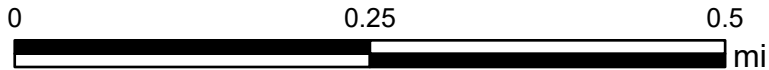
Zoning Map

- Zoning
- DISTRICT
- Residential – Rural, R-R
 - Residential – Estate Retired, R-ER
 - Residential 1 Retired, R-1R
 - Residential 2 Retired, R-2R
 - Residential Low 4, RL-4
 - Residential Low 5, RL-5
 - Residential Medium 8, RM-8
 - Residential Medium 12, RM-12
 - Residential High 16, RH-16
 - Residential High 24, RH-24
 - Commercial General, CG
 - Mixed-Use Neighborhood, MU-1
 - Mixed-Use Light Commercial, MU-2
 - Mixed-Use Downtown, MU-3
 - Industrial/Office Park Retired, I-OR
 - Industrial Light, I-1
 - Industrial General, I-2
 - Public Parks and Open Space, P-1
 - Public, Civic, and Institutional Campus, P-2
 - Planned Development, PD



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Scale: 1:8,562
Packet Page 92

Future Land Use Map



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1 inch equals 0 miles
Scale: 1:8,562
Packet Page 93

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 377 29 ROAD AND 379 29 ROAD FROM RESIDENTIAL MEDIUM 12 (RM-12) TO MIXED USE LIGHT COMMERCIAL (MU-2) ZONE DISTRICT

Recitals:

The property owner, Sunshine of Delta, Inc. proposes a rezone from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) on a total of 3.72 acres, located at 377 29 Road and 379 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended conditional approval of changing the zoning from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Mixed Use of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Planning Commission first made recommendation to City Council in CPA-2025-502 to amend the Comprehensive Plan designation the land area as Mixed Use rather than Residential High.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) for the property, is consistent with, and is in conformance with the Comprehensive Plan and has met the stated rezone review criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to Mixed Use Light Commercial (MU-2) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Mixed Use Land Use Designation as approved in CPA-2025-502:

Two parcels of land situated in the Northeast Corner of the Southwest Corner of the E ¼ NE ¼ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the East boundary of said Section 19, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

377 29 Road:

Beginning at a point 1320 feet south of the northeast corner of the E ¼ NE ¼ NE ¼ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the east boundary of said Section 19; thence west 330 feet; thence north 330 feet; thence east 330 feet; thence south along the east boundary of said Section 19 to the point of beginning; except road as

described in instrument recorded in Book 714 at Page 521; also except the east 30 feet thereof for public road right of way, as described in instrument recorded May 9, 1978 in Book 1148 at Page 471; also excepting therefrom that portion thereof conveyed to Mesa County, a Colorado political subdivision, by instrument recorded July 12, 2005 in Book 3939 at Page 95, County of Mesa, State of Colorado.

379 29 Road:

Lot 2, Sunshine of Delta Subdivision (Reception No. 2905283 of the Mesa County Clerk and Recorder's records.)

Said parcels of land contain 3.72 acres as described.

INTRODUCED on first reading this 21st day of January, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February, 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #4.

<u>Meeting Date:</u>	December 23, 2025
<u>Presented By:</u>	Daniella Acosta, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Tamra Allen, Community Development Director

Information

SUBJECT:

Consider a request to Amend Section 21.02.010(b)(3) pertaining to Planning Commissioner Terms

RECOMMENDATION:

Staff recommends the Planning Commission consider the text amendment and provide a recommendation to City Council.

EXECUTIVE SUMMARY:

Title 21 of the GJMC (21.02.010(b)(3)) provides that members of the Planning Commission shall serve terms of four years. Members are limited to two consecutive terms. There is no provision in the Code defining when a former member may, if at all, be eligible for reappointment. This text amendment would amend the Code to make clear that after two consecutive terms a planning commissioner is not eligible for reappointment unless he/she is off the Commission for at least one year.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Colorado Constitution limits the number of consecutive terms that may be served by certain elected and non-elected members of governing bodies and boards. The term of service for planning commissioners is determined by local law; however, it has been the City's practice to consider former members to be eligible to return to service only

when the member, having served two consecutive terms, is off the Commission for at least four years. The City Council may lawfully lengthen, shorten, or eliminate term limits for members of the Planning Commission.

Title 21 of the GJMC (21.02.010(b)(3)) provides that members of the Planning Commission shall serve terms of four years. The Code currently also limits members to serving two consecutive terms. There is no provision in the Code defining when a former member may, if at all, be eligible for reappointment. This text amendment would amend the Code to allow for, after a planning commissioner serves two consecutive terms to be eligible for reappointment after he/she is off the Commission for at least one year from the date of the conclusion of their previous term, and includes the following amended text:

(deletions struck through; additions underlined): 21.02.010(b)(3) Term. Members shall serve terms of four years. Members are limited to two consecutive terms. A Member serving two consecutive terms will be eligible for reappointment so long as at least one year has passed since the conclusion of the member's prior term. If reappointed, a member is limited to two consecutive terms.

This issue was presented and discussed at a Planning Commission workshop held on December 4, 2025.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on December 13, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

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

(A) Consistency with Comprehensive Plan

The Comprehensive Plan does not speak directly to term limits for specific boards or commissions. The Comprehensive Plan does offer the following goal that may (or may not) be determined by the Planning Commission to be an applicable goal/strategy related to this text amendment. The Plan provides in Plan Principle 11: Effective and Transparent Government that the city should “Develop and support leadership that reflects the diversity of the Community. This goal specifically provides “a. City Committees, Board and Commissions Recruitment. Strive to reflect the diversity of the community in the membership of its boards and commissions, including but not limited to people of different races, ethnicities, income levels, ages, genders, sexualities, abilities, and backgrounds.”

Because there are no clear inconsistencies with the Plan, staff has found that it is consistent.

(B) Consistency with Zoning and Development Code Standards

The amendment is limited to a modification of the Terms of the Planning Commission under section 21.02.010 Decision Making authority. This amendment does not modify any substantive zoning, development, or design standards. Therefore, Staff finds this criterion has been met.

(C) Specific Reasons

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

- a. To address trends in development or regulatory practices;

It is common for a Code, or related bylaws, to specify the period of time, if any, for a former member to be eligible to return to service after serving their term(s). This text amendment addresses this practice.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

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

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the request demonstrates evidence proving consistency with the Comprehensive Plan, Zoning & Development Code Standards, and that at least one of the specific reasons outlined.

Therefore, staff recommends approval.

SUGGESTED MOTION:

Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-698, I move that the

Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.

Attachments

None



Grand Junction Planning Commission

Regular Session

Item #5.

Meeting Date: December 23, 2025
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Application Outreach Meetings, Required Improvements, and Accessible Parking

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

Staff has identified two application types which presently require an application outreach meeting, whereas in one case the requirement is impractical to implement and inconsistent with standard practice, and in the other case the requirement is disproportionate to the impact of the application type.

Staff has identified an issue, pertaining to the impacts of development on existing irrigation easements and infrastructure, which necessitates the introduction of an appropriate standard for establishing the permissibility of such impacts. Finally, Colorado House Bill 24-1173, signed into law in 2024, requires that local governments adopt the Colorado Electric Vehicle Charging Model Land Use Code, to adopt and/or maintain compliant definitions and standards for electric vehicle charging equipment, or to adopt a resolution or ordinance opting out of the requirements. Staff proposes a text amendment to the Zoning and Development Code to address the issues and to comply with HB 24-1173.

BACKGROUND OR DETAILED INFORMATION:

Staff has identified two application types which presently require an application outreach meeting. In one case, an application for a Code Text Amendment, the requirement is impractical to implement and inconsistent with standard practice. In the other case, an application for Vacation of Easement, the requirement is

disproportionate to the impact of the application type.

Staff has identified an issue pertaining to the impacts of development on existing irrigation easements and infrastructure, which necessitates the introduction of an appropriate standard for establishing the permissibility of such impacts. Specifically, the City reviews and approves developments which propose the relocation or modification of irrigation easements and the ditches or other facilities thereupon, or may require an applicant to so relocate or modify. At issue is the requirement established by Colorado courts that a property owner burdened by an easement, over which irrigation water is conveyed to a benefitted party, obtain permission from the benefitted party or the court before altering the easement or the irrigation infrastructure (ditch, pipe, etc.) within it.

Finally, Colorado House Bill 24-1173, signed into law in 2024, requires that local governments adopt the Colorado Electric Vehicle Charging Model Land Use Code, to adopt and/or maintain compliant definitions and standards for electric vehicle charging equipment, or to adopt a resolution or ordinance opting out of the requirements. The proposed amendment addresses requirements pertaining to accessible parking.

PROPOSED AMENDMENT

GJMC 21.02.030(a) Summary Table of Commonly Applicable Procedures.

The amendment removes the requirement for an Application Outreach Meeting (Neighborhood Comment Meeting) prior to submitting an application for a Code Text Amendment or Vacation of Easement. Conducting a Neighborhood Comment Meeting is impractical for a Code Text Amendment, which affects the entire city. Conduction one for a Vacation of Easement is disproportionate to the impact of the proposed action.

GJMC 21.05.020 Required Improvements

The amendment introduces a requirement to demonstrate that an applicant has permission to alter an irrigation easement or the infrastructure within it. Permission shall take the form of providing written consent that the benefitted property owners have agreed to give their consent to the alteration or of a declaratory judgment from the court finding that the alteration is permissible.

GJMC 21.08.020(b)(4) Accessible Parking.

The amendment provides that any van-accessible parking space designed to accommodate a person in a wheelchair, is served by an EV Charging Port, and is not designated as parking reserved for a person with a disability shall be counted as two spaces towards applicable parking minimums.

Additionally, the amendment adopts references to national standards and state statute pertaining to EV Charging Project parking space and access design.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on December 13, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

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

(A) Consistency with Comprehensive Plan

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

Plan Principal 2, Goal 3, Strategy f, relating to reduction of barriers to entry for new business, is supported by eliminating a requirement for Application Outreach Meetings for Vacation of Easement, which represents a time cost to applicants when a Vacation of Easement may be both necessary and uncontroversial.

Finally, the amendment advances Plan Principle 6, Goal 5, Strategy b to “explore opportunities to implement best practices in parking and infrastructure regulation and design that consider physical impacts and transportation network impacts of connected vehicles, AVs, EVs, and transportation network companies (TNCs).” Compliance with the electric vehicle parking legislation is achieved by adopting portions of the Colorado Electric Vehicle Charging Model Land Use Code, which collects best practices for regulating electric vehicle charging infrastructure.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

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

The amendment removes Application Outreach Meeting requirements for two application types, introduces new requirements pertaining to irrigation easements and infrastructure, and implements elements of the Colorado Electric Vehicle Charging Model Land Use Code. None of these creates a conflict or inconsistency with other provisions of the Code.

Staff finds this criterion has been met.

(C) Specific Reasons

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

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

- a. To address trends in development or regulatory practices;*

The amendment directly addresses recent legislation concerning electric vehicle charging that requires compliance. In order to achieve compliance, it is necessary for the City to implement its terms pertaining to minimum parking requirements.

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

The amendment addresses the specific development issue arising from required or otherwise proposed improvements altering existing irrigation easements and the irrigation infrastructure upon them.

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

Not Applicable

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

The amendment modifies procedures for processing two development application types, Code Text Amendment and Vacation of Easement. For each, the requirement to conduct an Application Outreach Meeting prior to application submittal is removed.

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

FINDING OF FACT AND RECOMMENDATION

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

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

Therefore, staff recommends approval.

SUGGESTED MOTION:

Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-697, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.

Attachments

1. Draft Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING APPLICATION OUTREACH MEETINGS, REQUIRED IMPROVEMENTS, AND ACCESSIBLE PARKING

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary. The City Council also recognizes the importance of remaining compliant with applicable laws of the State of Colorado.

Staff has identified two application types which presently require an application outreach meeting, whereas in one case the requirement is impractical to implement and inconsistent with standard practice, and in the other case the requirement is disproportionate to the impact of the application type.

Staff has identified an issue, pertaining to the impacts of development on existing irrigation easements and infrastructure, which necessitates the introduction of an appropriate standard for establishing the permissibility of such impacts.

Finally, staff has identified two provisions concerning the provision of accessible parking spaces and electric vehicle charging stations that are required to be adopted from the Colorado Electric Vehicle Charging Model Land Use Code.

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

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

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

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

21.02.030 COMMONLY APPLICABLE PROCEDURES

The requirements described in this section are common to many of the procedures contained in this Code. Table 21.02-3 summarizes the common application procedures in this Code and identifies whether they are required for the specific procedures defined in GJMC 21.02.050. Exceptions to these general rules apply and may be identified in the regulations for the specific procedures.

(a) Summary Table of Commonly Applicable Procedures

Table 21.02-3: Summary Table of Commonly Applicable Procedures

*** = Optional ✓ = Required Gray Box = Not Applicable**

PDIM = Proposed Development Information Meeting

NCM = Neighborhood Comment Meeting

Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.

...

Applications Requiring a Public Hearing

...

21.02.050(d)	Code Text Amendment	*	*	NCM	✓	✓
21.02.050(p)	Vacation of Public Right-of-Way or Easement	*	*	NCM [5]	✓	✓

...

Notes:

...

[5] NCM, Vacation of Public Right-of-Way only.

...

21.05.020 REQUIRED IMPROVEMENTS

...

(d) Standards for Specific Improvements. The following improvements shall be provided for all development unless the appropriate official determines otherwise based on a process provided in the specific standards or, where applicable, through GJMC § [21.02.050\(q\)](#).

...

(5) Existing Irrigation Infrastructure, Ditch and/or Easement/Apparent or of Record. When a project proposes to alter an irrigation easement and/or the irrigation infrastructure within it, Colorado law allows alterations only if the changes do not significantly lessen the utility of the easement, increase the burdens on the owner of the easement in its use and enjoyment, or frustrate the purpose for which the easement was created. Interference with a ditch easement without consent constitutes trespass. Accordingly, a development applicant must either a)

secure a written agreement by and between the burdened owner and the benefited owner to the alterations that accommodate both parties' use of their respective properties to the fullest extent possible, or b) barring such an agreement, the applicant shall obtain a court declaration before commencing alterations. The court order shall state that the alteration does not damage the benefited owner(s) in accordance with the Restatement of Servitudes test/applicable Colorado law¹.

21.08.020 OFF-STREET PARKING AND LOADING

...

(b) General Parking Standards.

...

(4) Accessible Parking.

...

(v) Any van-accessible parking space that is designated to accommodate a person in a wheelchair, is served by an EV Charging Port, and is not designated as parking reserved for a person with a disability under C.R.S. 42-4-1208 shall be counted as two standard automobile parking spaces towards applicable parking minimums.

(vi) The design of parking spaces and parking access for all EV Charging Projects shall comply with the US Access Board Design Recommendations for Accessible Electric Vehicle Charging Stations or any applicable accessibility regulations issued by the federal Department of Justice or Department of Transportation, or in state statute.

INTRODUCED on first reading this ____ day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of February 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

¹ Namely, that the change does not significantly lessen the utility of the easement, increase the burdens on the owner of the easement, or frustrate the purpose for which the easement was created

Selestina Sandoval
City Clerk

DRAFT



Grand Junction Planning Commission

Regular Session

Item #6.

Meeting Date: December 23, 2025
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Pre-Application Meetings

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Community Development Department is proposing a text amendment to the Zoning and Development Code (ZDC) to eliminate the mandatory pre-application meeting requirement and remove all references to the optional general meeting. The intent of the amendment is to uncodify services that function as customer service tools rather than regulatory requirements, while continuing to offer these meetings at staff discretion or on request by an applicant. The elimination of the pre-application requirement is also a recommendation from the Housing Affordability Committee Task Force as expressed in Exhibit 1.

Pre-application meetings were introduced with the 2023 ZDC and are currently required for major site plans, major subdivisions, and planned developments. While the requirement was intended to improve clarity, consistency, and the completeness of development applications early in the process, staff experience and applicant feedback indicate that the benefits of mandatory meetings have been inconsistent as there are variations in the submittal readiness and outcomes. Removing the mandatory requirement allows staff to continue offering pre-application and general meetings as optional services tailored to project complexity and applicant needs, rather than as a procedural prerequisite embedded in the code.

BACKGROUND OR DETAILED INFORMATION:

The 2023 Zoning and Development Code introduced a mandatory pre-application meeting requirement for certain development application types, specifically major site plans, preliminary subdivision plans, and planned developments. The requirement was added in response to applicant requests for earlier coordination with staff, greater clarity on applicable standards, and more complete submittals with fewer rounds of review.

The ZDC currently distinguishes between two types of meetings:

- General meetings, which are always optional, and
- Pre-application meetings, which are mandatory for specified application types and described in Section 21.02.030(b).

Since implementation, staff and applicants have observed that required pre-application meetings do not consistently produce the intended outcomes. In particular, the effectiveness of the meetings varies based on the level of preparedness and information provided by the applicant, resulting in uneven benefits across projects. At the same time, staff continue to provide significant customer service through meetings, phone calls, emails, and written guidance outside of codified requirements, as well as the recently implemented Planner of the Day hotline.

The proposed amendment removes the mandatory nature of pre-application meetings and eliminates references to general meetings in the ZDC, recognizing both as customer service tools that do not need to be codified to be effective or accessible.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on December 13, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

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

(A) Consistency with Comprehensive Plan

The proposed amendment is consistent with the Comprehensive Plan's goals related to efficient development review, customer service, and predictable regulatory processes. The amendment supports flexibility in how early coordination is provided, while maintaining clear development standards and review requirements.

The Comprehensive Plan also emphasizes continuous improvement in service, including Plan Principle 11.1.c, which directs the City to continually evaluate existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The mandatory pre-application meeting requirement was adopted to respond to applicant requests for earlier coordination and improved submittal quality;

however, staff experience since implementation indicates that the benefits of mandatory meetings have been uneven due to differences in project readiness and submittal consistency.

Removing the mandatory requirement reflects an evaluation of current practices and allows the Community Development Department to adapt its procedures based on real-world outcomes. The amendment enables staff to continue offering pre-application coordination as a customer service tool where it adds value, while avoiding unnecessary procedural steps for straightforward projects. This approach aligns with the Comprehensive Plan's emphasis on responsive, efficient, and equitable service delivery.

The proposed amendment does not alter land use designations, development intensity, or policy direction. Instead, it refines internal procedures to better align with Comprehensive Plan policies related to effective government operations and continuous improvement, while continuing to support informed decision-making and quality development outcomes..

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The amendment is procedural in nature and does not modify any substantive zoning, development, or design standards. All application requirements, review criteria, and approval processes for major site plans, subdivisions, and planned developments remain unchanged.

Removing references to mandatory pre-application and optional general meetings improves internal consistency within the ZDC by eliminating provisions that regulate customer service practices rather than enforceable development standards. This clarification reduces confusion about what is required for a complete application and ensures that codified procedures align with how development review is administered in practice.

Staff finds this criterion has been met.

(C) Specific Reasons

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

- a. To address trends in development or regulatory practices;
Not applicable.
- b. To expand, modify, or add requirements for development in general or to address specific development issues;
Not applicable.

- c. To add, modify or expand zone districts; or
Not applicable.
- d. To clarify or modify procedures for processing development applications.
The primary purpose of the proposed amendment is to clarify and modify procedural requirements related to development application processing. Making pre-application meetings optional allows staff to:
 - Encourage early coordination where it provides clear value,
 - Avoid unnecessary meetings for straightforward projects, and
 - Focus staff resources on projects that would most benefit from early technical review.

Eliminating references to both pre-application and general meetings from the ZDC recognizes that these services are part of ongoing customer service efforts rather than regulatory checkpoints. This approach provides flexibility, improves efficiency, and maintains the Department's ability to offer guidance and coordination without embedding discretionary services in the code.

Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

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

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

Therefore, staff recommends approval.

SUGGESTED MOTION:

Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-699, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Exhibit 1. HACTF Recommendation No. 1a Pre-applications
2. Exhibit 2. ORD-ZDC Amendment Preapps

HATF

Pre-Application Code Change Proposal

Pre-Application submittals are required in many instances where they are not needed or desired by the applicant and or the applicant's representative. Often time they offer little or no benefit to the applicant, but the submittals can be very expensive and time consuming if a significant benefit is not going to be achieved.

The desired outcome is for these submittals to be optional and when they are desired to have a minimal information check list with the opportunity for the applicant and the city to collaborate on any additional information to be submitted based on the individual project and applicant's specific needs.

Attached is a revised Preapplication form and check list that would take the place of the current form and check list. Suggested changes to the language in the code are shown below.

The option to not submit a Preapplication when it is not desired or beneficial will save between \$9,000.00 and \$15,000.00 on those projects. It will often also save 3 or more weeks of preparation and process time.

The next step would be for Staff to prepare a text amendment for review by Mark and I and then once it is approved by HATF to instruct Staff to proceed with the amendment process ASAP.

Pre-Application Meeting

Code section 21.02.030 (b) (2) (ii) Applicability; the text in this section should be amended to read "A Pre-Application Meeting is optional for all development applications"

Under this (ii) section, A, B and C should be deleted.

Under the (iii) section, (A) should be revised to read, "The applicant will provide the required items on the provided check list, additional information may be provided by the applicant if the applicant desires City review and comment on specific project proposals beyond the required items on the check list"

Under the (iii) section, (D) the word required should be changed to "submitted". The word "shall" appears twice in (D) and needs to be changed to "should".

Under the (iii) section, (D) the word required needs to change to "scheduled for current and updated review and comment"

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE GRAND JUNCTION MUNICIPAL CODE REGARDING
PRE-APPLICATIONS**

RECITALS:

By and with this Ordinance the City Council amends the Grand Junction Municipal Code (GJMC or Code) concerning terms limits of planning commissioners.

Title 21 of the GJMC provides that pre-applications are required as a prerequisite to application submittal for various application types. The city's Housing Affordability Code Task Force has provided a recommendation that pre-applications should be voluntary and, when required, add additional costs to housing.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION, COLORADO:**

The foregoing Recitals are incorporated and adopted, and in accordance with and pursuant to this Ordinance the Grand Junction City Council amends Title 21.02.010(b)(3) of the Grand Junction Municipal Code as follows (deletions ~~struck through~~; additions underlined):

**§ 21.02.030(a) Summary Table of Commonly Applicable Procedures. (Delete
Columns for General Meetings and Pre-Apps in Table 21.02-3, below)**

Table 21.02-3: Summary Table of Commonly Applicable Procedures * = Optional check mark ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General-Mtg	Pre-App-Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	§ 21.02.030 (b)(1)	§ 21.02.030 (b)(2)	§ 21.02.030(c)	§ 21.02.030(g)	
Administrative Permits						
§ 21.02.040 (c)(2)(i)	Change of Use Permit					
§ 21.02.040(b)	Fence Permit					
§ 21.02.040 (c)(2)(ii)	Floodplain Development Permit					
§ 21.02.040(b)	Home Occupation Permit					

Table 21.02-3: Summary Table of Commonly Applicable Procedures * = Optional check mark ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure Detailed requirements in GJMC:	General Mtg § 21.02.030 (b)(1)	Pre-App Mtg § 21.02.030 (b)(2)	Applic. Outreach Mtg § 21.02.030(c)	Public Notice § 21.02.030(g)	Public Hearing
§ 21.02.040(b)	Planning Clearance and Building Permit					
§ 21.02.040 (c)(2)(iii)	Sign Permit					
§ 21.02.040(b)	Temporary Use Permit					
Administrative Approvals						
§ 21.02.040(d)	Administrative Adjustment	*	*			
§ 21.02.040(e)	Code Interpretation					
§ 21.02.040(f)	Comprehensive Plan Amendment, Administrative Changes	*	*			
§ 21.02.040(k)(5)	Final Plat	*	*		✓	
§ 21.02.040(g)	Group Living Processes	*	*	PDIM [3]		
§ 21.02.040(l)	Minor Subdivision	*	*		✓	
§ 21.02.040(k)(4)	Preliminary Subdivision Plan	*	✓	PDIM [2]	✓	
§ 21.02.040(b)	Revocable Permit, Director approval	*	*			
§ 21.02.040(i)	Sign Package	*	*			
§ 21.02.040(j)	Site Plan (Major)	*	✓ [1]		✓	
Applications Requiring a Public Hearing						
§ 21.02.050(c)	Annexation	*	*	NCM	✓	✓
§ 21.02.050(d)	Code Text Amendment	*	*	NCM	✓	✓
§ 21.02.050(e)	Comprehensive Plan Amendment (CPA), Non-Administrative	*	*	NCM	✓	✓
§ 21.02.050(f)	Conditional Use Permit (CUP)	*	*	NCM	✓	✓

Table 21.02-3: Summary Table of Commonly Applicable Procedures * = Optional check mark ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General-Mtg	Pre-App-Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	§ 21.02.030 (b)(1)	§ 21.02.030 (b)(2)	§ 21.02.030(c)	§ 21.02.030(g)	
§ 21.02.050(g)	Conditional Use and Special Dimensional Permit Amendment, Termination, or Revocation	*	*	NCM	✓	✓
§ 21.02.050(h)	Extended Temporary Use	*	*	NCM	✓	✓
§ 21.02.050(i)	Institutional and Civic Facility Master Plans	*	*	NCM	✓	✓
§ 21.02.050(j)	Planned Development	*	✓	NCM [4]	✓	✓
§ 21.02.050(k)	Rehearing and Appeal	*	*		✓	✓
§ 21.02.050(l)	Revocable Permit, City Council Approval	*	*		✓	✓
§ 21.02.050(m)	Rezoning	*	*	NCM	✓	✓
§ 21.02.050(n)	Special Dimensional Permit	*	*	NCM	✓	✓
§ 21.02.050(o)	Vacation of Plat	*	*	NCM	✓	✓
§ 21.02.050(p)	Vacation of Public Right-of-Way or Easement	*	*	NCM	✓	✓
§ 21.02.050(q)	Variance	*	*	NCM	✓	✓
§ 21.02.050(r)	Vested Property Rights	*	*		✓	✓
Historic Preservation						
§ 21.02.060	Historic Preservation Procedures	*	*		✓	✓

~~(a) General and Pre-Application Meetings.~~

~~The purpose of General and Pre-Application Meetings is to provide an opportunity for the applicant and the City to discuss the development concept prior to the application submission for a project or permit.~~

~~(1) General Meeting.~~

~~(i) Purpose.~~

~~The purpose of a General Meeting is to allow an applicant to discuss a project concept with City staff to obtain general feedback and ideas.~~

~~(ii) — **Applicability.**~~

~~A General Meeting is optional for all development applications.~~

~~(iii) — **Procedure.**~~

~~(A) Based on the level of detail and information provided, the staff will give direction on the merits, procedures, and issues on a proposed project.~~

~~(B) A General Meeting is advisory only and does not constitute or effect approval of any aspect or item of an application.~~

~~(C) Applicants that participate in a General Meeting may still participate in a Pre-Application Meeting.~~

~~(2) — **Pre-Application Meeting.**~~

~~(i) — **Purpose.**~~

~~The purpose of a Pre-Application Meeting is to:~~

~~(A) Understand the proposed project and the applicant's specific objectives;~~

~~(B) Identify applicant time goals such as property closing dates, construction starts, and operation dates;~~

~~(C) Identify City approvals needed before any development starts;~~

~~(D) Identify documents, plans, drawings, fees, and process other materials necessary for a complete application;~~

~~(E) Identify significant issues; and~~

~~(F) Begin to familiarize the applicant with City requirements and this Code.~~

~~(ii) — **Applicability.**~~

~~A Pre-Application Meeting is required for the following application types and optional for all other development applications:~~

~~(A) Preliminary Subdivision Plan;~~

- ~~(B) Major Site Plan; and~~
- ~~(C) Planned Development.~~

~~(iii)~~ **Procedure.**

- ~~(A) The Director shall inform the applicant what information the applicant must supply at the time of application submittal to begin the assessment of the project. The Director shall list the requirements and all relevant information in the applicant's project file.~~
- ~~(B) Any information or discussions held at the Pre-Application Meeting shall not be binding on the City or the applicant. Discussions of potential conditions or commitments to mitigate impacts do not reflect actions by the decision-making body until and unless a decision-making body takes formal action to attach that condition or commitment to an approval.~~
- ~~(C) The City is not responsible for making or keeping a summary of the general topics discussed at the Pre-Application Meeting.~~
- ~~(D) Where a Pre-Application Meeting is required for a specific application type, the application shall be filed within one year of the meeting or a new meeting shall be required.~~

21.02.040(b)(1) Review Procedures for Administrative Applications.

Procedures for review and decision of administrative applications are established in GJMC § 21.02.030. They are summarized here for applicant convenience.

Administrative Applications			
Action		When Applicable	Described in Section
1	General Meeting or Pre-Application Meeting	Per Table 21.02-3	§ 21.02.030(b)
2	Application Submittal & Review	All Applications	§ 21.02.030(d) § 21.02.030(e)

③	Making changes to complete applications: Complete Applications with Changed Status	Individually, As Needed	§ 21.02.030(f)
④	Director Decision	All Applications	§ 21.02.030(h)
⑤	Post-Decision Actions	Individually, As Needed	§ 21.02.030(i)

21.02.040(c)(2)(i) Change of Use Permit.

Common Procedures for Administrative Permits	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(d) Administrative Adjustment.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3

§ 21.02.040

②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(e)

Code Interpretation.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(f)

Comprehensive Plan, Administrative Changes.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(i)

Sign Package.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(j)

Site Plan, Major and Minor.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(k)(4)

Preliminary Subdivision Plan.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(l)**Subdivision, Minor.**

Common Procedures for Administrative Applications	
1	General Meeting or Pre-Application Meeting Per Table 21.02-3
2	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)

Common Procedures for Administrative Applications	
3	Complete Applications with Changed Status § 21.02.030(f)
4	Director Decision § 21.02.030(h)
5	Post-Decision Actions § 21.02.030(i)

21.02.050(b)(1) Review Procedures for Major Development Applications.

Procedures for review and decision of major development applications are established in GJMC § 21.02.030. They are summarized here for applicant convenience.

Major Development Applications			
Action		When Applicable	Described in Section
1	General Meeting or Pre-Application Meeting	Per Table 21.02-3	§ 21.02.030(b)
2	Application Submittal & Review	All Applications	§ 21.02.030(d) § 21.02.030(e)
3	Complete Applications with Changed Status	Individually, As Needed	§ 21.02.030(f)
4	Public Notice	Determined by Specific Application Type	§ 21.02.030(g)
5	Planning Commission Recommendation or Decision	Determined by Specific Application Type	§ 21.02.030(h)

§ 21.02.050

Major Development Applications			
Action		When Applicable	Described in Section
⑥	City Council Decision	Determined by Specific Application Type	§ 21.02.030(h)
⑦	Post-Decision Actions	Individually, As Needed	§ 21.02.030(i)

21.02.050(d) Code Text Amendment.

Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
●	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(e) Comprehensive Plan Amendment, Non-Administrative.

Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)

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Common Procedures for Major Development Applications	
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

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21.02.050(f) Conditional Use Permit (CUP).

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Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

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21.02.050(g) Conditional Use, Extended Temporary Use, and Special Dimensional Permit Amendment, Termination, or Revocation.

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Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

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21.02.050(h) Extended Temporary Use Review.

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Common Procedures for Major Development Applications	
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①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(i) Institutional and Civic Facility Master Plans.

Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

~~§ 21.02.050(j)(5)(ii)(C) Outline Development Plan (OSP). Purpose and Content. An applicant may file an ODP with a Final Development Plan (FDP) for all or a portion of the property, as determined by the Director at the Pre-Application Meeting.~~

~~§ 21.02.050(j)(5)(iii)(C) Outline Development Plan (ODP). Review Procedures. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the Pre-Application Meeting.~~

21.02.050(l) Revocable Permit.

Common Procedures for Administrative Applications	
1	General Meeting or Pre-Application Meeting § 21.02.030(b)
2	Application Submittal and Review §§ 21.02.030(d) and 21.02.030(e)
3	Complete Applications with Changed Status § 21.02.030(f)
4	Director Decision § 21.02.030(h)
5	Post-Decision Actions § 21.02.030(i)

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21.02.050(m)

Rezoning.

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Common Procedures for Major Development Applications	
1	General Meeting or Pre-Application Meeting § 21.02.030(b)
2	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
3	Complete Applications with Changed Status § 21.02.030(f)
4	Public Notice § 21.02.030(g)
5	Planning Commission Recommendation or Decision § 21.02.030(h)
6	City Council Decision § 21.02.030(h)
7	Post-Decision Actions § 21.02.030(i)

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21.02.050(n)

Special Dimensional Permit.

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Common Procedures for Major Development Applications	
1	General Meeting or Pre-Application Meeting § 21.02.030(b)
2	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
3	Complete Applications with Changed Status § 21.02.030(f)
4	Public Notice § 21.02.030(g)
5	Planning Commission Recommendation or Decision § 21.02.030(h)
6	City Council Decision § 21.02.030(h)

7	Post-Decision Actions § 21.02.030(i)
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21.02.050(o) Vacation of Plat.

Common Procedures for Major Development Applications	
1	General Meeting or Pre-Application Meeting § 21.02.030(b)
2	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
3	Complete Applications with Changed Status § 21.02.030(f)
4	Public Notice § 21.02.030(g)
5	Planning Commission Recommendation or Decision § 21.02.030(h)
6	City Council Decision § 21.02.030(h)
7	Post-Decision Actions § 21.02.030(i)

21.02.050(p) Vacation of Public Right-of-Way or Easement.

Common Procedures for Major Development Applications	
1	General Meeting or Pre-Application Meeting § 21.02.030(b)
2	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
3	Complete Applications with Changed Status § 21.02.030(f)
4	Public Notice § 21.02.030(g)
5	Planning Commission Recommendation or Decision § 21.02.030(h)
6	City Council Decision § 21.02.030(h)
7	Post-Decision Actions § 21.02.030(i)

21.02.050(q) Variance.

Common Procedures for Major Development Applications	
1	General Meeting or Pre-Application Meeting § 21.02.030(b)
2	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)

③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(r)

Vested Property Rights.

Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

§ 21.04.030(e)(5)(xvii)(A)(a) Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower). **Procedure.**

A ~~Pre-Application Meeting~~ is required for a new telecommunications tower. A permit and a Major Site Plan review shall be required for a new telecommunications tower. The permit required may be an administrative permit or a Conditional Use Permit, depending upon the zone district and/ or whether or not the site is a priority site on the Wireless Master Plan.

The City Council hereby finds that this amendment of the Code are necessary and further the interests of public health, safety and welfare.

INTRODUCED on first reading on the 23rd day of December 2025 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of December 2025.

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Cody Kennedy
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT