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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JANUARY 13, 2026 - 5:30 PM
Attend virtually: <https://bit.ly/GJ-PC-1-13-26> (Case Sensitive)**

Call to Order
- 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request by Jeremy Nelson of Grand Junction ReGeneration LLC (owner) – to extend the plat recording deadline for the Lowell Village Phase 2 Subdivision, 32 lots on 1.63 acres in an MU-3 (Mixed Use Downtown) zone district
3. Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings - **This item to be moved to the January 27th, 2026 Planning Commission Hearing**

Regular Agenda

1. Consider a request by Grand Junction Real Estate Investments, LLC to zone 4.88 acres located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8) located at 3071 E 1/2 Road
2. 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
3. Consider a request by the Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff to zone 2.56 acres from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), Located Between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101

4. Consider a request to extend Planning Commission's conditional approval from August 22, 2023 of a Conditional Use Permit (CUP) to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a Public, Civic, and Institutional Campus (P-2) Zone District Located at 2855 C 1/2 Road
5. Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road - **This item to be moved to the January 27th, 2026 Planning Commission Hearing**
6. Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, Open and Undeveloped Spaces, and Service and Storage Areas in the 24 Road Corridor
7. Consider a request by the Housing Affordability Code Task Force to Amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Storage and Parking
8. Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pedestrian Access
9. Consider a request by the City of Grand Junction to Amend Section 21.02.070(11)(ii) of the Zoning and Development Code regarding Review and Update of the Fee Study

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
December 23, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas (virtually), Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director) Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 8 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 9, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

2. Lucky Me Center - 29 Rd & Patterson Rd **RZN-2025-293**

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**

3. 377 & 379 29 Road Comprehensive Plan Amendment **CPA-2025-502**

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

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners.

Applicant John Moir, owner of Sunshine of Delta, 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 16, 2025, via www.gjcity.org.

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

The public comment period was closed at 5:51 p.m. on December 23, 2025.

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

Discussion

Commissioner Ehlers had a question for the applicant as to why the MU-1 zoning had not been looked at for the CPA. Planning Manager Lloyd made comment that MU-2 does allow for higher density and more flexibility with the commercial and retail uses.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, 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.”

Commissioner Palmer seconded; motion passed 6-0.

4. 377 & 379 29 Road Rezone RZN-2025-503

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

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners. No presentations or comment from the applicant either.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:09 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, 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.”

Commissioner Palmer seconded; motion passed 6-0.

5. Zoning Code Amendments

ZCA-2025-698

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

Staff Presentation

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

Questions for Staff

No questions from Commissioners for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:15 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer made comment that he believes in term limits, but commissioners are appointed by City Council where Council members are elected. Palmer supports this item.

Commissioner Thomas also made comments that he supports the item as well, and there are times when the commission struggles to find qualified individuals.

Commissioner Zyvan made comment that he approves of the gap between terms.

Motion and Vote

Commissioner Palmer made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-698, I move that the Packet Page 98 Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

6. Zoning Code Amendments ZCA-2025-697

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

Staff Presentation

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

Questions for Staff

Commissioner Zyvan had clarifying questions about how the city is complying with the State’s accessibility with EV charging.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:29 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer wanted further clarification as to why staff wanted to make the changes brought forth with this item.

Motion and Vote

Commissioner Zyvan made the following 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, excluding 21.05.020(q), I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

7. Zoning Code Amendments ZCA-2025-699

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

Staff Presentation

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

Questions for Staff

Commissioner Ehlers questioned the absolute striking of the criteria from the code, and what other services may still be available for applicants.

Commissioner Zyvan questioned the barriers applicants may endure with this elimination from code.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

Co-applicant Kevin Bray, had a presentation for the Commissioners.

Housing Task Force Member Mark Austin made comment to the commissioners of his support of removing Pre-Application meetings.

Commissioner Ehlers had questions about the checklist and its revisions. Community Development Director Tamra Allen made comment that the Pre-Application process would be voluntary now.

*The public comment period was closed at 7:05 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Zyvan approves of the variability for submittals.

Motion and Vote

Commissioner Quintero made the following 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."

Commissioner Palmer seconded; motion passed 6-0.

OTHER BUSINESS

Workshop will be occurring on January 8th

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting. Palmer seconded

The vote to adjourn was 6-0.

The meeting adjourned at 7:08 p.m.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 13, 2026
Presented By: Jenna Gorney, Senior Planner
Department: Community Development
Submitted By: Jenna Gorney, Senior Planner

Information

SUBJECT:

Consider a request by Jeremy Nelson of Grand Junction ReGeneration LLC (owner) – to extend the plat recording deadline for the Lowell Village Phase 2 Subdivision, 32 lots on 1.63 acres in an MU-3 (Mixed Use Downtown) zone district

RECOMMENDATION:

Staff recommends approval of a one-year extension.

EXECUTIVE SUMMARY:

The Applicant, Downtown Grand Junction ReGeneration LLC has requested an extension to record the final plat of the of the Lowell Village Phase 2 Subdivision, located at 310 N. 7th Street.

On November 12, 2020, the Applicant received conditional administrative approval for the Lowell Village Phase 2 Subdivision Plat that remained valid for two years, requiring the applicant to record a final plat by November 12, 2022.

On September 14, 2022, in accordance with 2010 Zoning and Development Code (ZDC) section 21.02.070(u)(4), the applicant received administrative approval for a twelve-month extension to the existing two-year deadline to record a final plat. Such extension set the new recording deadline as November 12, 2023.

On December 12, 2023, Grand Junction Planning Commission granted an additional extension of two years to record the Lowell Village Phase 2 Subdivision. The new recording deadline was set for November 12, 2025.

The applicant is requesting an additional extension from Planning Commission. The request, if approved, would grant a new deadline of November 12, 2026, to record the Lowell Village Phase 2 Subdivision.

A Final Plat shall be recorded subject to the extensions granted per section 21.02.070(u)(4) –Recording of Subdivisions.

BACKGROUND OR DETAILED INFORMATION:

The Lowell Village Phase 2 Subdivision is proposed at the southeast corner of Grand Avenue and N. 7th Street. The project consists of thirty-two (32) single unit attached lots. The total site encompasses 1.63-acres and was zoned B-2 (Downtown Business) at the time of application consideration. As proposed, the development is 19.63 dwelling units per acre and was intended to be developed as one phase.

The Major Subdivision/Final Plat application was considered in accordance with the 2010 Grand Junction Zoning and Development Code (ZDC) Sections 21.02.070(r) & (s) – Preliminary Subdivision Plans, and Final Plat. Following the requisite review process, The Lowell Village Phase 2 Subdivision was granted conditional administrative approval on November 12, 2020.

The Zoning and Development Code provides that a subdivision plat approval by the Director remains valid for two-years, with an allowed one-year administrative extension by the Director which permits a total three-year approval period, after which a developer may seek an extension from Planning Commission. On September 14, 2022, the applicant was granted the one-year administrative extension permitted by the Director, which extended the platting deadline to November 12, 2023. On December 12, 2023, Grand Junction Planning Commission granted a two year extension to record Lowell Village Phase 2 Subdivision. The new recording date was set for November 12, 2025.

The Community Development Department has received a written request from the applicant seeking a longer period of time to record the Lowell Village Phase 2 Subdivision plat.

Under Section 21.02.070(u)(4) of the 2010 Zoning and Development Code, Planning Commission can approve an extension for recording a plat beyond what the Code allows the Director to permit. If the extension request is approved, a Final Plat shall be recorded subject to the extension granted.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.030 (g) of the Zoning and Development Code. The subject property was posted with an application sign on January 2nd, 2026.

Mailed notice of the Planning Commission meeting at which this item would be considered was sent to surrounding property owners within 500 feet of the subject property on January 2, 2026.

The notice of this agenda item was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The following is language from the Zoning and Development Code that defines the timeline for recording deadlines and provides for allowances for extensions. Such provisions are found in Section 21.02.070 Administrative Development Permits.

21.02.070(s)(4)(iv) - Final Plat

A Final Plat shall be recorded within two years of action by the Director or as directed in the approved development phasing schedule, subject to the extensions granted in accordance with subsection (u)(4) of this section.

21.02.070(u)(4) - Recording of Subdivisions

One extension of 12 months may be granted by the Director so long as the Plan is consistent with the Comprehensive Plan and current zoning requirements. Additional extensions may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.

In accordance with the ZDC, a request to extend the time for recordation of an approved plat beyond the 3-years the Director has granted, may be permitted pursuant to Section 21.02.070(u)(4) with an approval by the Planning Commission.

Granting an extension of 1-year would maintain consistency with the code section on Preliminary Subdivision Plan Validity which requires that an applicant plat the entire property within six years of the original approval.

The proposed additional timeframe would require the plat to be recorded by November 12, 2026, six years after the original approval.

The applicant submitted a request for an extension on November 11, 2025.

In a letter dated November 12, 2025 Staff compiled and conveyed to the Applicant the original conditions of approval that were required to be completed in advance of recording the plat. At this time many of the original conditions have not yet been satisfied.

While a full list of the conditions are attached in Exhibit 6, some of those conditions included:

- 1) Payment of \$70,000 Open Space Fee
- 2) Submission of updated Mesa County Construction Stormwater Permit
- 3) Submission of an updated Landscape Plan for approval
- 4) Submission of a surveyor stamped plat and accompanying documents

The Applicant was made aware of these requirements during the original review process and in advance of the November 12, 2025 recording deadline.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to extend the recording deadline of the Lowell Village Phase 2 Subdivision plat located at 310 N. 7th Street the following findings of fact have been made:

1. The applicant has not yet satisfied all conditions of the original approval.
2. Granting a one-year extension would be consistent with Section 21.02.070(r)(6) of the 2010 Zoning and Development Code which states that an applicant shall plat a subdivision within 6 years of the original approval.

Therefore, Staff recommends approval of a one-year extension.

SUGGESTED MOTION:

Chairman, on the request to extend for one-year until November 12, 2026, the approval to allow for recordation of the Lowell Village Phase 2 Subdivision located at 310 N. 7th Street, City file number SUB-2019-687, I move that the Planning Commission approve the request with the findings of fact as provided within the staff report.

Attachments

1. 1. Decision Letter (2020)
2. 2. Vicinity Map
3. 3. Subdivision Plat
4. 4. Admin Extension Approval (2022)
5. 5. Request for Extension (2025)
6. 6. Requirements to Record Phase 2 Letter (2025)



ADMINISTRATIVE DEVELOPMENT PERMIT MAJOR SUBDIVISION

Downtown Grand Junction REgeneration
2766 Harrison Street
San Francisco, California 94110

CONDITIONAL APPROVAL
File: SUB-2019-687

An application for a Major Subdivision was submitted by Downtown Grand Junction Regeneration LLC, Applicant, for the proposed Lowell Village Townhomes Phase 2 for development of thirty-two townhome units on a total of 1.6 acres located southeast of the Grand Avenue and North 7th Street intersection in a B-2 (Downtown Business) zone district ("Application" or "Project"). The Applicant's use is 32 multifamily/attached single family not including Accessory Dwelling Units (ADUs) which falls within the category Household Living. The proposed use is allowed within the zone district.

The Major Subdivision application was considered administratively by the City of Grand Junction Community Development Department in accordance with Section 21.02.070(q) of the Grand Junction Zoning and Development Code. After considering all pertinent data and submittal information, it has been found that the Application complies with the Comprehensive Plan, the Greater Downtown Plan, and, so long as all the conditions set forth in this decision letter are met as described in the Statement of Conditions, all applicable sections of the Grand Junction Zoning and Development Code.

Hereby, the Director **CONDITIONALLY APPROVES** the Application for a Major Subdivision, Lowell Village Townhomes, Phase 2, with the conditions set forth herein. A **STATEMENT OF CONDITIONS is attached and is incorporated by this reference as if fully set forth.**

Pursuant to Section 21.02.070(a)(9)(i) of the Zoning and Development Code, the major subdivision plat must be recorded within two (2) years from the date of this Decision. Failure to record the plat or to construct the Project within any deadline(s) provided by the Code and/or this letter shall constitute be a basis to revoke this approval and as allowed by law, withhold any review or approval of any derivative application pending at the time of revocation.



If the approved use(s) is(are) completed in accordance with the conditions and all applicable City Codes, the use(s) shall be permanently allowed so long as the use(s) remain in compliance with all applicable City Codes.

If you should have any further questions, please feel free to contact the Project Manager, Kristen Ashbeck at (970) 244-1491.

A handwritten signature in blue ink, reading "Kristen Ashbeck", with a long horizontal flourish extending to the right.

Kristen Ashbeck, Principal Planner

Date: November 12, 2020



**STATEMENT OF CONDITIONS
CONDITIONAL APPROVAL LOWELL VILLAGE TOWNHOMES PHASE 2
SUB 2019-687**

PRIOR TO CITY SIGNING CONSTRUCTION PLAN SET

The Applicant must meet all of the following before the City will sign the construction plans for the Project. No development may occur prior to City signature. The Applicant must:

1. Corrected and final documents, which are wholly responsive to the most recent comments from the City Surveyor, have been submitted for the two Revocable Permits. The documents include resolution of 1) building encroachment in the public rights-of-way and 2) bioswales, landscaping and other improvements in the public rights-of-way. The corrected and final Revocable Permit documents shall be reviewed and approved by the City prior to City signature on construction plans.
2. Submit signed Utility easement conveyance documents from the Grand Junction Downtown Development Authority (DDA). The proposed utility easements to Lot 5 R5 Subdivision Amended (Parcel No. 2945-144-62-005) must be acceptable, as evidenced by signature of the DDA Board Chair or the lawful designee of the DDA Board. The Applicant shall prepare and submit the Utility easement conveyance documents to the DDA and, if signed by the DDA, submit a recorded copy provided to the City Project Manager prior to City signature on construction plans.
3. Submit approved stormwater permits prior to City signature on construction plans.
4. Construct the Project in accordance with the approved and signed plans.

PRIOR TO ISSUANCE OF ANY PLANNING CLEARANCE(S)

The Applicant must meet all of the following conditions before the City will issue any planning clearance(s) for the Project. No building construction may occur prior to City issuance of planning clearance. The Applicant must:

5. Complete all Construction Plans and secure City signatures thereon.
6. Request and receive approval from the City, consistent with City procedures, for the Revocable Permit for building encroachment in the public rights-of-way. Recording of the Revocable Permit, including payment of recording fees, shall be completed prior to the issuance of any Planning Clearance(s) for the Project.
7. Pay Parks Impact Fees at the rate in effect at time of Planning Clearance(s).

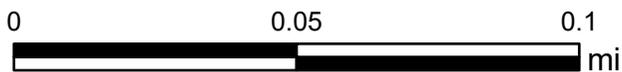
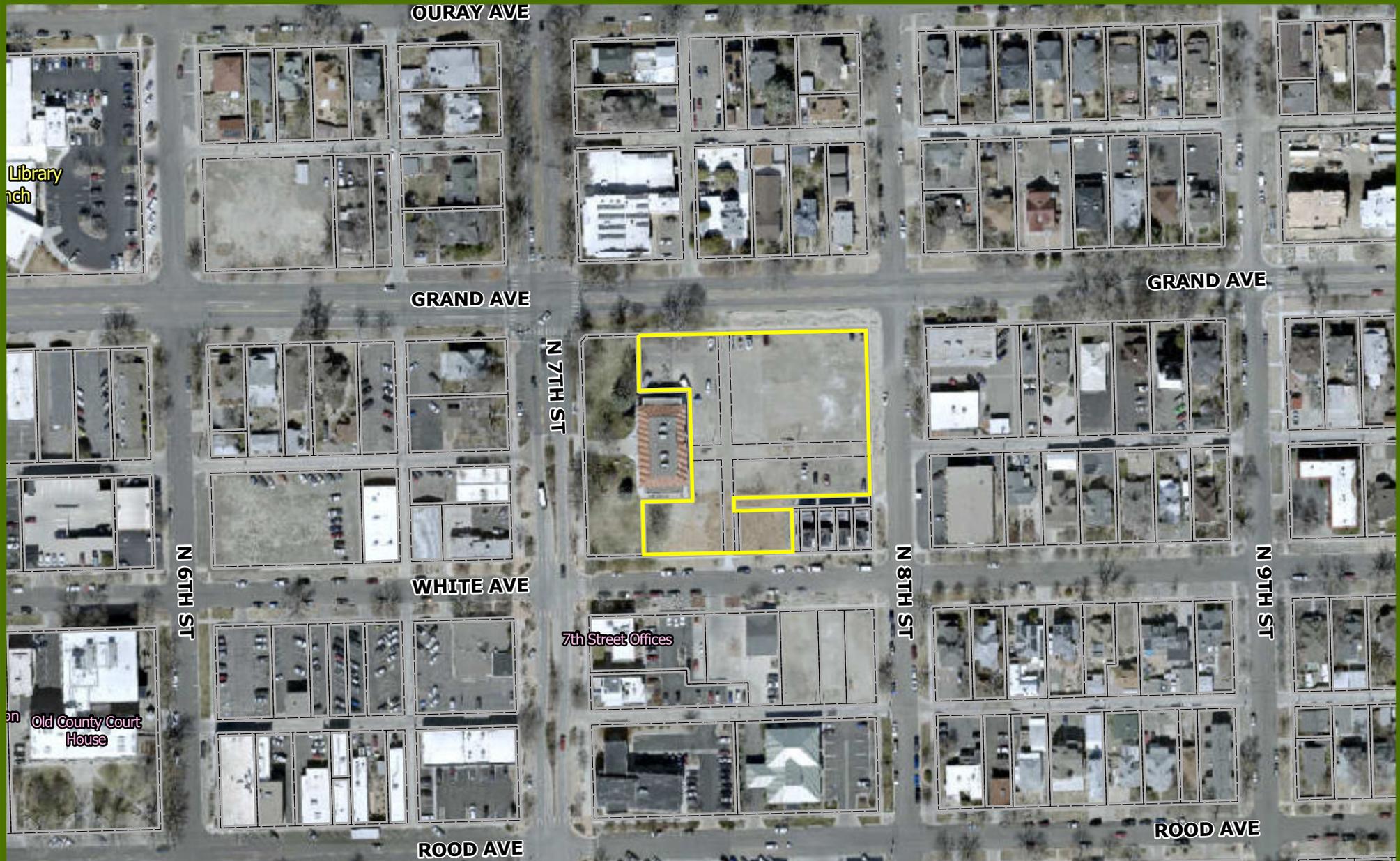
8. Pay School Land Dedication In-Lieu Fee at the rate in effect at time of Planning Clearance(s).
9. Pay Transportation Impact Fee at the rate in effect at time of Planning Clearance(s).

PRIOR TO RECORDING PLAT

The Applicant must meet all of the following conditions before the City will authorize and record the plat. Not lot sale may occur prior to recordation of the plat. The Applicant must:

10. Complete all Construction Plans and secure City signatures thereon.
11. Complete all Planning Clearance Conditions.
12. Submit a revised plat to the City for review and approval; the revised plat shall fully and completely address all comments from City Surveyor, which comments are attached and incorporated by this reference as if fully set forth. Subsequent revisions of the re-submitted plat may be required, as determined by and at the sole discretion of the City Surveyor, City Attorney and/or Project Manager.
13. Upon completion of construction on the new sewer line apply for, as provided in the City Code, and be granted the vacation of the north-south sewer easement. The easement shall be fully vacated prior to recordation of the plat.
14. Request and receive approval from the City, consistent with City procedures, for the Revocable Permit for bioswales, landscaping and other improvements in the public rights-of-way (see #2 above) prior to the recordation of the plat.
15. Submit deeds for the common areas, tracts and/or metropolitan district areas of the common interest community for review and approval by the City. All related documents shall be executed and recorded concurrent with recording of the plat.
16. Pay Open Space Fees in the amount \$70,000 based on the appraisal submitted by Nisley and Associates dated June 10, 2019.
17. Pay Engineering Inspection fee at rate in effect at time of plat recording.
18. Pay all recording fees.
19. At the time all conditions are met, the Applicant shall request recording instructions from the Project Manager.

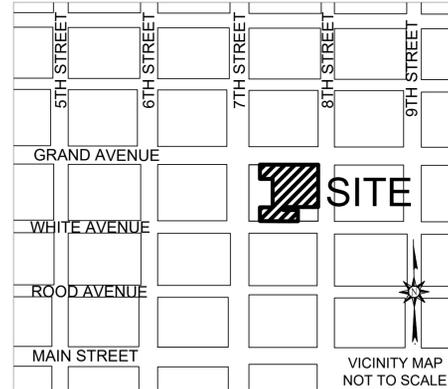
Vicinity Map



Printed: 12/12/2025
1 inch equals 0 miles
Scale: 1:2,140
Packet Page 16

LOWELL VILLAGE PHASE 2

A REPLAT OF LOT 1, LOT 3 AND LOT 4 OF R5 BLOCK SUBDIVISION AMENDED (Reception No. 2835112),
 LOT 5 AND LOT 6 OF LOWELL VILLAGE PHASE 1 (Reception No.2932814)
 and VACATED RIGHT OF WAYS AS DESCRIBED IN ORDINANCE _____ RECORDED UNDER RECEPTION NO. _____.
 Located within the SE 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian,
 City of Grand Junction, County of Mesa, State of Colorado



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that DOWNTOWN GRAND JUNCTION REGENERATION LLC, a COLORADO LIMITED LIABILITY COMPANY AND ROBERT WAYNE TRAW AND PETER HOPKINSON SMITH JR AND ROBERT AARON BREEDEN are the owners of record of those real properties situated in the SE 1/4 Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated in an instrument recorded at Reception No. 2839278 and Reception No. 2855391 at the Mesa County Clerk and Recorders Office, Colorado and being more particularly described as follows:

Lot 1, Lot 3 and Lot 4 of R5 Block Subdivision Amended, according to the Plat thereof recorded March 28th, 2018 at Reception No. 2835112 at the Mesa County Clerk and Recorders Office, Colorado, Lot 5 and Lot 6 of Lowell Village Phase 1 (Reception No.2932814) and Vacated Right of Ways as described in Ordinance _____ recorded under Reception No. _____.

SAID OWNER has by these presents laid out, platted, and subdivided the above described real property into Lots and Tracts as shown hereon, and designates the same as LOWELL VILLAGE PHASE 2, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following Dedications and Grants:

Tracts C, F, G, H, I, L, M, O, P, Q and R dedicated to the City of Grand Junction as an ingress/egress easement for the use of emergency access vehicles.

Tracts C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q and R to be granted by separate instrument to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Storm Drainage Easements to be granted by separate instrument to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Water, Gas, Electric and Sanitary Sewer Easements for the benefit of Lot 5, R5 Block Subdivision Amended to be granted by separate instrument to Grand Junction Downtown Development Authority.

Xcel Energy Easement granted by separate instrument.

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said Tracts/Easements by erecting or placing any improvements thereon which may impede the use of the Tracts/Easement and/or prevent the reasonable ingress and egress to and from the Tracts/Easements.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, DOWNTOWN GRAND JUNCTION REGENERATION LLC, a COLORADO LIMITED LIABILITY COMPANY has caused its name to be hereunto subscribed this ____ day of _____, A.D., 2021.

 Manager
 STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021
 by _____, Manager and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires: _____

 Notary Public

IN WITNESS WHEREOF, said owner, ROBERT WAYNE TRAW has caused its name to be hereunto subscribed this ____ day of _____, A.D., 2021.

 Robert Wayne Traw
 STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021
 by _____, Owner and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires: _____

 Notary Public

IN WITNESS WHEREOF, said owner, PETER HOPKINSON SMITH JR has caused its name to be hereunto subscribed this ____ day of _____, A.D., 2021.

 Peter Hopkinson Smith Jr
 STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021
 by _____, Owner and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires: _____

 Notary Public

IN WITNESS WHEREOF, said owner, ROBERT AARON BREEDEN has caused its name to be hereunto subscribed this ____ day of _____, A.D., 2021.

 Robert Aaron Breedden
 STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021
 by _____, Owner and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires: _____

 Notary Public

PLAT NOTES:

1. A utilities easement is included on the plat for the benefit of public utilities. The City of Grand Junction (City) shall not be providing public utilities on site. The installation, operation and maintenance of all utilities available from the City, such as, but not limited to water, trash, and sanitary and storm sewer shall be the responsibility of the Lowell Village Metropolitan District and/or the individual Lot owners.
2. Tracts C, F, G, H, I, L, M, O, P, Q and R dedicated to the City of Grand Junction as an ingress/egress easement for the use of emergency access vehicles.
3. Tracts C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q and R to be granted by separate instrument to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.
4. Tract A, Tract B and Tract S were conveyed to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado Reception No.2932815.
5. Storm Drainage Easements to be granted by separate instrument to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.
6. Xcel Energy Easement granted by separate instrument to Xcel Energy.
7. Lots 1-4, Tracts A, B and S platted Lowell Village Phase 1 (Reception No.2932814) shown hereon for reference only.
8. All boundary corner Survey Monuments embedded in concrete.
9. Linear units shown are in U.S. Survey Feet.
10. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.
11. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CITY OF GRAND JUNCTION USE	RECEPTION NO.
DOCUMENT	
Tracts E, F, H, I, J, K, L, M, N, O, P, and Q to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.	
Tracts C, D, G, and R to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.	
Storm Drainage Easements to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.	
Xcel Energy Easement.	

TITLE CERTIFICATE

We, Abstract & Title Company of Mesa County, a Title Company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to DOWNTOWN GRAND JUNCTION REGENERATION LLC, a COLORADO LIMITED LIABILITY COMPANY AND ROBERT WAYNE TRAW AND PETER HOPKINSON SMITH JR AND ROBERT AARON BREEDEN; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

Abstract & Title Company of Mesa County

EXECUTED this ____ day of _____, A.D., 2021.

BY: _____

CITY OF GRAND JUNCTION APPROVAL

This Plat of LOWELL VILLAGE PHASE 2, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado was approved this ____ day of _____, 2021.

 City Manager

 President of City Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at _____, M., on this ____ day of _____, 2021, and was recorded at Reception No. _____.
 Drawer _____, Fees _____

 Deputy

 Mesa County Clerk and Recorder

SURVEYOR'S CERTIFICATION

I, Christopher C. Ransier, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this Plat is true, correct and complete Plat of the LOWELL VILLAGE PHASE 2, as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of lots, is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is applicable only to the survey data represented hereon and does not represent a warranty or opinion as to ownership, lienholders or quality of title.

EXECUTED: this ____ day of _____, 2021

Christopher C. Ransier
 Colorado PLS 38089

SHEET 1 OF 3

LOWELL VILLAGE PHASE 2
 A REPLAT OF LOT 1, LOT 3 AND LOT 4 OF
 R5 BLOCK SUBDIVISION AMENDED (RECEPTION NO. 2835112),
 LOT 5 AND LOT 6 OF LOWELL VILLAGE PHASE 1 (RECEPTION NO.2932814)
 AND VACATED RIGHT OF WAYS AS DESCRIBED IN
 ORDINANCE _____ RECORDED UNDER RECEPTION NO. _____.
 LOCATED WITHIN THE SE 1/4 OF SECTION 14,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



CR SURVEYING, LLC
 717 CENTAURI DRIVE
 GRAND JUNCTION, COLO 81506
 970-201-4081

SURVEYED BY: CCR DRAWN BY: CCR JOB #: 2050220 DATE 01/26/2021

LOWELL VILLAGE PHASE 2
 A REPLAT OF LOT 1, LOT 3 AND LOT 4 OF R5 BLOCK SUBDIVISION AMENDED (Reception No. 2835112),
 LOT 5 AND LOT 6 OF LOWELL VILLAGE PHASE 1 (Reception No. 2932814)
 and VACATED RIGHT OF WAYS AS DESCRIBED IN ORDINANCE RECORDED UNDER RECEPTION NO. _____
 Located within the SE 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian,
 City of Grand Junction, County of Mesa, State of Colorado

North Control Line Block 84,
 Plat of Resurvey of Second Division of City of Grand Junction,

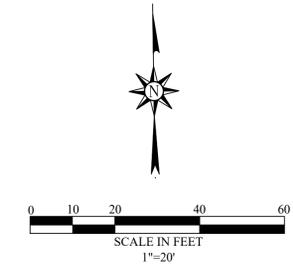
BASIS OF BEARINGS

FOUND CHISELED "X" IN CONCRETE
 IN A MONUMENT BOX

Line #	Direction	Length
L1	S46° 24' 09"W	8.02'
L2	N90° 00' 00"W	25.19'
L3	S70° 46' 54"W	3.12'
L4	N19° 13' 06"W	10.00'
L5	N70° 46' 54"E	10.81'
L6	N00° 00' 00"E	17.02'
L7	N90° 00' 00"E	9.40'
L8	S00° 00' 00"E	33.66'
L9	N90° 00' 00"E	16.16'
L10	N90° 00' 00"W	8.80'
L11	N00° 00' 00"E	14.18'
L12	N90° 00' 00"W	4.83'
L13	N00° 00' 00"E	11.88'
L14	N90° 00' 00"E	27.88'
L15	S68° 48' 47"E	15.58'
L16	N90° 00' 00"W	13.93'
L17	S00° 00' 00"E	35.69'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	6.71'	20.00'	19°13'06"	S80° 23' 27"W	6.68'
C2	14.82'	12.00'	70°46'54"	N35° 23' 27"E	13.90'
C3	23.55'	15.26'	88°26'51"	N44° 13' 25"W	21.28'

GRAND AVENUE
 RIGHT OF WAY BOOK 2, PAGE 37



- LEGEND:**
- City Block Survey Monument
 - Found 1 1/2" plastic cap stamped "City of Grand Junction PLS 32824"
 - Found 5/8" diameter rebar with a 2" alloy cap stamped "Christopher C. Ransier PLS38089"
 - Set 5/8" diameter rebar 24" long with a 2" alloy cap stamped "Christopher C. Ransier PLS38089"
 - N North
 - E East
 - S South
 - W West

BASIS OF BEARINGS:
 The bearing between the City Block Monument a chiseled "X" in concrete found at the road intersection of Grand Avenue and North 8th Street and a City Block Monument a 5/8" rebar found at the road intersection of Grand Avenue and North 7th Street is N89°55'53"W, this bearing corresponds with grid north of the Mesa County Local Coordinate System.
 Both City Block Monuments are in Monument Boxes.

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 - Tracts C, F, G, H, I, L, M, O, P, Q and R dedicated to the City of Grand Junction as an ingress/egress easement for the use of emergency access vehicles.
 - Tracts C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q and R to be granted by separate instrument to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.
 - Tract A, Tract B and Tract S were conveyed to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado Reception No. 2932815.
 - Storm Drainage Easements to be granted by separate instrument to The Lowell Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.
 - Xcel Energy Easement granted by separate instrument to Xcel Energy.
 - Lots 1-4, Tracts A, B and S platted Lowell Village Phase 1 (Reception No. 2932814) shown hereon for reference only.
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LAND AREA TABULATION:
 Lots = 46,626 Square Feet (1.07 Acres) = 66%
 Tracts = 24,356 Square Feet (0.56 Acres) = 34%
 Total = 70,982 Square Feet (1.63 Acres) = 100%

SHEET 2 OF 3

LOWELL VILLAGE PHASE 2
 A REPLAT OF LOT 1, LOT 3 AND LOT 4 OF
 R5 BLOCK SUBDIVISION AMENDED (RECEPTION NO. 2835112),
 LOT 5 AND LOT 6 OF LOWELL VILLAGE PHASE 1 (RECEPTION NO. 2932814)
 AND VACATED RIGHT OF WAYS AS DESCRIBED IN
 ORDINANCE RECORDED UNDER RECEPTION NO. _____
 LOCATED WITHIN THE SE 1/4 OF SECTION 14,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



CR SURVEYING, LLC
 717 CENTAURI DRIVE
 GRAND JUNCTION, COLO 81506
 970-201-4081

SURVEYED BY: CCR DRAWN BY: CCR JOB #: 2050220 DATE 01/26/2021

West Control Line Block 84,
 Plat of Resurvey of Second Division of City of Grand Junction,

NORTH 7TH STREET
 RIGHT OF WAY BOOK 2, PAGE 37

LOT 5
R5 BLOCK SUBDIVISION AMENDED
 (RECEPTION NO. 2835112)

WHITE AVENUE
 RIGHT OF WAY BOOK 2, PAGE 37

South Control Line Block 84,
 Plat of Resurvey of Second Division of City of Grand Junction,

East Control Line Block 84,
 Plat of Resurvey of Second Division of City of Grand Junction,

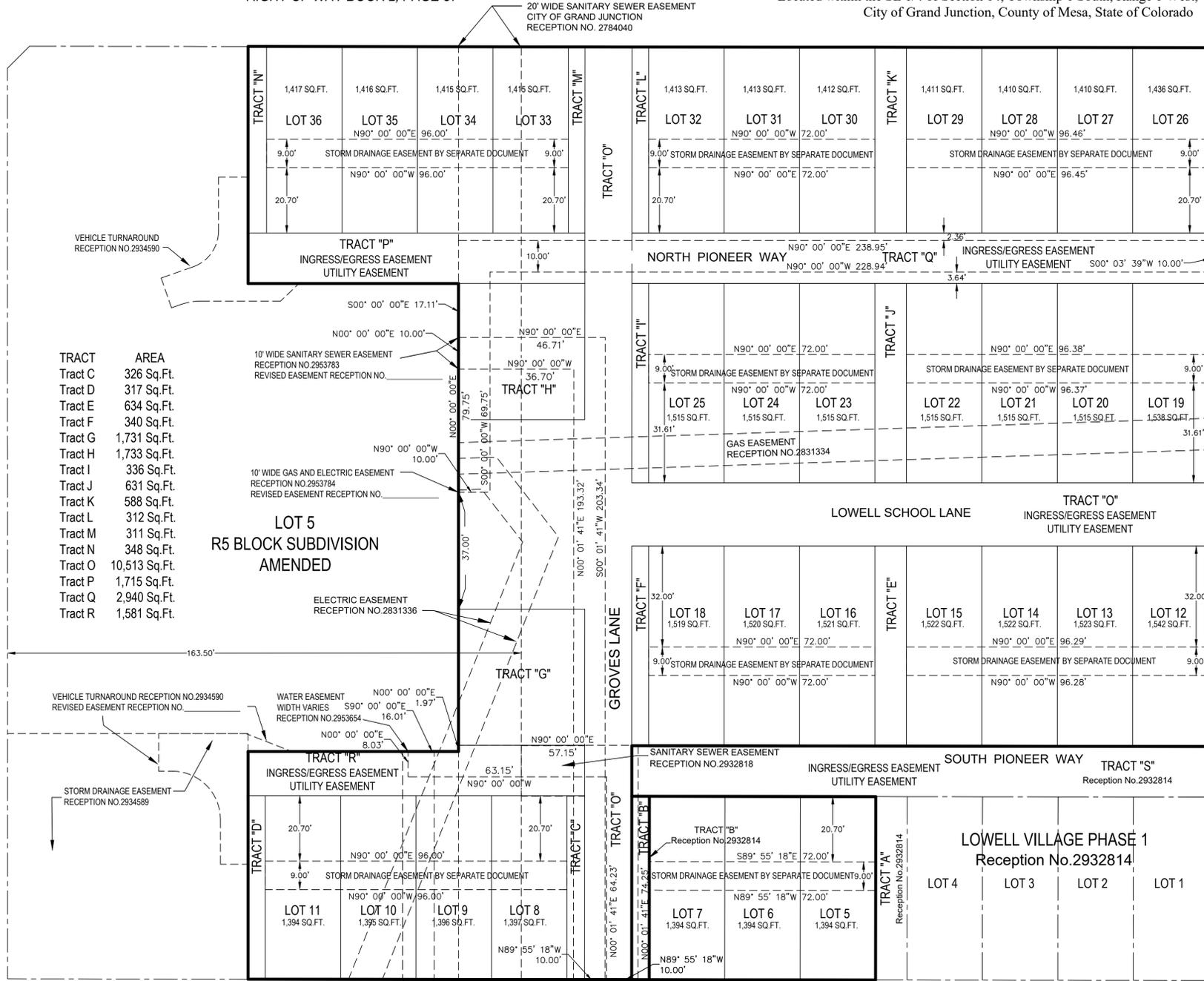
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 City of Grand Junction, County of Mesa, State of Colorado

GRAND AVENUE
 RIGHT OF WAY BOOK 2, PAGE 37

NORTH 7TH STREET
 RIGHT OF WAY BOOK 2, PAGE 37

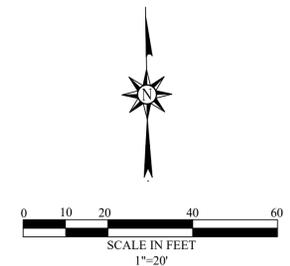
NORTH 8TH STREET
 RIGHT OF WAY BOOK 2, PAGE 37

WHITE AVENUE
 RIGHT OF WAY BOOK 2, PAGE 37



TRACT	AREA
Tract C	326 Sq.Ft.
Tract D	317 Sq.Ft.
Tract E	634 Sq.Ft.
Tract F	340 Sq.Ft.
Tract G	1,731 Sq.Ft.
Tract H	1,733 Sq.Ft.
Tract I	336 Sq.Ft.
Tract J	631 Sq.Ft.
Tract K	588 Sq.Ft.
Tract L	312 Sq.Ft.
Tract M	311 Sq.Ft.
Tract N	348 Sq.Ft.
Tract O	10,513 Sq.Ft.
Tract P	1,715 Sq.Ft.
Tract Q	2,940 Sq.Ft.
Tract R	1,581 Sq.Ft.

ELECTRIC EASEMENT		
Line #	Direction	Length
L1	N21° 48' 21" E	149.15
L2	N38° 01' 07" W	21.20
L3	S88° 08' 46" W	7.35
L4	N00° 00' 00" E	10.01
L5	N88° 08' 46" E	12.11
L6	S38° 01' 07" E	32.03
L7	S21° 48' 21" W	150.92
L8	N89° 55' 18" W	10.76



10' WIDE ELECTRIC EASEMENT
 RECEPTION NO. 2831336

10' WIDE WATER EASEMENT
 RECEPTION NO. 2831335

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SHEET 3 OF 3

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 AND VACATED RIGHT OF WAYS AS DESCRIBED IN
 ORDINANCE _____ RECORDED UNDER RECEPTION NO. _____
 LOCATED WITHIN THE SE 1/4 OF SECTION 14,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

	CR SURVEYING, LLC 717 CENTAURI DRIVE GRAND JUNCTION, COLO 81506 970-201-4081
SURVEYED BY: CCR	DRAWN BY: CCR
JOB #: 2050220	DATE 01/26/2021



Jeremy Nelson
Downtown Grand Junction Regeneration
310 North 7th Street Unit 12
Grand Junction CO 81501

September 14, 2022

RE: Lowell Village Phase 2 Plat Recordation Extension
File: SUB-2019-687

Mr. Nelson,

The City is in receipt of a written request from you to extend the recordation deadline for the project referenced above for a period of 12 months. Per the Grand Junction Zoning and Development Code sections 21.02.070(s) and (u), the Director may grant one extension of up to 12 months for the recordation of an approved Plat. The Lowell Village Phase 2 Plat was approved on November 12, 2020. A 12-month extension is granted with the new deadline for the plat to be recorded by November 12, 2023. Any extension beyond the new deadline date shall be considered by the Grand Junction Planning Commission.

Please contact me should you have questions regarding this extension request.

Sincerely,

Kristen Ashbeck AICP
Principal Planner

Jenna Gorney

From: Jeremy Nelson <jnelson@regenerationdevelopment.com>
Sent: Tuesday, November 11, 2025 2:53 PM
To: Jenna Gorney
Cc: John Shaver; Tamra Allen; Rick Dorris
Subject: LVTH - Phase 2 - Plat Recordation Extension Request

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Jenna-

Thanks for your email update this morning on the City's ongoing efforts to locate REgeneration's previously-submitted documentation and/or the City's previous written approvals to allow the Phase 2 Plat (plat) for the Lowell Village Townhomes ("LVTH") to be recorded.

Per your 10/30 email below suggesting that REgeneration consider submitting a written request to the City to extend the City's 11/12 plat recordation deadline, and per your 11/11 email below stating that the City will be unable to record the plat by the City's 11/12 plat recordation deadline, REgeneration hereby submits a written request via this email to extend the City's 11/12 plat recordation deadline.

The need for this plat recordation extension request is due to the following 4 reasons:

1. As of this date, the City has been unable to locate some/all of REgeneration's previously-submitted documentation and/or the City's previous written approvals to allow the plat to be recorded.
2. As a result of #1 above, the City has been unable to provide REgeneration with a standard "checklist" of any previously-submitted documentation and/or previous written approvals that the City needs REgeneration to re-submit to allow the City to record the plat.
3. As of this date, the City has been unable to provide REgeneration with written approval of 3 updated DIA documents – the DIA Addendum and DIA Exhibits B-1 and B-2 – that were provided to the City on 10/20 by the Lowell Village Metro District ("District") and REgeneration respectively.
 - a. In the case of the DIA Addendum: this document was co-drafted with the appropriate City staff person during September and October across 3-4 separate drafts and all the City's input and redlines were incorporated into the final document submitted 10/20.
 - b. In the case of the DIA Exhibits B-1 and B-2: a nearly-identical Exhibit B document had been approved in 2023 by the appropriate City staff person. The only changes to the previously-approved Exhibit B was: a) updates to infrastructure construction cost numbers (made by a reputable local infrastructure contractor) and b) breaking out the infrastructure construction costs (to align with the phased construction and securitization approach contemplated in the DIA Addendum).

4. As a result of #3 above, REgeneration has been unable to provide final City-approved infrastructure cost numbers to the bank that is issuing the Letter of Credit (LOC) the City requires to secure the remaining infrastructure to be constructed to serve Lots 5-11 as shown on the plat. To be clear, the bank has verbally approved the LOC, but they reasonably won't issue the signed LOC until they have the final City-approved infrastructure cost numbers from the 3 updated DIA documents.

For additional information regarding the above reasons for REgeneration's request to extend the City's plat recordation deadline, please see the email thread below which includes all substantive correspondence between the City and REgeneration on this matter over the past 2 weeks.

As you may know, Phase 1 of the Lowell Village Townhomes was successfully completed as a pioneering new development project (overcoming numerous code barriers and market barriers) and now provides a total of 8 new market-rate housing units in downtown Grand Junction. When it was completed in Summer 2020, Phase 1 represented the first for-sale "production" housing constructed in downtown Grand Junction in over a decade.

As you may also know, Lowell Village Townhomes is only one leg of the three-legged stool that comprises the overall Lowell Village project. The other two components of the Lowell Village project are: a) REgeneration's ongoing repair and restoration of the Historic Lowell School Building and b) the District and REgeneration's reactivation of the Lowell Village Commons (the front lawn of the Lowell School Building) as a privately-owned public open space (POPOS) which provides City residents with a new 15,000 SF park that is operated and maintained at zero cost to the City budget. Both the Historic Lowell School Building and the Lowell Village Commons have already proven to be immensely successful components of the project and real assets to the community.

Lastly, please note that REgeneration will learn in the next few weeks if the State of Colorado has awarded \$2.75M in Prop 123 equity funds to the project. As REgeneration has shared with the City on 10/8, the Prop 123 equity funds – if awarded – would support the construction of the next 14 housing units in 2026 as long-term affordable rentals (divided equally between townhomes and studio ADUs) on Lots 5-11 as shown on the plat. If the Prop 123 equity funds are in fact awarded, REgeneration has already secured an LOI from a private construction lender to provide a construction loan in an amount sufficient to construct these next 14 housing units in 2026. In case the Prop 123 equity funds are NOT awarded to the project, REgeneration has undertaken preliminary negotiations with a real estate investor/developer to form a joint venture to complete the phased construction of the remaining 74 housing units on Lots 5-36 as shown on the plat as market-rate units.

We appreciate the City's ongoing and robust support of all 3 components of the Lowell Village project.

Thank you-Jeremy



Jeremy Nelson

place: Durango | Grand Junction | San Francisco

e-mail: jnelson@REgenerationDevelopment.com

mobile: 970.422.1548

Lowell Village Townhomes – Phase 1 Sold Out – Now Taking Reservations for Phase 2 – LowellVillage.com



Jeremy Nelson
Downtown Grand Junction REgeneration
310 N. 7th Street #12
Grand Junction, CO 81501

November 12, 2025

Mr. Nelson,

Below is a summary of the items required to be submitted in order to record the plat for Lowell Village Phase 2. This phase includes 32 lots to be recorded as a single phase. The City is not in receipt of a plat for seven units and the applicant should understand that such request would include a separate application process.

The attached documents are numbered to correspond with the requirements outlined below. Each of the requirements have been provided to the applicant in the Conditional Approval Letter dated November 12, 2020. The section titled "Other" includes conditions communicated to the applicant in correspondence dated June 1, 2022. The final section lists the City's standard submittal items required for recording a plat. The last document is the vacation of the alleys that was adopted via Ord. 49411 however that document has not been recorded.

Conditions of Approval (Per Decision Letter 12-12-2020)

1. Corrected and final documents, which are wholly responsive to the most recent comments from the City Surveyor, have been submitted for the two Revocable Permits. The documents include resolution of 1) building encroachment in the public rights-of-way and 2) bioswales, landscaping and other improvements in the public rights-of-way. The corrected and final Revocable Permit documents shall be reviewed and approved by the City prior to City signature on construction plans.
 - a. *permits have been recorded (rec #2932822, #2966499)*

2. Submit signed Utility Easement conveyance documents from the Grand Junction Downtown Development Authority (DDA). The proposed utility easements to Lot 5 R5 Subdivision Amended (Parcel No. 2945-144-62-005) must be acceptable, as evidenced by signature of the DDA Board Chair or the lawful designee of the DDA Board. The Applicant shall prepare and submit the Utility easement conveyance documents to the DDA and, if signed by the DDA, submit a recorded copy provided to the City Project Manager prior to City signature on construction plans.
 - a. *Recorded copy of the documents not found. Document attached but staff is unsure if this is a correct and final document. A recorded final version with all described attachments needs submitted.*

3. Submit approved stormwater permits prior to City signature on construction plans.
 - a. *This project previously had a Mesa County Construction Stormwater Permit (SW20-00042) that covered 1.4 acres. However, that permit was terminated by Jeremy Nelson on June 1, 2023. Previously signed plans had a date of 12/2/2020. Because construction on Phase 2 has not commenced within 1 year of the date of those signatures, new plans need submitted for updated signature.*

4. Construct the Project in accordance with the approved and signed plans.

- a. NA

Prior to Issuance of Planning Clearance

5. Complete all Construction Plans and secure City signatures thereon.
 - a. *Please see number 3 above.*
6. Request and receive approval from the City, consistent with City procedures, for the Revocable Permit for building encroachment in the public rights-of-way. Recording of the Revocable Permit, including payment of recording fees, shall be completed prior to the issuance of any Planning Clearance(s) for the Project.
 - a. *RVP for building encroachments – RECORDED*
 - b. *RVP for bioswales etc. – RECORDED*
7. Pay Parks Impact Fees at the rate in effect at time of Planning Clearance(s).
 - a. *Payable at time of planning clearance issuance*
8. Pay School Land Dedication In-Lieu Fee at the rate in effect at time of Planning Clearance(s).
 - a. *No longer applicable*
9. Pay Transportation Impact Fee at the rate in effect at time of Planning Clearance(s).
 - a. *Payable at time of planning clearance Issuance*

Prior to Recording the Plat

10. Complete all Construction Plans and secure City signatures thereon.
 - a. *Please see number 3 above*
11. Complete all Planning Clearance Conditions.
 - a. *See above #5 - #9.*
12. Submit a revised plat to the City for review and approval; the revised plat shall fully and completely address all comments from City Surveyor, which comments are attached and incorporated by this reference as if fully set forth. Subsequent revisions of the re-submitted plat may be required, as determined by and at the sole discretion of the City Surveyor, City Attorney and/or Project Manager.
 - a. *A surveyor-stamped plat and a corresponding digital copy must be submitted for review. Upon receipt, the City Surveyor will conduct a final review. All documents referenced for/or required on the plat must also be included with the submittal. The applicant's surveyor should assist in finalizing the plat and confirming that all required supporting documents, as indicated on the plat, are provided.*
13. Upon completion of construction on the new sewer line apply for, as provided in the City Code, and be granted the vacation of the north-south sewer easement. The easement shall be fully vacated prior to recordation of the plat. (VAC-2021-99)
 - a. *The sewer is fully built*
Resolution 33-21 vacating the sewer easement was adopted April 7, 2021, however the Resolution has not been recorded as the conditions of the Resolution have not been documented as completed. Applicant should submit sufficient documentation to determine whether such conditions have been met.

14. Request and receive approval from the City, consistent with City procedures, for the Revocable Permit for bioswales, landscaping and other improvements in the public rights-of-way (see #2 above) prior to the recordation of the plat.
 - a. *DONE*

15. Submit deeds for the common areas, tracts and/or metropolitan district areas of the common interest community for review and approval by the City. All related documents shall be executed and recorded concurrent with recording of the plat.
 - a. *The applicant's surveyor would assist in providing all this information. (see below. This list may not be all inclusive)*
 - i. *Recorded Vacated ROW to be listed in title of Plat*
 - ii. *Excel Energy Easement*
 - iii. *Storm Drain Easement*
 - iv. *Tracts C, D, G, and R to Lowell Village*
 - v. *Tracts E, F, H, I, J.....*
 - vi. *Revised Easement docs for the following (to be reviewed by the City upon submittal)*
 1. *10' wide G&E Easement (rec#2953783)*
 2. *10' wide G&E Easement (rec#2953784)*
 3. *Vehicle Turnaround (rec#293459)*
 4. *Water Easement (rec#2953654)*

16. Pay Open Space Fees in the amount \$70,000 based on the appraisal submitted by Nisley and Associates dated June 10, 2019.
 - a. *Ms. Dakonish (10/30/25 email) described that City Council accepted an easement over the land in place of the fee. Staff cannot locate an easement document. While Ms. Dakonish is correct, per City letter provided to the applicant on 8/23/22, that approval for an easement also came with the requirement to submit an operating plan and agreement for the use(s) of the lawn that was to be negotiated and found reasonably satisfactory by the City. That has not taken place as of the date of that letter.*
 - b. *The August 23, 2022 letter defined 2 options*
 - i. *a) City approved easement & Operating Plan*
 - ii. *b) \$70,000 open space fee paid to the City*

17. Pay Engineering Inspection fee at rate in effect at time of plat recording.
 - a. *\$110 per unit X 32 units = \$3520.00 to be paid at time of plat recording*

18. Pay all recording fees.
 - a. *Fee TBD until all docs collected*

19. At the time all conditions are met, the Applicant shall request recording instructions from the Project Manager.
 - a. *Did not happen*

Other

20. Submit revised/Stamped Landscape plan
 - a. *Not received*

21. Provide evidence that all other easements for the provision of utilities to Lot 5 of the R5 Block Subdivision Amended have been abandoned and replaced. - per K.A. letter 6/1/22
 - a. *Applicant shall provide such documentation per City provided letter 6/1/22*

22. Provide Alternative parking information for those units that will need an additional on-street parking space (e.g. for interior units that do not have an unobstructed 20' x 20' garage area. - per K.A. letter 6/1/22
 - a. *Not received – shall be submitted*

23. Gas Easement (rec# 2831344) needs vacated. If it has already been vacated, documentation of the same is needed

Standard Plat Recording Requirements

24. Final corrected and approved Mylar plat
 - a. *Not received*

25. Final Mylar Checklist
 - a. *Not received*

26. DIA/Approved Security/DIA Exhibit A (legal Description)/DIA Exhibit D (Recording Memorandum)
 - a. *The DIA Addendum is being finalized with the applicant and City Attorney. Final copy should be provided with original signatures when complete. Redlined versions of the two Exhibit Bs are included in the document package and adjusted figures should be corrected, resubmitted to Rick Dorris for final approval and such final figures incorporated into the finalized Addendum as needed.*

27. Title Commitment dated within 5 days of the anticipated recording date
 - a. *Not received*

28. Tax certificate(s) demonstrating a zero balance
 - a. *Not received*

29. Original signed documents required such as CCRs etc. (documents not yet determined)
 - a. *Not received*

30. Statement of Authority dated in the last 12 months(signed and notarized): recorded at Mesa County
 - a. *Unrecorded and outdated document on file*

31. Outstanding Development Fees. (total fees not yet determined)
 - a. *Not received*

32. All property corner pins must be set in concrete and inspected by the City Surveyor before the plat may be recorded. The electronic version of the plat (.dwg file) must be emailed to chrisd@gjcity.org and reneep@gjcity.org. Please copy the City Project Manager.
 - a. *Not received*



Additional

33. Ordinance 4941 was adopted June 17, 2020. This document has not been recorded. In order for that Ordinance to be recorded, the conditions within must be demonstrated by the applicant as being met.

a. *Applicant shall provide documentation*

Please compile all the documentation needed to demonstrate that all Conditions of approval have been met. Staff and various departments will review the complete package when received.

On November 11, 2025 the applicant sent an email Request for Extension of the deadline to record Lowell Village Phase 2 plat. Instruction regarding that process will be provided to the applicant in separate communication for clarity.

Thank you.

Jenna Gorney

Jenna Gorney, Senior Planner



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: January 13, 2026
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings - **This item to be moved to the January 27th, 2026 Planning Commission Hearing**

RECOMMENDATION:

Staff recommends conditional approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Aspire Residential, proposes development of three three-story multifamily residential buildings consisting of 72 units total with associated site and utility improvements. A Major Site Plan application has been submitted and approved and conditioned on this partial easement vacation being approved. There is currently an existing Drainage Canal Easement and Easement for a Pipeline to the City of Grand Junction. The easement was originally dedicated to the Orchard Mesa Irrigation District and also an easement to the City of Grand Junction for a pipeline. The existing easement documents of record for this easement, including the exception that is included in the deed at Rec. 297214 and the transfer of easement/ROW interests to the City at Rec. Nos. 2524654, 2524655 and 2524656.

The current easement area consists of a large open drain, approximately 20-ft wide and 6-ft deep that collects irrigation tailwater and stormwater runoff from Orchard Mesa Canal which is approximately one-quarter of a mile south of this site, to Highway 50 on the north. The existing open drainage discharges to one ditch on the western parcel, where it discharges back into the Orchard Mesa Canal. 25' from the Top of Bank is claimed. The applicant, in coordination with the City has completed a drainage study and designed a proposal to pipe the open drain, relocating and placing the newly

constructed pipe it in a 20-ft drainage easement. With this vacation, the existing easement will be partially vacated to be a 20-ft drainage easement.

The applicant is requesting the partial vacation in anticipation of developing 72 multifamily units in the RH-24 zone district. These will be first phase of a total of 192 units.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is located at 2651 Stacy Drive and consists of approximately 7.10 acres. The site is bordered by Stacy Drive, Tracy Ann Road, and Linden Avenue. The easement to be partially vacated is described in Reception Number 297214, 2524654, 2524655, 2524656 and is shown on the plat of Tracy's Village Subdivision shown at Reception Number 3042167.

The current easement area consists of a large open drain, approximately 20-ft wide and 6-ft deep that collects irrigation tailwater and stormwater runoff from Orchard Mesa Canal which is approximately one-quarter of a mile south of this site, to Highway 50 on the north. The existing open drainage discharges to one ditch on the western parcel, where it discharges back into the Orchard Mesa Canal. 25' from the Top of Bank is claimed. The applicant, in coordination with the City has completed a drainage study and designed a proposal to pipe the open drain, relocating and placing the newly constructed pipe it in a 20-ft drainage easement. With this vacation, the existing easement will be partially vacated to be a 20-ft drainage easement.

The applicant is requesting partial vacation in anticipation of developing 72 multifamily units in the RH-24 zone district. These will be first phase of a total of 192 units. The applicant is asking to partially vacate the easement because they are piping the drainage ditch and so they don't have to build around the easement in their multi-family site design. The Site Plan for Phase 1 of this project was conditionally approved in July of 2025. One of the conditions for approval was to partially vacate this easement.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting is required for a vacation of easement request pursuant to Section 21.02.050(o) of the Zoning and Development Code. A Neighborhood Meeting was held virtually on Microsoft Teams on January 29th, 2025 at 5:30 pm. City staff and the applicants' representatives were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.30(g) of the Zoning and Development Code. The subject property has been posted with an application sign. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards were sent to surrounding property owners within 500 feet of the subject property on January 2, 2025. The notice of this public hearing was published January 3, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(o). The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

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

The request to partially vacate the existing Drainage Canal Easement and Easement for a Pipeline to the City of Grand Junction does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. Since the applicant worked and consulted with the City to design the pipe to be able to take the necessary drainage and tailwater flow, the vacation will have no impact on public facilities or services provided to the general public, demonstrated by the no objection to the request by the City Development Engineer and the OMID beneficiaries of the easement.

Further, the applicant is requesting the vacation to facilitate multifamily development on the site with an affordable housing component. currently encumber the property and conflict with the proposed building footprint and site layout. The applicant proposes to vacate these easements following relocation of the associated infrastructure. The vacation request is consistent with the following goals and policies of the Comprehensive Plan:

- Plan Principle 2.2.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.
- Plan Principle 3.2 – Underutilized Properties: Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to: i) adaptive reuse of existing buildings, ii) infill of existing surface parking lots.

Therefore, staff has found the request consistent with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City and therefore, this criterion has been met.

B. No parcel shall be landlocked as a result of the vacation;

The subject parcel has frontage on three public streets and will continue to have adequate access following the vacation. No parcel will be landlocked as a result of the easement vacation.

C. Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the

proposed vacation;

Access to the property will not be restricted. There is frontage on three public streets.

D. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and

The proposed partial vacation will not have an adverse impact on the health, safety, and/or welfare of the community. The applicant has worked with the City to pipe this open ditch and to adequately take the drainage per the previous agreements that is required downstream.

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

The proposed partial easement vacation will have no impact on public facilities or services. As stated above, The applicant has worked with the City to pipe this open ditch and to adequately take the drainage per the previous agreements that is required downstream.

Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings, the following findings of fact have been made with the recommended conditions of approval:

The request with the following conditions conforms with Section 21.020.050(o) of the Zoning and Development Code.

Therefore, Staff recommends approval of the requested vacation with the following conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents
2. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

SUGGESTED MOTION:

Madame Chairman, on the Aspire Residential Easement Vacation request, located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings, City File number VAC-

2025-61, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact as listed in the staff report.

Attachments

- 1. Attachment 1 - Development Application
- 2. Attachment 2 - Map
- 3. Attachment 3 - Legal Description and Exhibit
- 4. Attachment 4 - Draft Resolution



Development Application

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

Petition For:

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

Existing Land Use Designation	<input type="text"/>	Existing Zoning	<input type="text"/>
Proposed Land Use Designation	<input type="text"/>	Proposed Zoning	<input type="text"/>

Property Information

Site Location:	<input type="text" value="2651 Stacy Drive"/>	Site Acreage:	<input type="text" value="7.10"/>
Site Tax No(s):	<input type="text" value="2945-261-43-003"/>	Site Zoning:	<input type="text" value="RH-24"/>
Project Description:	<input type="text" value="Vacate Irrigation Drain Easement"/>		

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application	<input type="text" value="Ken Basinger"/>	Date	<input type="text"/>
Signature of Legal Property Owner	<input type="text" value="Ken Basinger"/>	Date	<input type="text" value="1/23/25"/>

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) KENCO LLC ("Entity") is the owner of the following property:

(b) Parcel number 2945-261-43-003, 2651 Stacy Drive, Grand Junction, Colorado

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) authorized signator 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:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

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

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Easement Vacation and Major Site Plan Submittal

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: [Signature]

Printed name of person signing: Ken Basinger

State of Colorado

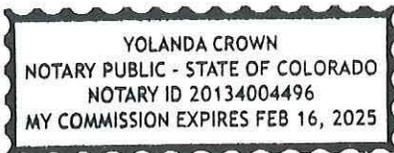
County of Mesa

Subscribed and sworn to before me on this 23rd day of January, 20 25
by Ken Basinger

Witness my hand and seal.

My Notary Commission expires on 02/07/2025

[Signature]
Notary Public Signature





State Documentary Fee
Date: June 05, 2019
\$125.00

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

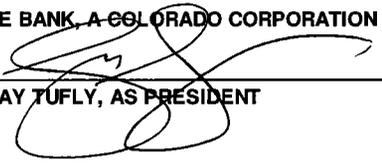
THIS DEED, made on **June 5th, 2019** by **ALPINE BANK, A COLORADO CORPORATION** Grantor(s), of the County of **Garfield** and State of **Colorado** for the consideration of **(\$1,250,000.00) ***One Million Two Hundred Fifty Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **KENCO, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **607 25 RD SUITE 100, Grand Junction, CO 81505**, County of **Mesa**, and State of **Colorado**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

LOT 2 OF CARVILLE SIMPLE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **TBD HIGHWAY 50, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrants the title to the same against all persons claiming under me, subject to the matters shown in the attached Exhibit A, which, by reference, is incorporated herein.

ALPINE BANK, A COLORADO CORPORATION

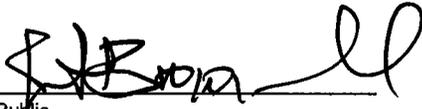
By: 

CLAY TUFLY, AS PRESIDENT

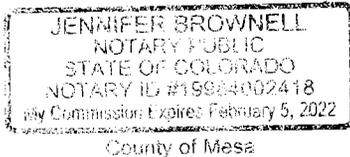
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **June 5th, 2019** by **CLAY TUFLY AS PRESIDENT OF ALPINE BANK, A COLORADO CORPORATION**

Witness my hand and official seal

My Commission expires: 2/5/22 

Notary Public



When recorded return to: **KENCO, LLC, A COLORADO LIMITED LIABILITY COMPANY**
607 25 RD SUITE 100, Grand Junction, CO 81505



Exhibit A

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH § 8.3 (OFF-RECORD TITLE) AND § 9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.
6. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDER OF INCLUSION, RE: THE INCLUSION OF LANDS WITHIN ORCHARD MESA SANITATION DISTRICT, RECORDED APRIL 10, 2008, IN BOOK 4642 AT PAGE 760 UNDER RECEPTION NO. 2433686.
7. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF EASEMENT, GRANTED TO UTE WATER CONSERVANCY DISTRICT, RECORDED NOVEMBER 20, 2009 IN BOOK 4944 AT PAGE 453.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **KenCo, 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 limited liability company.
3. The entity is formed under the laws of the State of Colorado.
4. The mailing address for the entity is 607 25 Road, Suite 100, Grand Junction, Colorado 81505.
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity are:
Ken W. Basinger, Member.
6. The authority of the foregoing person to bind the entity is not limited.
7. Other matters concerning the manner in which the entity deals with interests in real property:
NONE.

Executed this 26 day of May, 2021.

KENCO, LLC,
a Colorado limited liability company

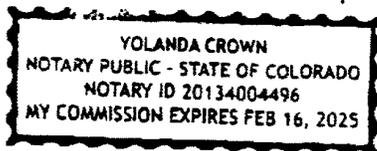
By: Ken W. Basinger
Ken W. Basinger, Member

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 26 day of May, 2021, by Ken W. Basinger s Member of KenCo, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 02/16/2025



Yolanda Crown
Notary Public

**General Project Report
for
Drainage Easement Vacation At 2651 Stacy Drive**

Project Description

This submittal requests approval to vacate an approximately 80-ft wide drainage canal easement and easement for pipeline located on a 7.11-acre parcel of land located at 2651 Stacy Drive in Grand Junction, Colorado.

The easement was originally dedicated to the Orchard Mesa Irrigation District and also an easement to the City of Grand Junction for a pipeline. The existing easement documents of record for this easement, including the exception that is included in the deed at Rec. 297214 and the transfer of easement/ROW interests to the City at Rec. Nos. 2524654, 2524655 and 2524656.

The current easement area consists of a large open drain, approximately 20-ft wide and 6-ft deep and collects irrigation tailwater and stormwater runoff from Orchard Mesa Canal which is approximately one-quarter of a mile south of this site, to Highway 50 on the north. The existing open drainage discharges to one ditch on the western parcel, where it discharges back into the Orchard Mesa Canal.

The applicant is proposing to pipe this open drain and relocating it into a pipe along the south property line and place it in a new 20-ft drainage easement dedicated to the City of Grand Junction.

**General Project Report
for
Drainage Easement Vacation At 2651 Stacy Drive**

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

21.02.050(o)(iii)(B)(a): The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

Response: The proposed vacation of the easement at this location will not impact any proposed Grand Junction Circulation Plans, Policies, or impact the Comprehensive Plan, or any adopted plans or policies;

21.02.050(p)(2)(iii)(B)(a): The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

Response: Vacation of this helps development to better utilize land as called for in the comprehensive plan. The vacation has no impact on the Grand Junction Circulation Plan, and the review conducted by staff indicates there are no problems or conflicts with any other known plans or policies;

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

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

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

Response: The proposed vacation will not impact access to any land parcel. The project will be piping an open drainage ditch and dedicating a new easement back to the City of Grand Junction.

21.02.050(p)(2)(iii)(B)(d): There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services

provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

Response: This vacation and subsequent piping and easement relocation will not impact health, safety or welfare. Piping the large open drain will reduce maintenance burdens as well as reducing habitat for mosquitos.

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

Response: This vacation will not impact public facilities or services.

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

Response: The easement vacation will allow this open drainage ditch facility to be piped underground to reduce maintenance costs to the City and allow for better use of the property by the applicant.

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

January 29, 2025

Mr. Thomas Llyod, Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

**Re: 25-ft Drainage Easement Vacation Request
Neighborhood Meeting Summary**

Dear Mr. Lloyd:

The purpose of this letter is to document that a virtual neighborhood meeting was conducted on January 29, 2025 at 5:30 PM. There were no attendees at the meeting other than my client and yourself.

The meeting was conducted using Zoom video conferencing. Notices were sent out to property owners according to the City's Land Development Code requirements.

I have not received any calls or emails from anyone on the request.

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

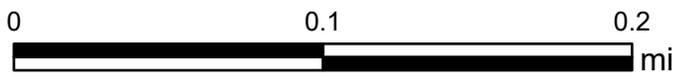
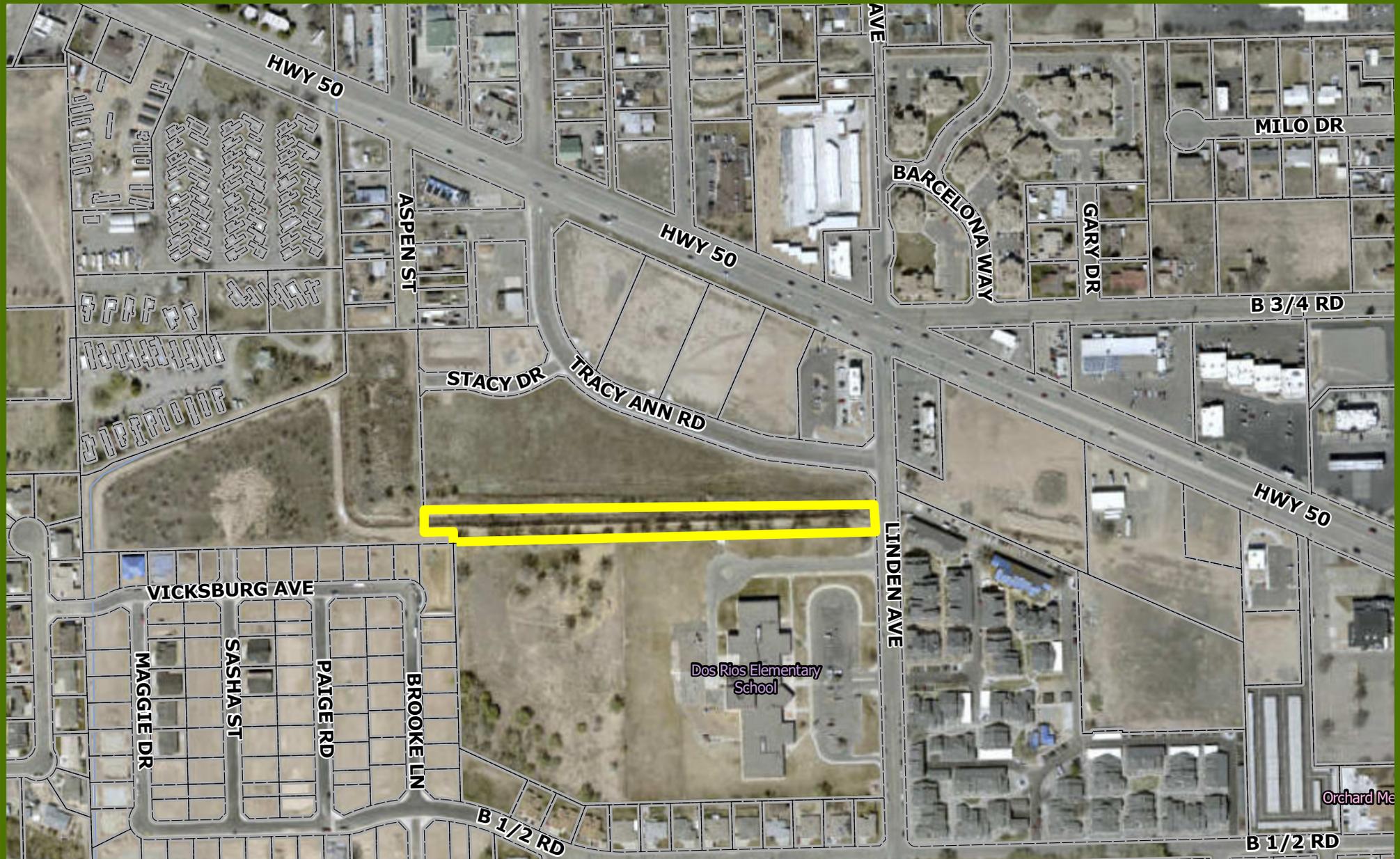
Sincerely,



Austin Civil Group, Inc.

Mark Austin, P.E.
President

Aspire Easement Vacation



Printed: 12/27/2025
1 inch equals 0 miles
Scale: 1:3,914
Packet Page 41



HIGH DESERT SURVEYING, INC

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

Exhibit A
Drainage Easement Boundary
Legal Description

A Drainage Easement boundary line situated in Lot 1, Block 2, Tracys Village Subdivision, Reception No. 3042167, lying in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 26, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision, whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

- 1) S89°50'26"W a distance of 15.59 feet;
- 2) S55°45'11"W a distance of 88.14 fee;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

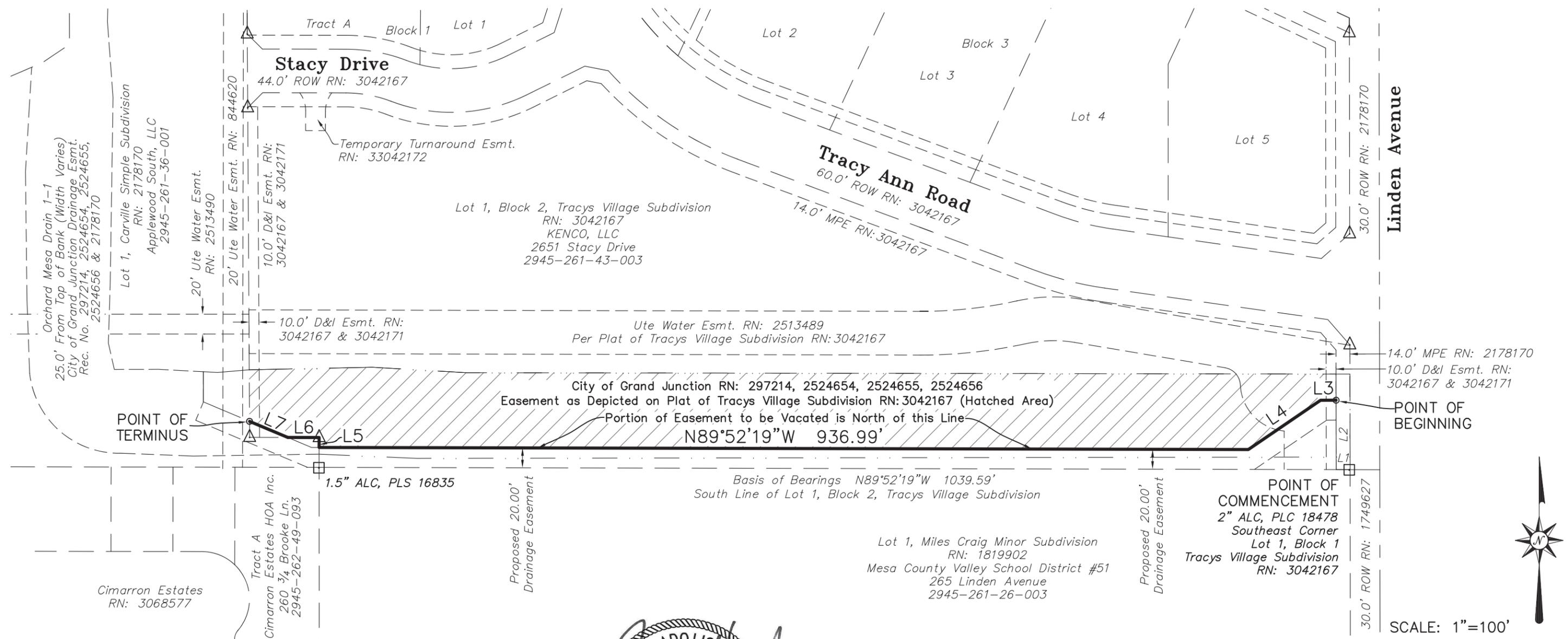
thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

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



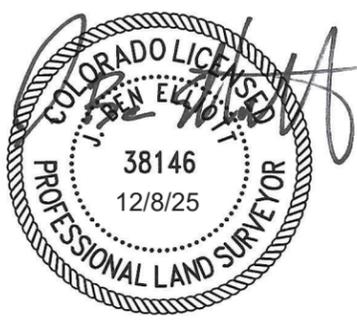
25-11 City GJ Esmt Vacation_Exhibit A_251208.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B EASEMENT BOUNDARY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°52'19"W	14.00'
L2	N00°05'36"W	69.84'
L3	S89°50'26"W	15.59'
L4	S55°45'11"W	88.14'
L5	N00°07'36"E	10.00'
L6	N89°52'24"W	31.61'
L7	N67°13'40"W	41.84'



LEGEND & ABBREVIATIONS

- FOUND BOUANDRY EVIDENCE, AS NOTED
- △ FOUND 2" ALUMINUM CAP, PLS 24953
- CALCULATED POSITION
- D&I DRAINAGE AND IRRIGATION
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- RN: RECEPTION NUMBER
- Esmt. EASEMENT
- MPE MULTIPURPOSE EASEMENT
- ALC ALUMINUM CAP

High Desert Surveying, Inc.

591 25 Road, Suite B1
Grand Junction, Colorado 81505
Telephone: 970.254.8649 Fax 970.241.0451

PROJ. NO. 25-11	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2025	BE	BE	-	1	1

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION PARTIALLY VACATING A DRAINAGE CANAL EASEMENT AND EASEMENT FOR PIPELINE FOR THE CITY OF GRAND JUNCTION LOCATED AT 2651 STACY DRIVE

RECITALS:

KENCO, LLC has applied for the partial vacation of a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive. If approved, the partial vacation will accommodate redevelopment of the property.

The Drainage canal Easement and Easement for Pipeline for the City of Grand Junction was originally given for an existing open ditch. As part of development of the property, the applicant has worked with the City to pipe the ditch and will relocate the newly constructed pipe in the partially vacated 20-ft drainage easement. There will be no impact on any public facilities and services with the relocation as designed.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to partially vacate the Drainage Canal Easement and Easement for a Pipeline is consistent with the Comprehensive Plan and Section 21.02.050(o) of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED EASEMENT IS HEREBY PARTIALLY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

A Drainage Easement boundary line situated in Lot 1, Block 2, Tracys Village Subdivision, Reception No. 3042167, lying in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 26, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision, whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot

wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

- 1) S89°50'26"W a distance of 15.59 feet;
- 2) S55°45'11"W a distance of 88.14 feet;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

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

See Exhibit B.

The Conditions stated above shall be completed on or before the date two years from the date of adoption.

Introduced on first reading this _____ day of _____, 2026 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2026 and ordered published in pamphlet form.

ATTEST:

Selestina Sandoval, City Clerk

Cody Kennedy, Mayor

DRAFT

HIGH DESERT SURVEYING, INC

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

Exhibit A
Drainage Easement Boundary
Legal Description

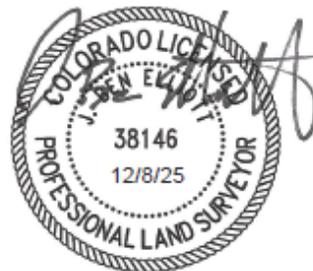
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COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision, whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

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- 2) S55°45'11"W a distance of 88.14 feet;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

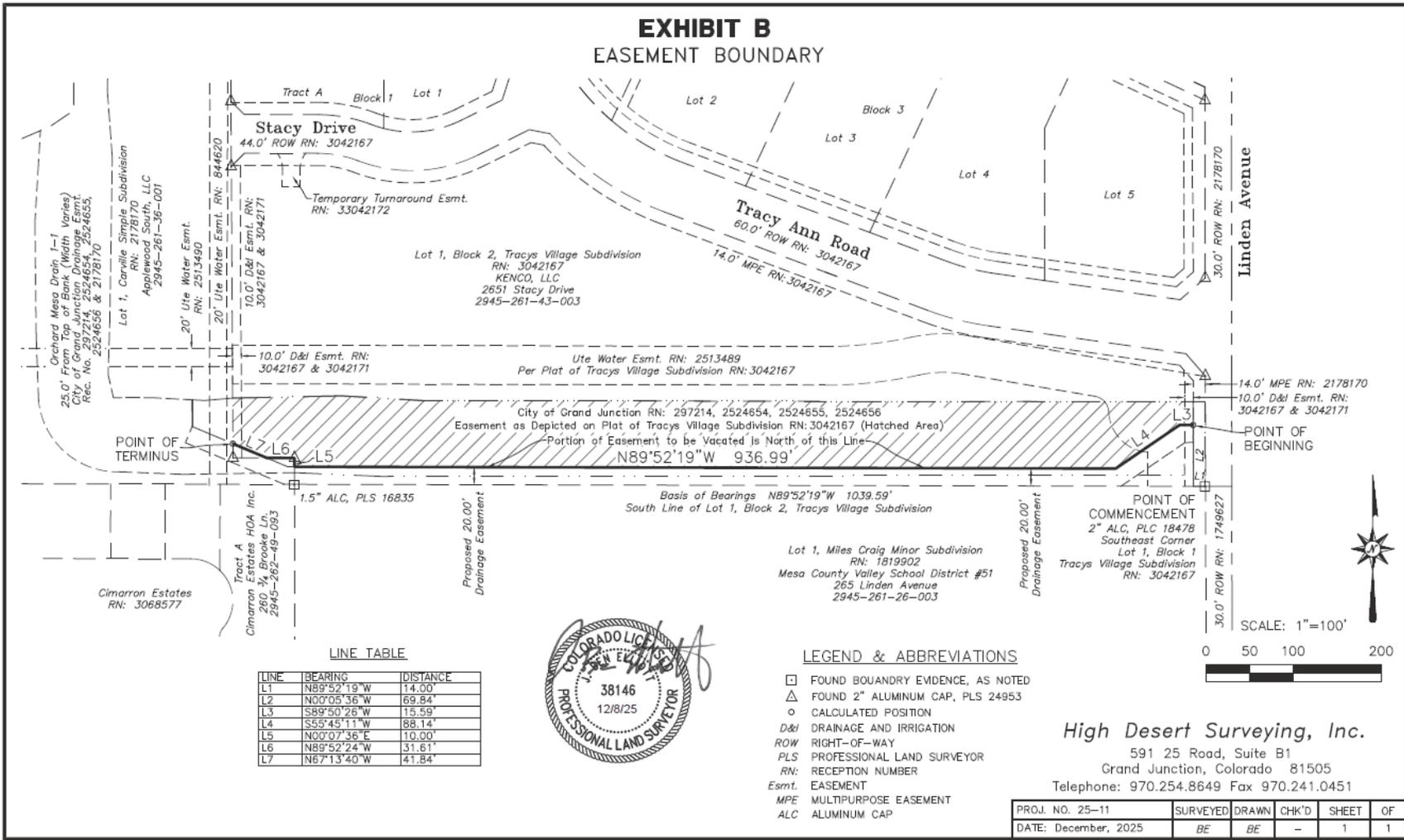
thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

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



25-11 City GJ Esmt Vacation_Exhibit A_251208.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B EASEMENT BOUNDARY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°52'19"W	14.00'
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- CALCULATED POSITION
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PROJ. NO. 25-11	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2025	BE	BE	-	1	1



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: January 13, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider a request by Grand Junction Real Estate Investments, LLC to zone 4.88 acres located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8) located at 3071 E 1/2 Road

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The applicant, Grand Junction Real Estate Investments, LLC, is requesting a zone of annexation to Residential Medium 8 (RM-8) zoned district for the Fox Grove Annexation. The 4.88 acres consists of one parcel of land located at 3071 E ½ Road. The subject property is occupied by a single-unit residence and several outbuildings.

The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for future development of a residential subdivision. The zone district of RM-8 is consistent with the Residential Medium land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

BACKGROUND OR DETAILED INFORMATION:

The applicant, Grand Junction Real Estate Investments, LLC, is requesting annexation of approximately 4.88 acres and establishment of a Zone of Annexation to Residential Medium 8 (RM-8) for the Fox Grove Subdivision. The subject property is located at 3071 E ½ Road in the Fruitvale area of Mesa County and consists of a single parcel of land currently developed with a single-unit residence and accessory structures. The property is presently zoned Residential Single Family – 4 (RSF-4) by Mesa County.

The subject property is eligible for annexation and is located within the City's designated growth area. Annexation is requested to allow for future residential development consistent with the Residential Medium land use designation in the One Grand Junction Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zone of annexation request.

The surrounding area is characterized primarily by established single-family residential development, with a mix of City and Mesa County zoning. Residential zoning is present to the north, east, and south, while commercial and mixed-use development occurs to the south along the Interstate 70 Business Loop. Public and institutional uses, including nearby parks and schools, are also located in the broader vicinity. The surrounding land use pattern reflects a transitioning area where residential infill is occurring adjacent to existing neighborhoods and services

The property is served by Persigo sanitary sewer and Clifton Water District, and urban services are available or can be extended to the site. Access is provided from E 1/2 Road, which is classified as a Major Collector roadway and provides connectivity to the surrounding street network and nearby arterial routes. Transit service, emergency services, and public schools are available to the area, supporting annexation and future residential use.

Under the One Grand Junction Comprehensive Plan, the property is designated Residential Medium, which supports a range of housing types at moderate densities in areas with access to infrastructure, services, and transportation options. The site is located within Tier 2 (Suburban Infill) on the Growth and Intensification Tiers Map. Tier 2 areas are identified as appropriate for annexation and reinvestment where development can occur efficiently and compatibly with surrounding neighborhoods. Annexation of the subject property is not anticipated to result in immediate infrastructure impacts, and future development would represent infill consistent with the existing development pattern.

The Residential Medium 8 (RM-8) zone district is intended to accommodate a mix of attached and detached residential development at moderate density and is consistent with both the Comprehensive Plan designation and surrounding zoning. The site's location, availability of services, and proximity to established residential neighborhoods make it suitable for development under the RM-8 zone district.

In addition to the RM-8 zone district requested by the petitioner, Residential Medium 12 (RM-12), Public, Parks and Open Space (P-1), and Public, Civic, and Institutional Campus (P-2) would also implement the Comprehensive Plan land use designation of Residential Medium. While staff finds the requested RM-8 zone district appropriate, these alternative zones could likewise be considered for the property, depending on the desired development form and mix of uses.

NOTIFICATION REQUIREMENTS

In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a

Neighborhood Comment Meeting regarding the proposed Annexation and Zoning was held at GJ Builders located 510 28 ¾ Road, Suite 200 on April 2, 2025. The applicants and their representative, City staff, and ten members of the public attended.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on September 5, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on January 2, 2026. The notice of the Planning Commission public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel

ANALYSIS

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

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

The proposed zone of annexation to Residential Medium 8 (RM-8) implements the following Plan principles, goals, and policies of the One Grand Junction Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

- Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth and encourage the efficient use of land.
- Goal 2: Encourage infill and redevelopment to leverage existing infrastructure and public investment.

The Comprehensive Plan places a priority on directing growth to areas identified for infill and reinvestment to manage growth efficiently and reduce the need for expansion of public infrastructure. This principle supports annexation and development in locations where urban services are already available or can be provided in a cost-effective manner. The subject property is contiguous to the City limits, located within the City's designated growth area, and is served by existing water, sewer, transportation, emergency services, and transit infrastructure. Annexation and rezoning of the property allow for residential development consistent with the Plan's emphasis on compact growth patterns and efficient land use, while minimizing impacts to existing City services.

Intensification and Tiered Growth Plan

The subject property is located within Tier 2 (Suburban Infill) on the Comprehensive Plan's Intensification and Growth Tiers Map. Tier 2 areas are identified as appropriate locations for annexation, new development, and redevelopment where properties are

adjacent to the City limits and urban services are available. Development in Tier 2 is intended to occur in a manner that is compatible with existing neighborhoods while making efficient use of infrastructure investments. Annexation of the subject property supports these objectives by facilitating infill residential development within an established area, rather than extending development into outlying locations.

Future Land Use Consistency

The Comprehensive Plan designates the subject property as Residential Medium, which supports a mix of residential housing types at moderate densities, generally ranging from 5.5 to 12 dwelling units per acre. The RM-8 zone district is consistent with this designation and provides a regulatory framework that allows for a variety of housing types compatible with the surrounding residential context. The requested zone of annexation implements the Comprehensive Plan’s land use designation and supports orderly residential development consistent with the surrounding neighborhood and long-term planning objectives.

Therefore, staff finds this criterion to be met.

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

The proposed zone of annexation to Residential Medium 8 (RM-8) will result in a logical and orderly development pattern by placing a medium-density residential zone in a location planned and functioning for residential use, supported by appropriate infrastructure and access.

The Comprehensive Plan identifies the subject property and surrounding area as Residential Medium, with higher-intensity commercial and mixed-use zoning concentrated south of E ¼ Road and along the Interstate 70 Business Loop. Rezoning the property to RM-8 reinforces this planned land use pattern by completing the Residential Medium area north of the commercial corridor, rather than extending non-residential or higher-intensity zoning into an established residential neighborhood.

The vicinity zoning map shows RM-8 zoning already established to the south and southwest, with lower-density residential zoning to the north and east. Applying RM-8 to the subject property creates continuity with existing City zoning, avoids isolated or inconsistent zoning districts, and allows future development to integrate logically with surrounding residential neighborhoods.

The site is accessed from E ½ Road, a designated Major Collector, and is served by existing transit routes. This transportation context supports moderate-density residential development and allows growth to occur within the existing street and transit network, rather than requiring new infrastructure extensions.

Based on the alignment of zoning, land use, and transportation patterns, staff finds that the proposed RM-8 zone of annexation results in a logical, orderly, and planned

development pattern consistent with the Comprehensive Plan

Therefore, Staff finds that this criterion has been met.

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

The proposed zone of annexation to Residential Medium 8 (RM-8) provides an overall benefit to the community by advancing the City's Tiered Growth strategy under Plan Principle 3: Responsible and Managed Growth. The subject property is located within Tier 2 (Suburban Infill), where the Comprehensive Plan prioritizes development in locations that can efficiently utilize existing public facilities and services while maintaining adopted level of service targets.

Annexation and rezoning of the property allow future residential development to occur in an area already served by water, sewer, transportation, transit, and emergency services, thereby maximizing the use of existing infrastructure and minimizing the need for service expansion into outlying areas. This approach supports fiscally responsible growth and reduces long-term public service costs.

The RM-8 zone district implements the Residential Medium land use designation and enables residential infill development compatible with surrounding neighborhoods. Future development of the site will contribute to the City's housing supply and property tax base while reinforcing orderly growth within the City's growth boundary. Staff finds that the proposed zoning provides an overall benefit to the community consistent with the Comprehensive Plan's Tiered Growth and infill development policies

Therefore, Staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Fox Grove Annexation, ANX-2025-421, request for the property located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8), the following finding of fact has been made:

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

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Madam Chair, on the Zone of Annexation request for the property located at 3071 E 1/2 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Plat Map - Fox Grove Annexation No. 1
3. Exhibit 3. Plat Map - Fox Grove Annexation No. 2
4. Exhibit 4. Schedule and Summary Table
5. Exhibit 5. Site Maps
6. Exhibit 6. Zone of Annexation Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Residential"/>	Existing Zoning <input type="text" value="County RSF-4"/>
Proposed Land Use Designation <input type="text" value="Residential"/>	Proposed Zoning <input type="text" value="RM-8"/>

Property Information

Site Location: Site Acreage:

Site Tax No(s): Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application Digitally signed by Tom Logue Date: 2025.09.01 11:16:15 -06'00' Date

Signature of Legal Property Owner Date

**FOX GROVE ANNEXATION
PETITION FOR ANNEXATION**

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

GENERAL LOCATION: 3071 E ½ Road, Mesa County, Colorado
TAX ID: 2943-094-00-186

That part of the Southeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Beginning at a point on the North line of said Southeast Quarter, from which the Northwest Corner of said Southeast Quarter bears West 867.00 feet; Thence South 968.97 feet to the Northerly right-of-way line of County Road "E¼"; Thence along said right-of-way line N73°01'09"E, 236.83 feet; Thence North 899.80 feet to the North line of said Southeast Quarter; Thence along said north line West 226.50 feet to the Point of Beginning, County of Mesa, State of Colorado.

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

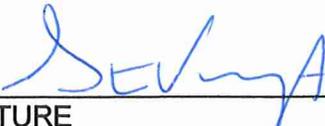
As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973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

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

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

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

Steve Voytilla, Manager
NAME, TITLE


SIGNATURE

PO Box 3467, Grand Junction, CO 81502
ADDRESS

12-9-25
DATE

STATE OF Colorado SS
COUNTY OF Mesa

AFFIDAVIT

Kerry Graves, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

Kerry Graves

Subscribed and sworn to before me this 9th day of December, 2025.

Witness my hand and official seal.

KERRY GRAVES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214013283
MY COMMISSION EXPIRES 04/04/2029

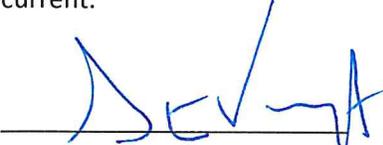
Kerry Graves
Notary Public

250 N 5th St
Address

My commission expires: 4/4/2029

May 23, 2023

To Whom It May Concern, this letter will serve as confirmation that the Statement of Authority for Grand Junction Real Estate Investments, LLC dated May 28, 2020 at Reception No 2925838 is valid and current.



Steve Voytilla, Manager

WHEN RECORDED **STEVE VOYTILLA AND MARNIE VOYTILLA**
RETURN TO: **PO BOX 3467**
GRAND JUNCTION, GRAND JUNCTION, CO 81502



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

1. This Statement of Authority relates to an entity¹ named
GRAND JUNCTION REAL ESTATE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO BOX 2467, GRAND JUNCTION, CO 81502**
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 **STEVE VOYTILLA, AS MANAGER**
6. The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows: None
7. Other matters concerning the manner in which the entity deals with interests in real property: None
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

(Signature and Notary Acknowledgement on Second Page)

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.



ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: GJL65053998-3

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. (THIS ITEM WAS INTENTIONALLY DELETED)

2. (THIS ITEM WAS INTENTIONALLY DELETED)

3. (THIS ITEM WAS INTENTIONALLY DELETED)

4. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR GRAND JUNCTION REAL ESTATE INVESTMENTS, LLC RECORDED MAY 28, 2020 UNDER RECEPTION NO. 2925838 IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES STEVE VOYTILLA AS THE MANAGER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

5. DEED OF TRUST FROM GRAND JUNCTION REAL ESTATE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, TO THE PUBLIC TRUSTEE OF MESA COUNTY FOR THE USE OF ALPINE BANK TO SECURE THE SUM OF \$2,000,000.00.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Junction Real Estate Investments, LLQ("Entity") is the owner of the following property:

(b) See Attached

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

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

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

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

[Empty box for limited authority details]

The Entity is the sole owner of the property.

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

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Fox Grove Subdivision

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: [Signature]

Printed name of person signing: Steve Voytilla, Manager

State of Colorado)

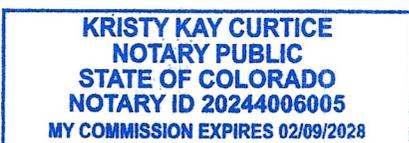
County of Mesa) ss.

Subscribed and sworn to before me on this 2nd day of September, 2025

by Steve Voytilla Manager, Grand Junction Real Estate, LLC.

Witness my hand and seal.

My Notary Commission expires on ~~2/28/28~~ 2/9/28



[Signature]
Notary Public Signature

**PERSONAL REPRESENTATIVE'S DEED
(Sale)**

THIS DEED is dated August 29, 2025, and is made between Diane Kay Dittrick, the "Grantor," as Personal Representative of the Estate of Ralph William Martin a/k/a Ralph W. Martin a/k/a Ralph Martin, deceased, and Grand Junction Real Estate Investments, LLC, a Colorado limited liability company, the "Grantee," whose address is P.O. Box 3467, Grand Junction, CO 81502, of the County of Mesa, State of Colorado. dv

WHEREAS, the decedent died on the date of May 8, 2021, and Grantor was duly appointed Personal Representative of said estate by the District Court in and for the County of Mesa, State of Colorado, Probate No. 2021PR30286, on the date of September 7, 2021, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of Four Hundred Thirty Thousand Dollars, (\$430,000.00), the following described real property situate in the County of Mesa, State of Colorado:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

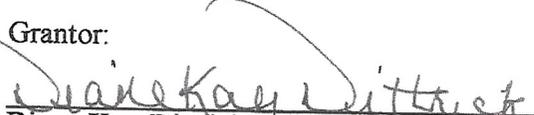
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS WEST 867.00 FEET;
THENCE SOUTH 968.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD "E 1/4";
THENCE ALONG SAID RIGHT-OF-WAY LINE N73°01'09"E 236.83 FEET;
THENCE NORTH 899.80 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID NORTH LINE WEST 226.50 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: 3071 E 1/2 Road, Grand Junction, CO 81504,
as Mesa County parcel number 2943-094-00-186,
with the hereditaments and appurtenances.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Grantor:

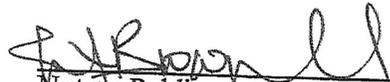

Diane Kay Dittrick, Personal Representative
of the Estate of Ralph William Martin a/k/a
Ralph W. Martin a/k/a Ralph Martin,
Deceased

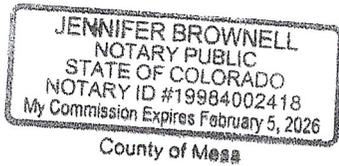


STATE OF COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 29th day of August, 2025, by Diane Kay Dittrick, as Personal Representative of the Estate of Ralph William Martin a/k/a Ralph W. Martin a/k/a Ralph Martin, Deceased.

Witness my hand and official seal,
My commission expires: 2/5/26


Notary Public



LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Beginning at a point on the North line of said Southeast Quarter, from which the Northwest Corner of said Southeast Quarter bears West 867.00 feet; Thence South 968.97 feet to the Northerly right-of-way line of County Road "E¼"; Thence along said right-of-way line N73°01'09"E, 236.83 feet; Thence North 899.80 feet to the North line of said Southeast Quarter; Thence along said north line West 226.50 feet to the Point of Beginning,

County of Mesa, State of Colorado

**PERSONAL REPRESENTATIVE'S DEED
(Sale)**

THIS DEED is dated August 29, 2025, and is made between Diane Kay Dittrick, the "Grantor," as Personal Representative of the Estate of Ralph William Martin a/k/a Ralph W. Martin a/k/a Ralph Martin, deceased, and Grand Junction Real Estate Investments, LLC, a Colorado limited liability company, the "Grantee," whose address is P.O. Box 3467, Grand Junction, CO 81502, of the County of Mesa, State of Colorado. dv

WHEREAS, the decedent died on the date of May 8, 2021, and Grantor was duly appointed Personal Representative of said estate by the District Court in and for the County of Mesa, State of Colorado, Probate No. 2021PR30286, on the date of September 7, 2021, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of Four Hundred Thirty Thousand Dollars, (\$430,000.00), the following described real property situate in the County of Mesa, State of Colorado:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS WEST 867.00 FEET;
THENCE SOUTH 968.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD "E 1/4";
THENCE ALONG SAID RIGHT-OF-WAY LINE N73°01'09"E 236.83 FEET;
THENCE NORTH 899.80 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID NORTH LINE WEST 226.50 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: 3071 E 1/2 Road, Grand Junction, CO 81504,
as Mesa County parcel number 2943-094-00-186,
with the hereditaments and appurtenances.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Grantor:

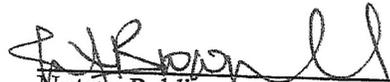

Diane Kay Dittrick, Personal Representative
of the Estate of Ralph William Martin a/k/a
Ralph W. Martin a/k/a Ralph Martin,
Deceased

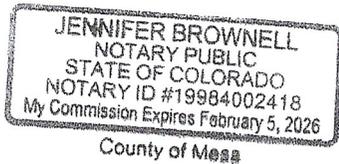


STATE OF COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 29th day of August, 2025, by Diane Kay Dittrick, as Personal Representative of the Estate of Ralph William Martin a/k/a Ralph W. Martin a/k/a Ralph Martin, Deceased.

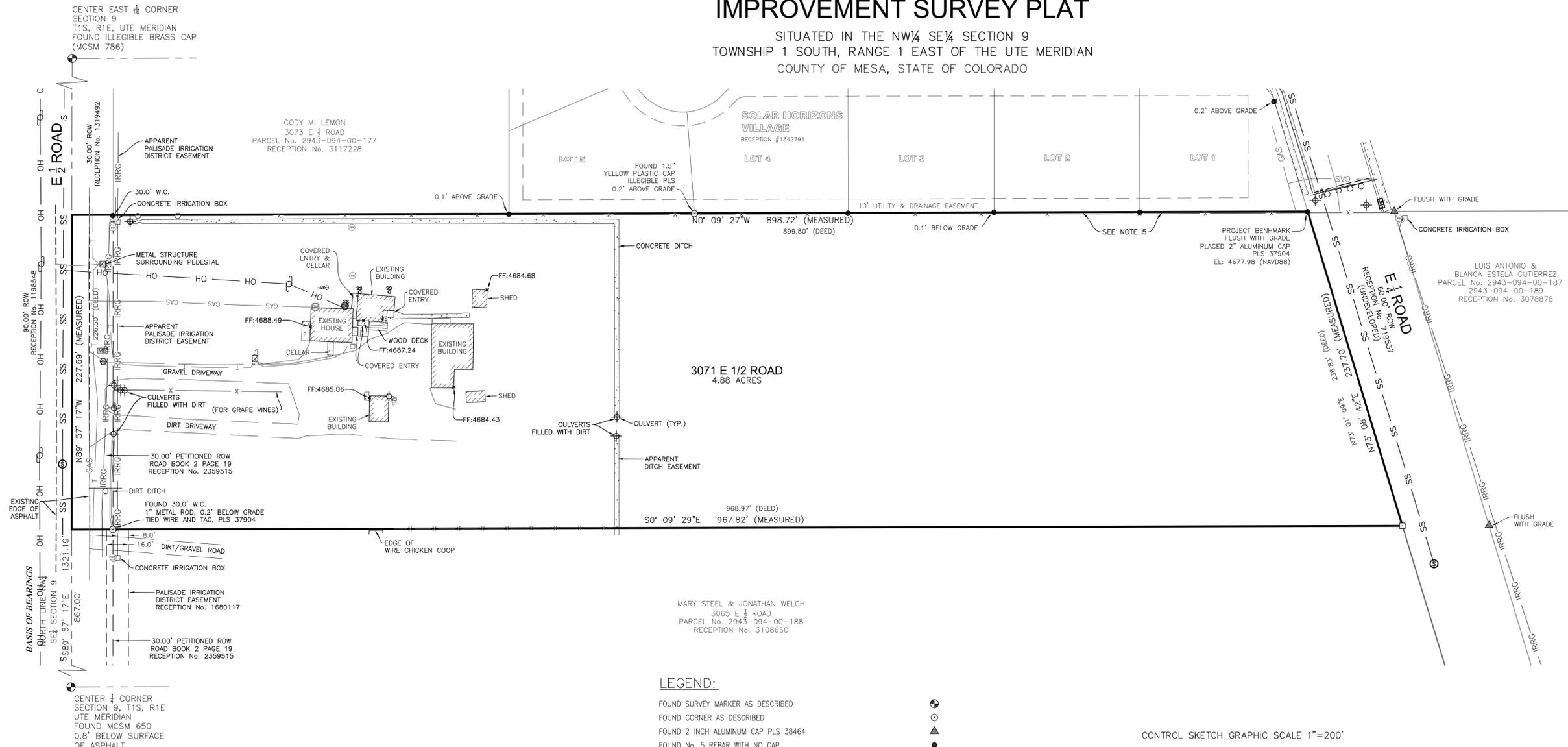
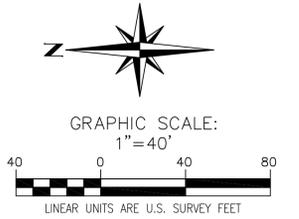
Witness my hand and official seal,
My commission expires: 2/5/26


Notary Public



IMPROVEMENT SURVEY PLAT

SITUATED IN THE NW¼ SE¼ SECTION 9
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



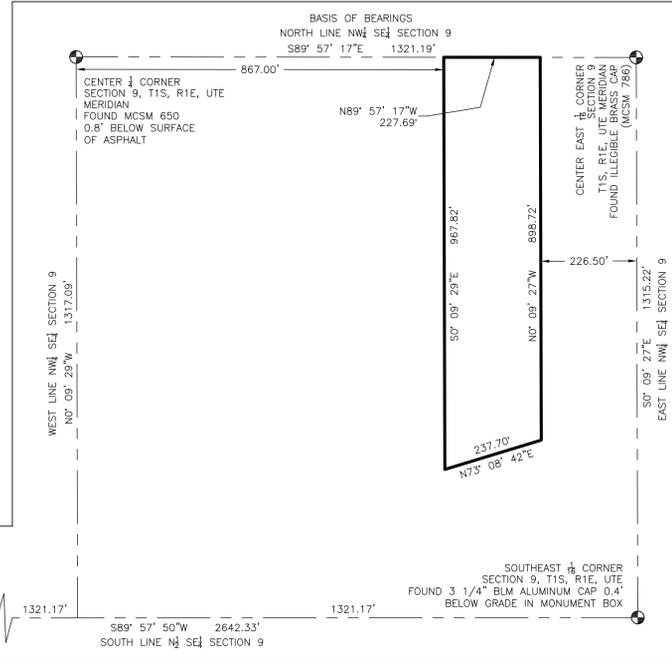
ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
AVE.	AVENUE
ST.	STREET
CT.	COURT
LN.	LANE
DR.	DRIVE
U.S.	UNITED STATES
L.C.E.	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER
FF	FINISH FLOOR ELEVATION

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP PLS 38464
- FOUND NO. 5 REBAR WITH NO CAP
- SET NO. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING WATER SPIGOT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STORM INLET
- EXISTING WATER METER
- EXISTING IRRIGATION FEATURE
- EXISTING MAILBOX
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING BARB WIRE FENCE LINE
- EXISTING WOOD FENCE LINE
- EXISTING T-POST ELECTRIC FENCE
- EXISTING CONCRETE

CONTROL SKETCH GRAPHIC SCALE 1"=200'



NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: GJR65060495.
- BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ SE¼ SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED S89°57'17"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2093666, OF THE MESA COUNTY RECORDS.
- THE EAST AND WEST LINES OF THE SUBJECT PROPERTY ARE DESCRIBED BY CARDINAL BEARINGS WITHIN THE DEED CITED IN NOTE 4. AFTER EXAMINING THE SURROUNDING DEEDS, PLATS, NEARBY WORK PERFORMED BY OTHER LAND SURVEYORS, AND FOUND MONUMENTS SHOWN HEREON, IT APPEARS THAT SAID LINES ARE INTENDED TO BE PARALLEL WITH THE EAST AND WEST LINES OF THE NW¼ SE¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. IT IS ALSO WORTH NOTING THAT WHEN LAND WITHIN THE NW¼ SE¼ WAS DIVIDED INTO PIECES, IT WAS DONE SO WITH THE WIDTH OF SAID NW¼ SE¼ BEING CONSIDERED 1320 FEET. THIS IS EVIDENT WHEN THE WIDTH OF THE PLAT TO THE EAST (226.50 FEET) IS ADDED TO THE DEED EAST LINE DISTANCE OF THE SUBJECT PROPERTY FROM THE CENTER ¼ CORNER (1093.50 FEET). THIS SUM IS 1320 FEET. THIS SUGGESTS NO DISCREPANCY WAS INTENDED ALONG THE EAST SIDE OF THE SUBJECT PROPERTY. THE DEED RECORDED AT RECEPTION NUMBER 1000017 DESCRIBES THE ADJOINING PROPERTY TO THE EAST WHEN IT WAS PART OF A LARGER PARCEL OF LAND. ITS WEST LINE BEING THE LINE FALLING 226.50 FEET FROM THE EAST LINE OF THE NW¼ SE¼. AS THE WIDTH OF THE NW¼ SE¼ IS JUST OVER 1321 FEET, AND THE LOCATION OF THE EAST ADJOINERS SAID WEST LINE HAS LONG BEEN HELD, SAID WEST LINE IS BEING HELD AS BEING IN COMMON WITH THE SUBJECT PROPERTIES EAST LINE. THIS COUPLED WITH THE MONUMENTED LOCATION OF E ½ ROAD, IS WHY DEED VERSUS MEASURED BEARINGS AND DISTANCES ARE SHOWN HEREON.

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS WEST 867.00 FEET;
THENCE SOUTH 968.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD "E";
THENCE ALONG SAID RIGHT-OF-WAY LINE N73°01'09"E 236.83 FEET;
THENCE NORTH 899.80 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID NORTH LINE WEST 226.50 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.
Said parcel contains 4.88 ACRES.

SURVEYOR'S CERTIFICATION:

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



COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY PLAT
GRAND JUNCTION REAL ESTATE INVESTMENTS LLC
SITUATED IN THE NW¼ SE¼ SECTION 9
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2025-073 FIELD WORK: JM DRAWN BY: PC/JW
DATE: 9/25/25 DRAWING NAME: 3071 E 1/2 ROAD CHECKED BY: PC

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

FOX GROVE SUBDIVISION
Annexation and Development Application Requests
**NEIGHBORHOOD COMMENT and
DEVELOPMENT INFORMATION MEETING**
April 3, 2025

A neighborhood meeting to discuss the pending Annexation and Development Application request was held at 5:30 p.m. on April 2, 2025 at the office of GJ Builders at 510 28 ¾ Road, Suite 200.

In addition to the applicant their representative and a planning department staff member, ten neighbors out of the approximately 70 that were notified of the meeting attended. An attendance roster of those who signed in is attached.

An overview of the proposed development and the City's approval process was presented by the owner's representative and the staff planner. The meeting lasted about 45 minutes.

Topics specific to development proposal discussed mainly included:

- The architectural style and character of the proposed dwellings.
- Maximum building heights.
- Price point of the proposed dwellings.
- Perimeter boundary fencing.
- Future road extensions into existing nearby subdivisions.
- Development schedule and City approval processing.
- Proposed future E ½ Road and E ¼ Road improvements.

One neighbor submitted written comments that are also attached.

Respectfully submitted,

Steve Voytilla, Manager
Grand Junction Real Estate Investments, LLC.
PO Box 3467, Grand Junction, CO 81502

Attachments: Attendance Roster
Brinkmann and Apple Correspondence

Mr. Charles Erik Brinkmann
Ms Joni Brinkmann
3060 E ½ Road
Fruitvale, Colorado 81504
Ms. Dorothy Apple
3066 E ½ Road
Fruitvale, Colorado 81504
info@cblle.org
970-903-9131

Wednesday, 4/2/2025

Mr. Timothy Lehrbach
Senior Planner
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Mr. Steve Voytilla
Owner/Applicant of Fox Grove Subdivision
P.O. Box 3467
Grand Junction, CO 81502

Mr. Tom Logue
Project Manager, Land Development Consultant
537 Fruitwood Drive
Grand Junction, CO 81504

Dear Mr. Timothy Lehrbach, Mr. Steve Voytilla, Mr. Tom Logue,

We hope this letter finds you well. We are writing in consideration of the proposed Fox Grove Subdivision development and the plans for single-family homes within the area. We find your proposal to be interesting, and we are pleased to see that single-family homes are being prioritized for the neighborhood. However, we would like to raise some concerns and suggest modifications to the current conceptualization to better suit the neighborhood's existing character and the challenges posed by traffic in the area.

Regarding the conceptualized home land density of 4,150+ square footage as proposed for lots 15-26, we are concerned that this density could result in a neighborhood feel similar to that found on 32 1/8 Road, Clifton Village South (e.g., 532 32 1/8 Road). Navigating this area is challenging, e.g. especially with my subcompact car, and it can be daunting for larger vehicles; such as commonly owned full-size pickup trucks. The street-side parking along this area further exacerbates this challenge, making it difficult for vehicles to pass through.

On the other hand, the proposed home land density of 6,480 and less square footage for lots 1-11 seems more in line with the character of neighborhoods like Purple Ash Circle, Autumn Breeze Subdivision, where navigating the streets is much less constrained.

Fruitvale, which historically served as a fruit-growing area outside of Grand Junction, has gradually evolved into a primarily family-oriented residential neighborhood. Most of Fruitvale has been zoned for 4 to 5 residential units per acre, which allows homeowners sufficient space for children to play and to park their vehicles on their properties. While there are some street-side parked vehicles, they represent a relatively small percentage of the total.

In 2020, the City of Grand Junction and Mesa County implemented a new Grand Junction Comprehensive Plan that designated new developed land for either 8 or 12 residential units per acre. Fox Grove Subdivision currently proposes a maximum of 8 units per acre. However, this proposed density is inconsistent with the historical density of 4 to 5 residential units per acre in the area, particularly in this portion of Fruitvale between 30 Road and 31 Road, Patterson and I70 Bypass. As homeowners residing just feet away from the proposed development, including my wife, my daughter, mother-in-law, and myself, we find the current density proposal to be unacceptable for this part of Fruitvale.

We request that an amendment be made to the current plan, specifically changing the zoning for 3071 E 1/2 Road, Fruitvale, Colorado to 4 or 5 residential units per acre. This would better align the density of the proposed development with the surrounding neighborhood.

In addition, we would prefer that access to E 1/2 Road not be constructed as currently planned. Instead, we request that a cul-de-sac be incorporated into the design. A traffic circle is planned for construction this year at 31 Road and E 1/2 Road to alleviate traffic congestion due to the increased traffic

volume, especially with the recent opening of the Ascent Classical Academy of Grand Junction, 545 31 Road located alongside of E ¼ Road. The potential of additional traffic up to 52 vehicles entering E ½ Road, as currently proposed, would create significant congestion, particularly during peak hours (07:21 to 08:17 in the morning and 15:01 to 15:59 in the afternoon). These times present a challenge for drivers attempting to turn west on E ½ Road. Personally, e.g. I have to leave for work before 07:21 to avoid traffic. The traffic circle will greatly enhance safety for the new residents accessing E ½ Road. Additionally, without the cul-de-sac, the Fox Grove Subdivision would absorb a large portion of school traffic, further exacerbating congestion and safety concerns.

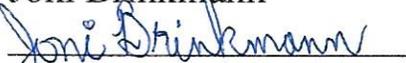
Though no specific design proposals have been provided, we suggest considering an increase in garage door height from the standard 8 feet to a minimum of 9 feet. Many residents in Mesa County own large pickup trucks and SUVs, and this adjustment would allow most vehicles to be stored in garages, rather than on the street. This would promote a cleaner, more organized residential area, in keeping with the existing character of Fruitvale.

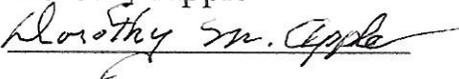
We appreciate your attention to these concerns and hope that you will consider these suggestions as you finalize the plans for Fox Grove Subdivision. Our goal is to maintain the integrity of the neighborhood while also accommodating necessary development in a way that ensures the safety and comfort of all residents.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

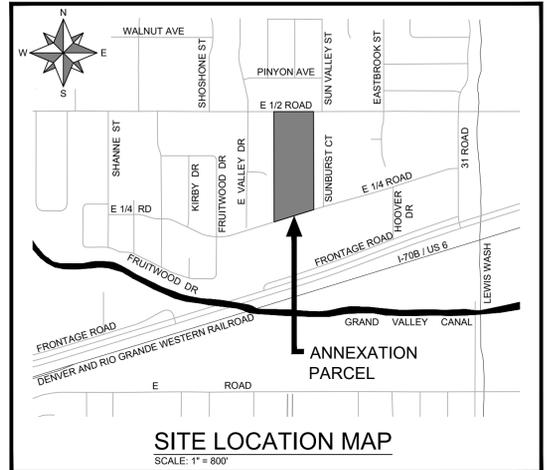
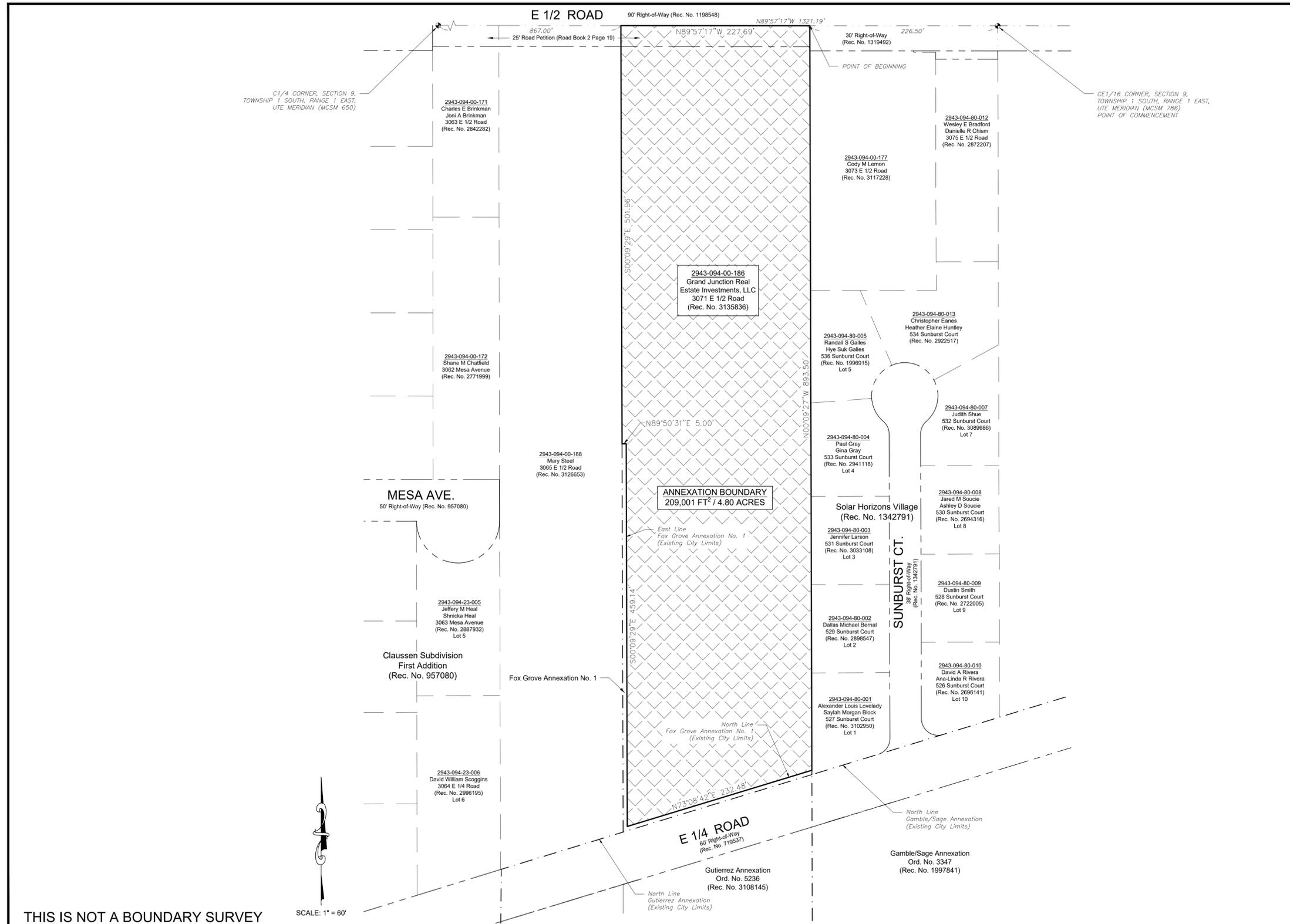
Charles Erik Brinkmann


Joni Brinkmann


Dorothy Apple


FOX GROVE ANNEXATION NO. 2

Located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) Section 9,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION

A parcel of land being a part of the NW1/4SE1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, more particularly described as follows:

Commencing at the CE1/16 corner of said Section 9, whence the C1/4 corner of said Section 9 bears N89°57'17"W 1321.19 feet, said line being the basis of bearings in the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along said line N89°57'17"W 226.50 feet to the NE corner of the parcel described in Reception No. 3135836 and the Point of Beginning.

Running thence along the north line of said parcel N89°57'17"W 227.69 feet to the NW corner of said parcel, thence along the west line of said parcel S00°09'29"E 501.96 feet to the NW corner of the Fox Grove Annexation No. 1, thence along said annexation the following three (3) courses: (1) N89°50'31"E 5.00 feet, (2) thence S00°09'29"E 459.14 feet, (3) thence N73°08'42"E 232.48 feet to the east line of said parcel, thence along said east line N00°09'27"W 893.50 feet to the NE corner of said parcel and the Point of Beginning.

Said parcel of land containing **209,001** square feet or **4.80** acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,319.77 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	696.62 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	209,001 FT ²	EXISTING ANNEXATION LIMITS	
AREA IN ACRES	4.80 AC.	SECTION LINE	
AREA WITHIN R.O.W.	5,693 FT ²	RIGHT-OF-WAY	
AREA WITHIN DEEDED R.O.W.	0.13 AC.	ADJOINER	
	0 FT ²		
	0 AC.		

SURVEY ABBREVIATIONS

POC	POINT OF COMMENCEMENT	FT ²	SQUARE FEET
POB	POINT OF BEGINNING	AC.	ACRES
R.O.W.	RIGHT OF WAY	Δ=	CENTRAL ANGLE
SEC.	SECTION	RAD.	RADIUS
T	TOWNSHIP	ARC	ARC LENGTH
R	RANGE	CHD.	CHORD LENGTH
U.M.	UTE MERIDIAN	CHB.	CHORD BEARING
NO.	NUMBER	MCSM	MESA COUNTY, SURVEY MONUMENT
REC.	RECEPTION		

ORDINANCE NO. _____

EFFECTIVE DATE _____

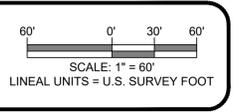
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER OR SURVEYOR. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A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



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

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

DRAWN BY: ABL DATE: 11/24/25
REVIEWED BY: ABL DATE: 12/2/25
CHECKED BY: RBP DATE: 12/3/25
APPROVED BY: ABL DATE: 12/3/25

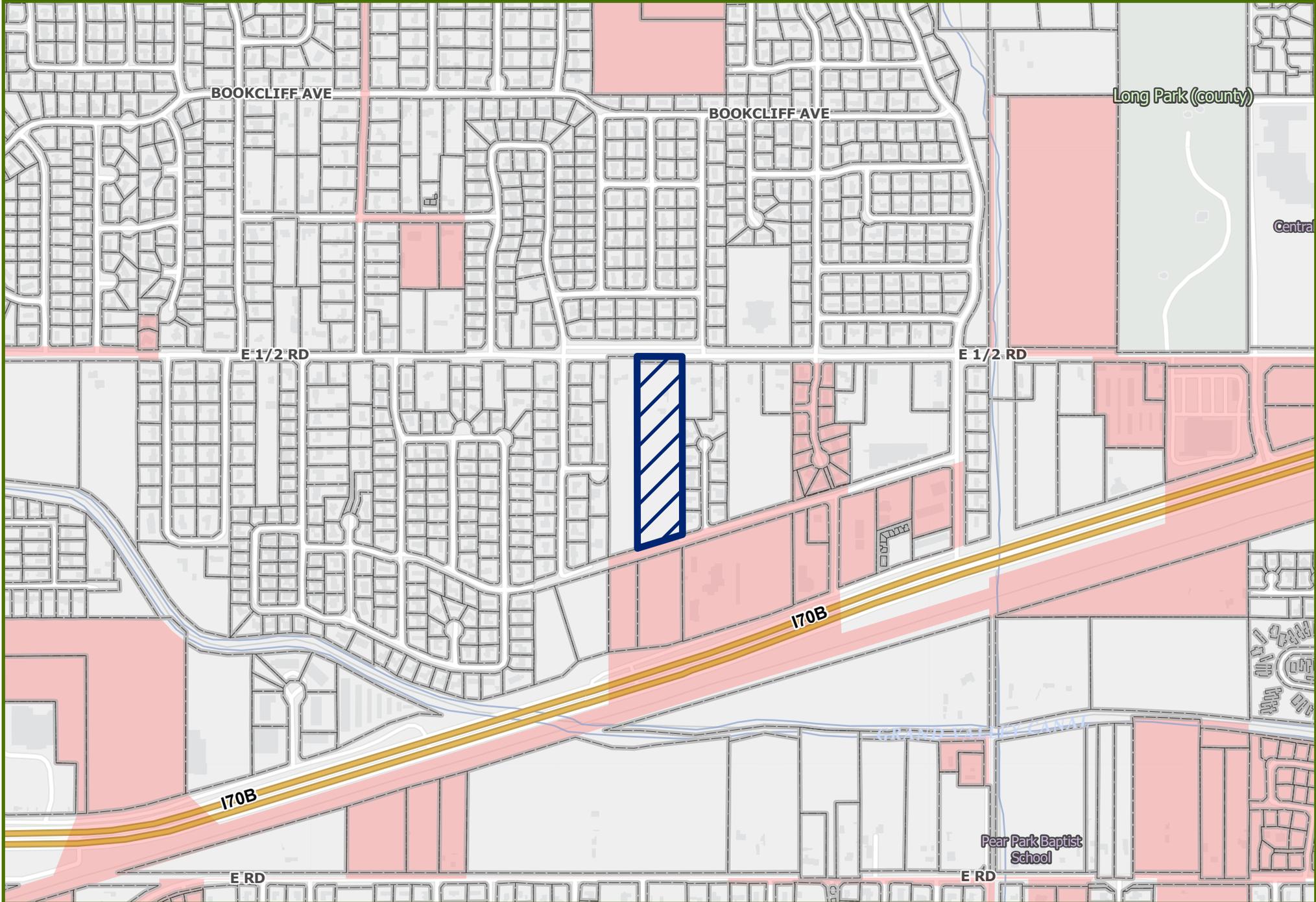


Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501
(970) 256-4082

FOX GROVE ANNEXATION NO. 2
Located in the NW1/4SE1/4 of Section 9, Township 1 South, Range 1 East,
Ute Meridian, County of Mesa, State of Colorado

FOX GROVE ANNEXATION SCHEDULE			
December 17, 2025	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
January 13, 2026	Planning Commission Considers Zone of Annexation		
January 7, 2026	City Council Intro Proposed Zoning Ordinance		
January 21, 2026	City Council Accept Petition/Annex and Zoning Public Hearing		
February 22, 2026	Effective date of Annexation and Zoning		
ANNEXATION SUMMARY			
File Number	ANX-2025-421		
Location(s)	3071 E ½ Road		
Tax ID Number(s)	2943-094-00-186		
Number of Parcel(s)	1		
Existing Population	0		
Number of existing Dwelling Units	1		
Acres Land Annexed	4.88		
Developable Acres Remaining	4.88		
Right-of-way in Annexation	0.13		
Previous County Zoning	RSF-4		
Proposed City Zoning	RM-8		
Surrounding Zoning:	North:	RSF-4 (County)	
	South:	RM-8 (City)	
	East:	RSF-4 / PUD (County)	
	West:	RSF-4 (County)	
Current Land Use	Single-unit residential		
Proposed Land Use	Single-unit residential		
Surrounding Land Use:	North:	Single-unit residential	
	South:	Vacant	
	East:	Single-unit residential	
	West:	Single-unit residential	
Comprehensive Plan Designation:	Commercial		
Retailers within Annexation boundary	Yes:		No: X
If yes, provide Name/Address/Phone Number			
Values:	Assessed	\$22,720.00	
	Actual	\$337,530.00	
Address Ranges	3071 E ½ Road		
Special Districts:	Water	Clifton	
	Sewer	Persigo	
	Fire	Clifton	
	Irrigation/Drainage	Grand Valley Drainage District	
	School	School District 51	
	Pest	Grand River Mosquito Control District	

Fox Grove Annexation



0 250 500 1,000 Feet

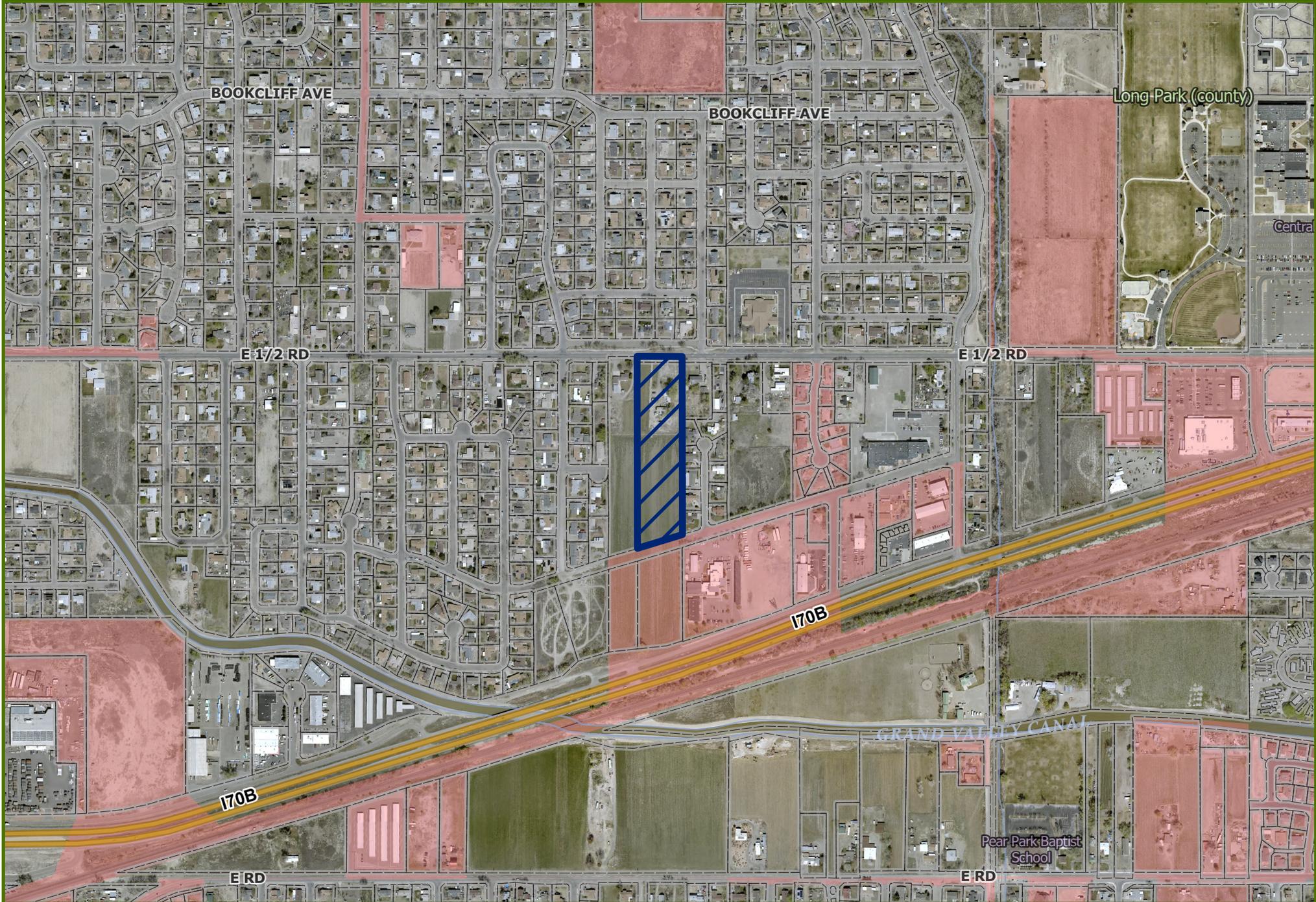


Annexation Site



City Limits

Fox Grove Annexation

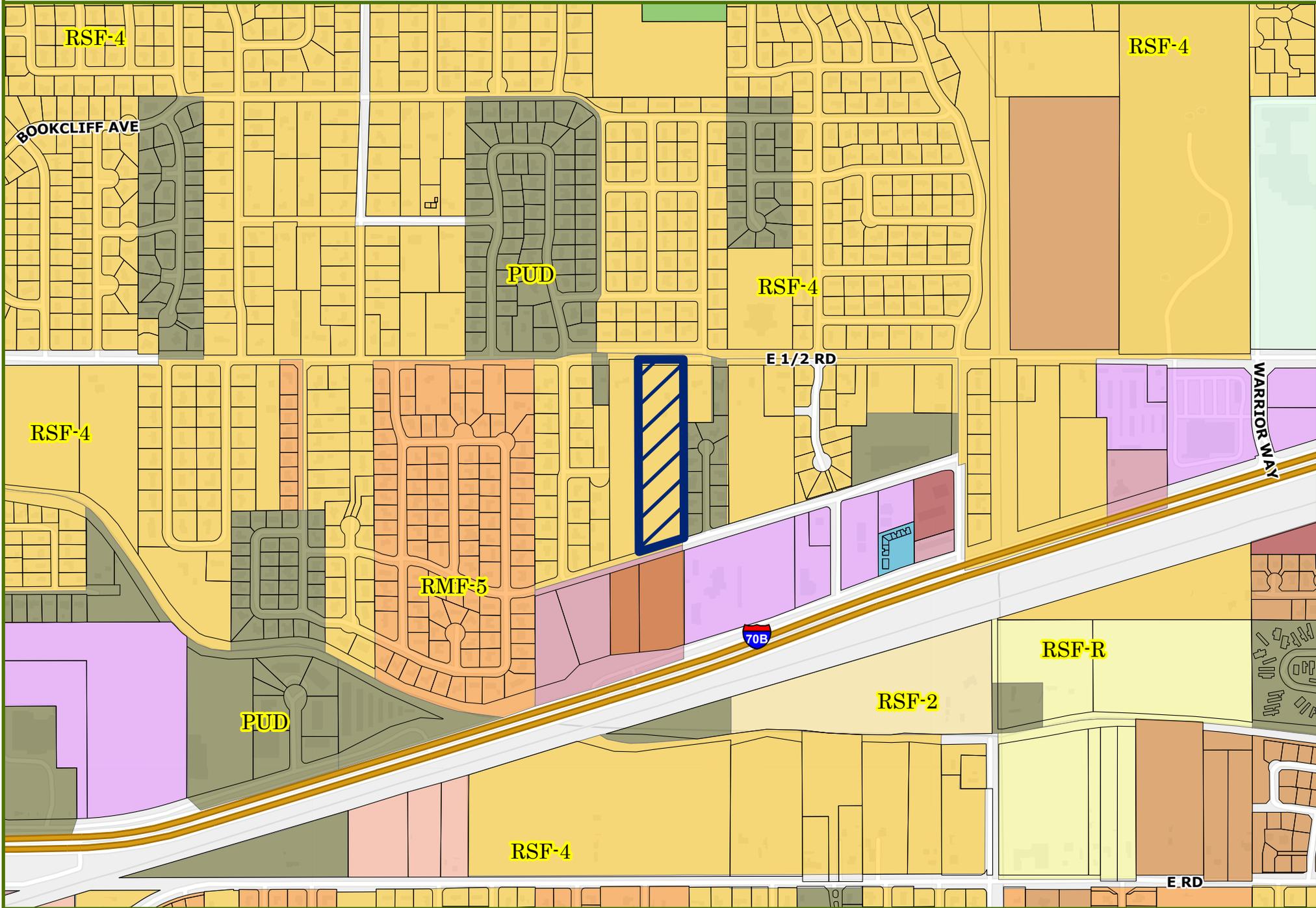


0 250 500 1,000 Feet

 Annexation Site

 City Limits

Fox Grove Annexation - Zoning



0 250 500 1,000 Feet



Annexation

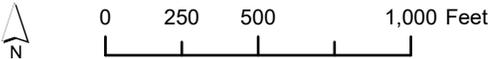
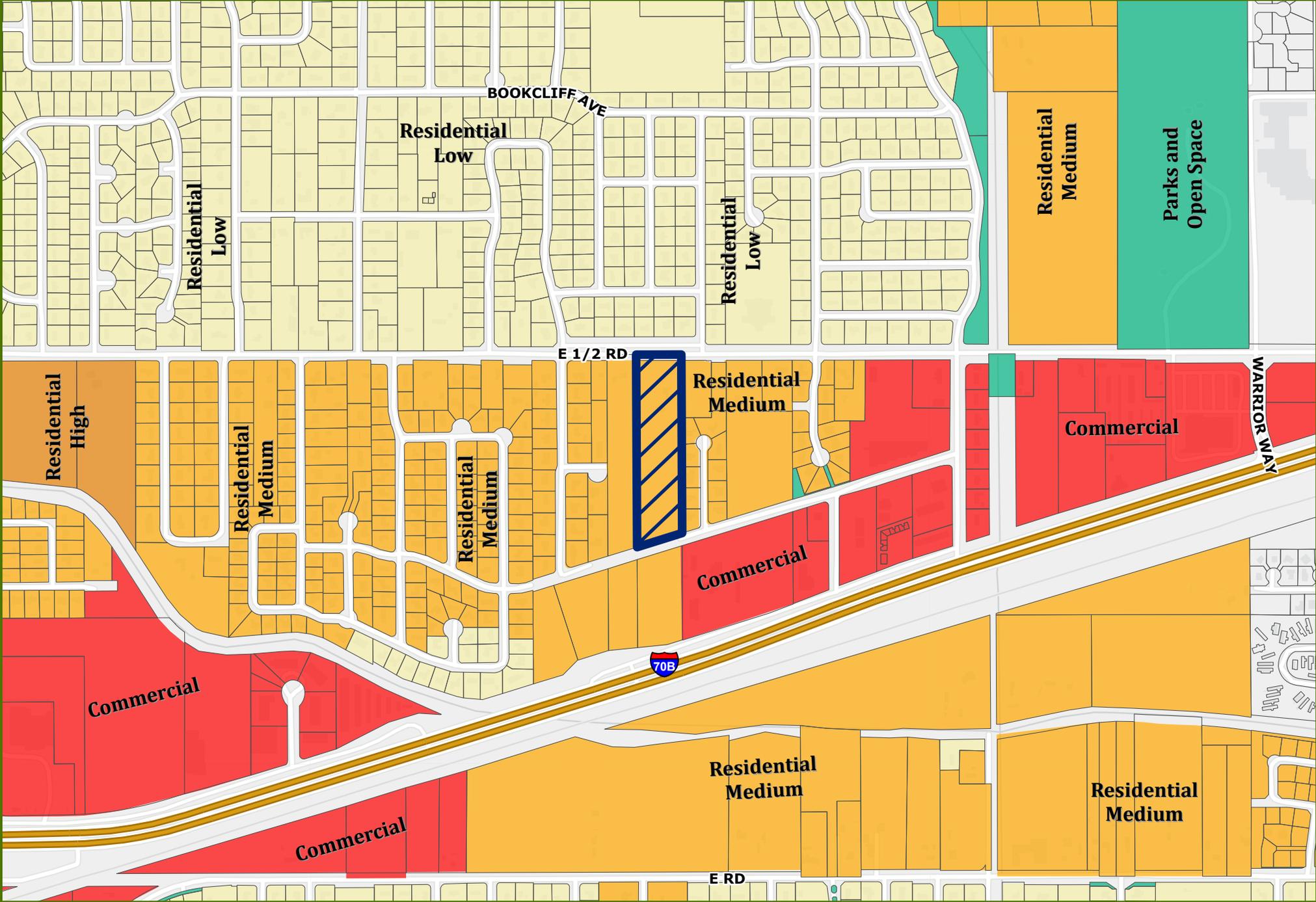
City Zoning

County Zoning

Date Created: 12/9/2025



Fox Grove Annexation - Land Use



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING FOX GROVE ANNEXATION
TO RESIDENTIAL MEDIUM 8 (RM-8) ZONE DISTRICT**

LOCATED AT 3071 E 1/2 Road

Recitals:

The property owner has petitioned to annex their 4.88 acres into the City limits. The annexation is referred to as the "Fox Grove Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Fox Grove Annexation consisting of 4.88 acres from County RSF-4 (Residential Single Family – 4 District) to RM-8 (Residential Medium 8) finding that the RM-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that request for the RM-8 (Residential Medium 8) zone district is in conformance the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

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

ZONING FOR THE FOX GROVE ANNEXATION

**Perimeter Boundary Legal Description
A Serial Annexation Comprising of Fox Grove Annexation No. 1 and Fox Grove
Annexation No. 2
EXHIBITS A & B**

Fox Grove Annexation No. 1

A parcel of land being a part of the NW1/4SE1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, more particularly described as follows:

Commencing at the CE1/16 corner of said Section 9, whence the C1/4 corner of said Section 9 bears N89°57'17"W 1321.19 feet, said line being the basis of bearings in the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along said line N89°57'17"W 454.19 feet to the NW corner of the parcel described in Reception No. 3135836,

thence along the west line of said parcel S00°09'29"E 501.96 feet to the Point of Beginning.

Running thence N89°50'31"E 5.00 feet, thence S00°09'29"E 459.14 feet, thence N73°08'42"E 232.48 feet to the east line of said parcel, thence along said east line S00°09'27"E 5.22 feet to the SE corner of said parcel and the NE corner of the Gutierrez Annexation, thence along the south line of said parcel and the north line of the Gutierrez Annexation S73°08'42"W 237.70 feet to the SW corner of said parcel, thence along the west line of said parcel N00°09'29"W 465.86 feet to the Point of Beginning.

Said parcel of land containing 3,488 square feet or 0.08 acres, more or less.

Fox Grove Annexation No. 2

A parcel of land being a part of the NW1/4SE1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, more particularly described as follows:

Commencing at the CE1/16 corner of said Section 9, whence the C1/4 corner of said Section 9 bears N89°57'17"W 1321.19 feet, said line being the basis of bearings in the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along said line N89°57'17"W 226.50 feet to the NE corner of the parcel described in Reception No. 3135836 and the Point of Beginning.

Running thence along the north line of said parcel N89°57'17"W 227.69 feet to the NW corner of said parcel, thence along the west line of said parcel S00°09'29"E 501.96 feet to the NW corner of the Fox Grove Annexation No. 1, thence along said annexation the following three (3) courses: (1) N89°50'31"E 5.00 feet, (2) thence S00°09'29"E 459.14 feet, (3) thence N73°08'42"E 232.48 feet to the east line of said parcel, thence along said east line N00°09'27"W 893.50 feet to the NE corner of said parcel and the Point of Beginning.

Said parcel of land containing 209,001 square feet or 4.80 acres, more or less.

Said parcels shall hereby be zoned Residential Medium 8 (RM-8) and depicted in Exhibits A and B.

INTRODUCED on first reading this 7th day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 21st 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: January 13, 2026
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

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* Date: 11/26/2024
Please print and sign

Signature of Legal Property Owner: *Alex Komphak Vat* Date: 01/27/25
Please print and sign



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:

[Empty box for limited authority details]

- The Entity is the sole owner of the property.
- The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

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)

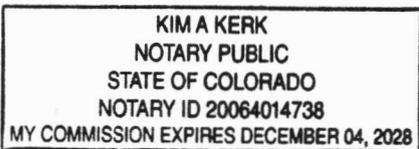
County of Mesa) ss.

Subscribed and sworn to before me on this 30th day of April, 2025

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



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 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 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 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
(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

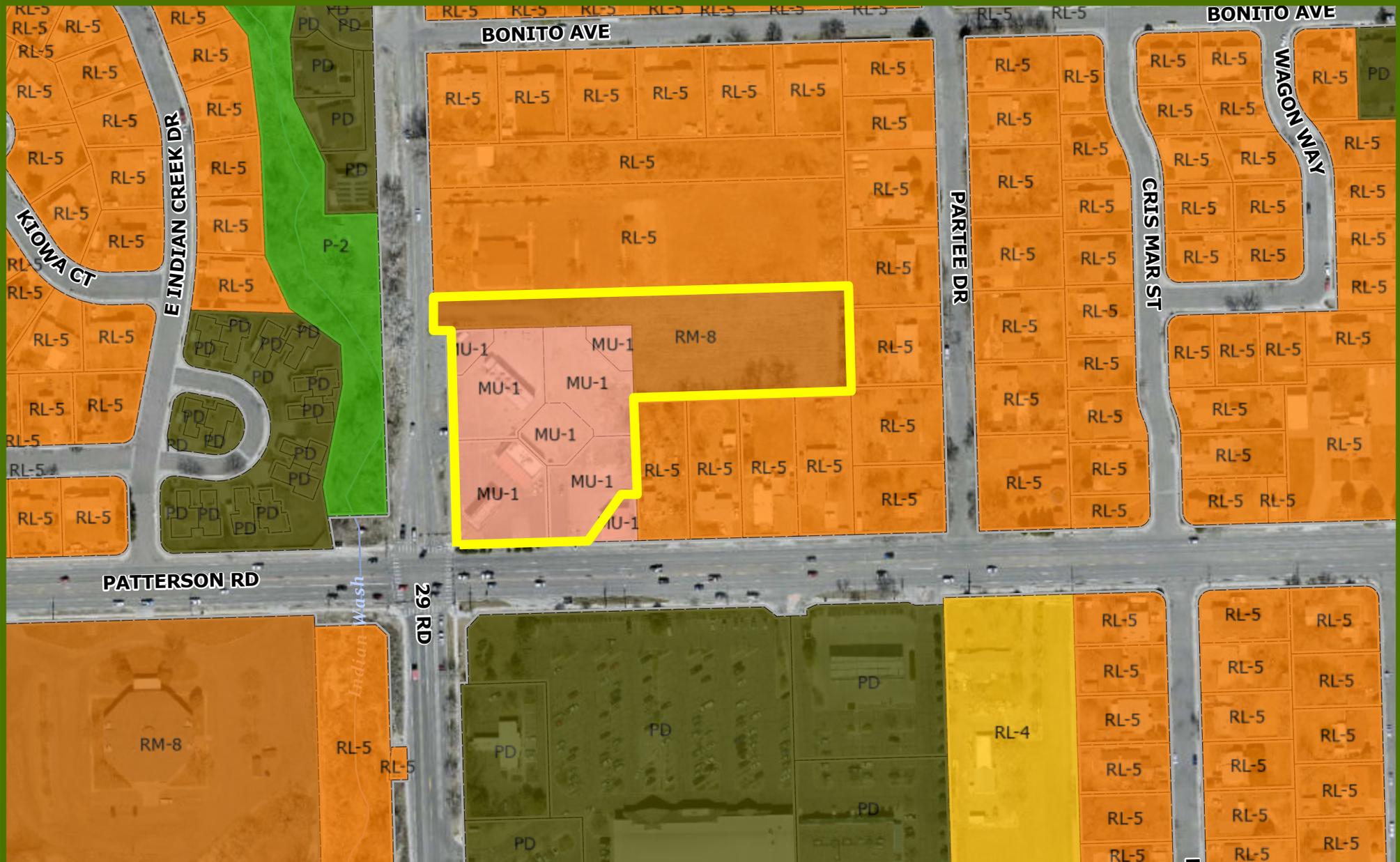
In consideration and in conformance of the City's 2020 Comprehensive Plan Future Land Use Map the applicant respectfully submits this request to Rezone from MU-1 and RM-8 to MU-2.

Lucky Me Center - Aerial



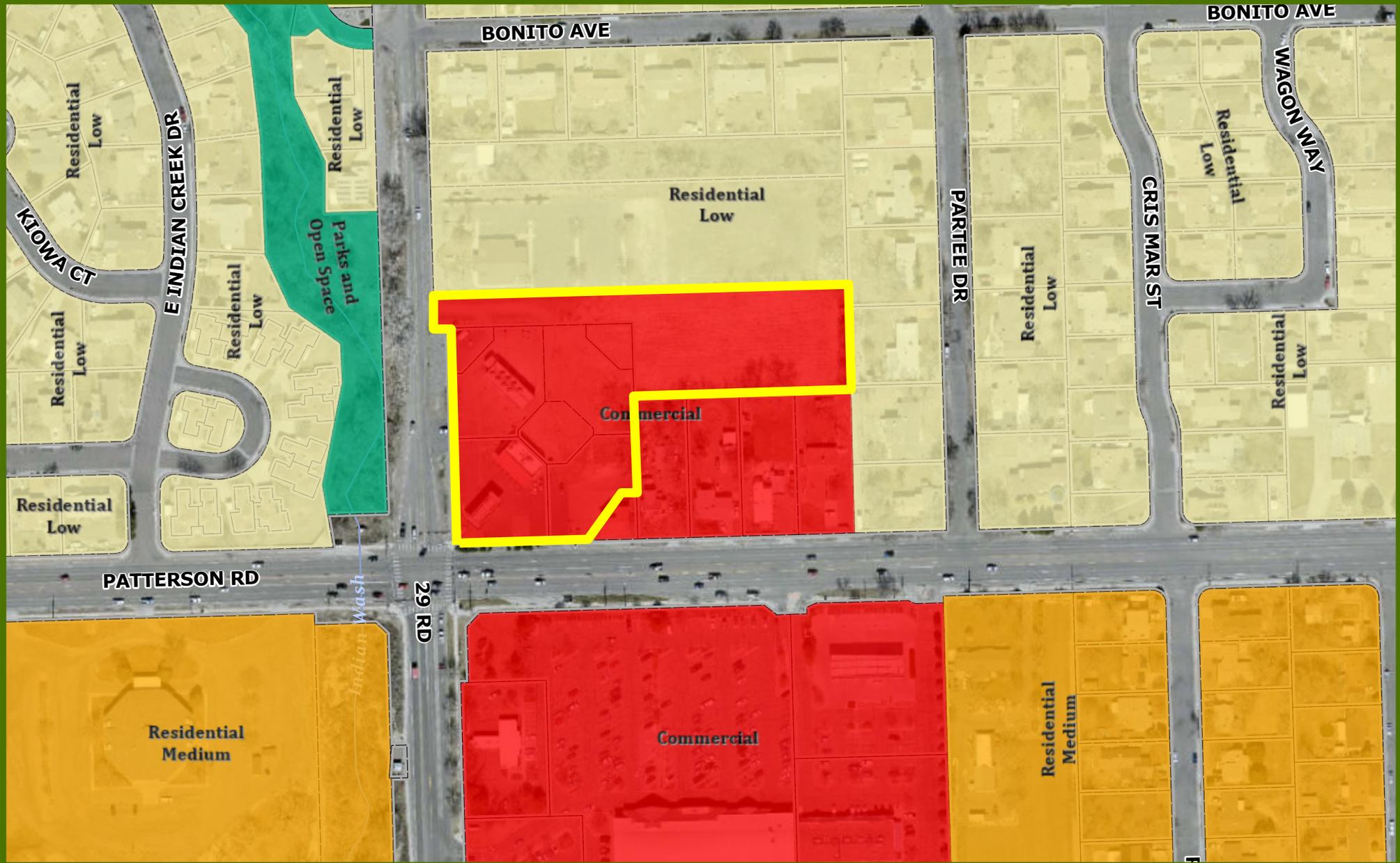
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Packet Page 109

Lucky Me Center - Zoning



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Packet Page 110

Lucky Me Center - Land Use



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1 inch equals 0 miles
Scale: 1:2,432
Packet Page 111



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 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.

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 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.

PARCEL 8:

A PARCEL OF 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:

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 #3.

Meeting Date: January 13, 2026
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Consider a request by the Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff to zone 2.56 acres from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), Located Between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The applicants, Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff, are requesting a zone of annexation to Mixed-Use Light Commercial (MU-2). The approximately 2.56 acres consists of one parcel of land located between 3015 E ½ Road and 3112 I-70B. The subject property is vacant. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for future development of the property. The zone district of MU-2 is consistent with the Commercial land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The applicants, Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff, are requesting a zone of annexation to Mixed-Use Light Commercial (MU-2). The approximately 2.56 acres consists of one parcel of land located between 3015 E ½ Road and 3112 I-70B. The subject property is vacant. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for future development of the property. The zone district of MU-2 is consistent with the Commercial land use category of the Comprehensive Plan. The request for annexation

will be considered separately by City Council.

The property is currently zoned in Mesa County as Residential Single Family – 4 (RSF-4). The surrounding zoning is Mesa County Residential Single Family – 4 (RSF-4) to the west and north, City of Grand Junction Mixed-Use Light Commercial (MU-2) to the northeast, and Mesa County Concentrated Business District (B-2). Zoning will be considered for adoption by the City Council and requires review and recommendation by the Planning Commission.

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

The purpose of the Mixed-Use Light Commercial (MU-2) zone district is to accommodate commercial, employment, multi-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. The subject property abuts Interstate 70 Business Loop. Availability of urban services and adjacency to a Principal Arterial road and Active Transportation Corridor, as identified in the Grand Junction Circulation Plan, render the property suitable for development in accordance with allowed uses in the MU-2 zone district, which include a range of residential uses, community and cultural facilities, lodging, educational facilities, parks and open space, food and beverage, retail, office, vehicle-oriented, and recreation and entertainment uses.

In addition to the MU-2 zone district requested by the petitioner, Commercial General (CG), Public, Civic, and Institutional Campus (P-2), and Planned Development (PD) would also implement the Comprehensive Plan land use designation of Commercial. While staff finds that the requested MU-2 zone district is appropriate, CG may likewise be appropriate for this property. Adoption of this latter districts would, however, reduce opportunities for residential and mixed-use development.

NOTIFICATION REQUIREMENTS

In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a Neighborhood Comment Meeting regarding the proposed Annexation and Zoning was held at Central High School on February 10, 2025. The applicants and their representative, City staff, and one member of the public attended.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on April 22, 2025. Mailed notice

of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on January 2, 2026. The notice of the Planning Commission public hearing was published on January 6, 2026 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The proposed rezone to Mixed-Use Light Commercial (MU-2) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

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

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

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

Intensification and Tiered Growth Plan

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

Land Use Plan: Relationship to Existing Zoning

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

district is appropriate, Commercial General may likewise be appropriate for this property. Adoption of this latter district would, however, reduce opportunities for residential or mixed-use development.

Therefore, staff finds that this criterion has been met.

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

The subject property is adjacent to commercial and residential uses to the north, northeast, and east. The property to the west remains undeveloped. Development standards and allowed uses within the MU-2 zone district yield a site that may be developed appropriately to both its residential and nonresidential adjacencies.

Therefore, staff finds that this criterion has been met.

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

A rezone to Mixed-Use Light Commercial (MU-2) allows for the introduction of new uses which support utilizing existing resources and infrastructure for infill development adjacent to a Principal Arterial and Active Transportation Corridor.

A request for a rezone constitutes Annexable Development under the 1998 Intergovernmental Agreement Between the City of Grand Junction and Mesa County Relating to City Growth and Joint Policy Making for the Persigo Sewer System ("Persigo Agreement"), as amended. The Persigo Agreement directs that all Annexable Development, as defined therein, must only occur within the City and under the City's jurisdiction.

Annexation and zoning of the property will provide additional land within the City limits for growth. In either case, the Persigo Agreement anticipates that such development shall occur within the City.

Therefore, staff finds that this criterion has been met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the Morelli Zone of Annexation, ANX-2025-192, request for the property located between 3015 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), the following finding of fact has been made:

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

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Chair, on the Zone of Annexation request for the property located 3015 E 1/2 Road and 3112 I-70B, Parcel No. 2943-103-00-101, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.

Attachments

- 1. Development Application
- 2. Morelli Annexation Annexation No. 1 Map
- 3. Morelli Annexation Annexation No. 2 Map
- 4. Schedule and Summary Table
- 5. Maps
- 6. Zone of Annexation Ordinance

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Vacant Existing Zoning: County RSF-4
 Proposed Land Use Designation: Mixed Use Proposed Zoning: MU-2

Property Information

Site Location: MC Parcel 2943-103-00-101 Site Acreage: 2.57
 Site Tax No(s): 2943-103-00-101 Site Zoning: _____

Project Description: Annexation of 2.57 acres

Property Owner Information

Name: Morelli Family Trust
 Street Address: 232 Cobblestone Dr
 City/State/Zip: Antioch, CA 94509
 Business Phone #: _____
 E-Mail: mike@mmconstruction2.net
 Fax #: _____
 Contact Person: Mike Morelli
 Contact Phone #: 415-370-6961

Applicant Information

Name: Carla Morelli
 Street Address: PO Box 2319
 City/State/Zip: Sandy, UT 84091
 Business Phone #: _____
 E-Mail: cmorelli.saurdiff@gmail.com
 Fax #: _____
 Contact Person: Carla Morelli
 Contact Phone #: _____

Representative Information

Name: APEX Consulting Engineers
 Street Address: 2515 Foresight
 City/State/Zip: GJ, CO 81505
 Business Phone #: 970-424-5280
 E-Mail: eric@apexgj.com
 Fax #: _____
 Contact Person: Eric C. Marquez
 Contact Phone #: 970-424-5280

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:  Eric C. Marquez Date: 02-12-2025
Please print and sign

Signature of Legal Property Owner:  MIKE MORELLI Date: 3/13/25
Please print and sign

OWNERSHIP STATEMENT - TRUST

(a) The Morelli Family Trust, U/A dated October 21, 2022 ("Trust") is the owner of the following property:

(b) See attached legal descripton

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 is also attached.

I, (c) Mike Morelli, am the Trustee for the Trust. I have the legal authority to bind the Trust to agreements concerning financial obligations and this property. I have attached the most recently recorded Statement of Authority of the Trust.

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

My legal authority to bind the Trust financially and/or concerning this property is limited in the following manner:

All other Trustees and their authority to bind the Trust are listed and described here:

Jayme D. Morelli

Trust is the sole owner of the property.

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

(d) Carla A. Morelli

On behalf of Trust, I have reviewed the application for the (e) Annexation

I understand the continuing duty to inform the City planner of any changes in my authority to bind the Trust or regarding any interest in the property, such as ownership, easement, right-of-way, encroachment, boundary disputes, lienholder and any other interest in the property.

I and the Trustees have no knowledge of any possible conflicts between the boundary of the property and abutting properties.

I and the Trustees have the following knowledge (indicate who has the knowledge) and evidence concerning possible boundary conflicts between the property and the abutting property(ies):

(f) fence and shed encroachment on north property line

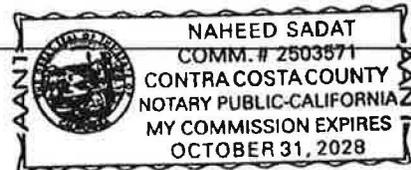
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Partnership representative [Signature]

Printed name of person signing: MIKE E. MORELLI

State of California)

County of Contra Costa) ss.



Subscribed and sworn to before me on this 29 day of September, 20 25

by MIKE E. MORELLI

Witness my hand and seal.

My Notary Commission expires on 10-31-2028

[Signature]
Notary Public Signature

This Document Prepared By:

EDWARD YOUNGER
Attorney at Law
Law Office of Edward Younger
420 Beatrice Court, Suite G1
Brentwood, California 94513
(925)420-4111

**After Recording, Return and
Mail Tax Statements To:**

Mike Morelli and Jayme D. Morelli, as co-Trustees
232 COBBLESTONE DRIVE
ANTIOCH, CA 94509

WARRANTY DEED

MICHAEL E. MORELLI, GRANTOR,

Whose current mailing address is 232 COBBLESTONE DRIVE, ANTIOCH, CA 94509.

HEREBY conveys and warrants to

MIKE MORELLI and JAYME D. MORELLI, as co-Trustees of THE MORELLI FAMILY TRUST, U/A dated October 21, 2022, GRANTEE,

Whose mailing address is 232 COBBLESTONE DRIVE, ANTIOCH, CA 94509;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Mesa, State of Colorado:

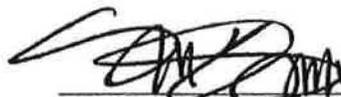
BEG 349.37FT E + 297.25FT S OF W4 COR SEC 10 1S 1E E 237.49FT S 434.73FT to N LI HWY 6 + 24 S 73DEG03' W ALG SD HWY 248.28FT.

Parcel Number 2943-103-00-101

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 21 day of October, 2022.



MICHAEL E. MORELLI

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

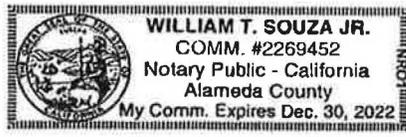
STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On October 21, 2022, before me, William T Souza Jr, a Notary Public, personally appeared MICHAEL E. MORELLI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

William T Souza Jr
Notary Public Signature



Notary Public Seal

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by Carla Ann Saurdiff, as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso,, deceased, Grantor, to Carla Ann Saurdiff and Michael E. Morelli, Grantee, whose legal address is 8459 South 1275 East, Sandy, Utah 84094.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated April 24, 2008, which Will was duly admitted to informal probate on July 24, 2008, by the District Court in and for the County of Mesa, State of Colorado, Probate No. 08 PR 254;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on August 1, 2008, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee as the persons entitled to distribution of the property in the above captioned Will the following described real property situate in the County of Mesa, State of Colorado:

Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 73° 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith;

also known by street and number as:
assessor's schedule or parcel number:

With all appurtenances, except and subject to covenants, existing as well as recorded easements and rights of way, restrictions, reservations and limitations of use, special districts, building and zoning regulations and general property taxes for the year 2009.

As used herein, the singular includes the plural and the plural the singular.

Executed: August 21, 2009

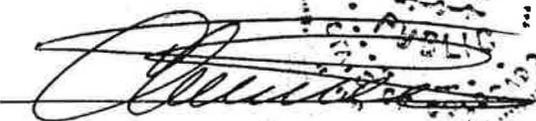


Carla Ann Saurdiff, Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 21st day of August, 2009, by Carla Ann Saurdiff as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased.

Witness my hand and official seal.
My commission expires: 7-2-2010

Notary Public

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

No. CPC46. Rev. 7-01. PERSONAL REPRESENTATIVE'S DEED (Testate)

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named the **Morelli Family Trust, U/A, dated October 21, 2022**, 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 Trust.
- 3. The entity was formed under the laws of California and is currently governed by the laws of the State of California.
- 4. The mailing address for the entity is: 232 Cobblestone Drive, Antioch, California, 94509
- 5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: **Mike Morelli and Jayme D. Morelli, Trustees.**
- 6. The authority of the foregoing person(s) to bind the entity is unlimited.
- 7. Other matters concerning the manner in which the entity deals with interests in real property: N/A

Executed this 29 day of September 2025.

[Signature]
Mike Morelli, Trustee

[Signature]
Jayme D. Morelli, Trustee

STATE OF California)

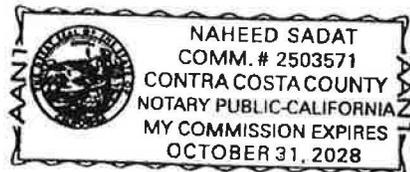
COUNTY OF Contra Costa) ss.

The foregoing instrument was acknowledged before me this 29 day of September, 20 25 by Mike Morelli and Jayme D. Morelli as Trustees of the Morelli Family Trust, U/A, dated October 21, 2022.

Witness my hand and official seal.

My commission expires: 10-31-2025

[Signature]
Notary Public



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Carla A. Morelli NKA Carla A. Saurdiff, am the owner of the following real property:

(b) See attached legal description

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

I am the sole owner of the property.

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

The Morelli Family Trust, U/A dated October 21, 2022

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

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) fence and shed encroachment on north property line

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

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

Owner signature as it appears on deed:

Carla A. Morelli

Printed name of owner: Carla A. Morelli

State of Nevada)

County of Clark) ss.

Subscribed and sworn to before me on this 06 day of October, 2025

by Carla A. Saurdiff

Witness my hand and seal.

My Notary Commission expires on 05-04-2026



Lucy Macias

Notary Public Signature

LEGAL DESCRIPTION

Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 730 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith.

3 PAGE DOCUMENT

WHEN RECORDED MAIL TO:

Carla A. Morelli
8459 S 1275 E
Sandy, UT 84094

QUIT CLAIM DEED

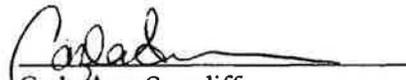
We, Carla Ann Saurdiff and Michael E. Morelli, ("Grantors") do hereby quit-claim to Carla A. Morelli as Trustee of the CARLA A. MORELLI TRUST dated the 24th day of April, 2014, ("Grantee") for good and valuable consideration, the following described tract of land located in the County of Mesa, State of Colorado:

Recorders Note: Grantee Address
8459 South 1275 East
Sandy, UT 84094

Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 73° 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith;

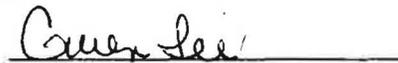
Assessor's Parcel Number: 2943-103-00-101

Witness the hand of said grantor this 29 day of May, 2014.


Carla Ann Saurdiff

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 29th day of May, 2014, personally appeared before me a Notary Public in and for the State of Utah, Carla Ann Saurdiff, the signer of the above Deed and duly acknowledged to me that she executed the same by her usual signature.


Notary Public



Witness the hand of said grantor this ___ day of May, 2014.

 5-28-14
Michael E. Morelli

STATE OF _____)
: ss.
COUNTY OF _____)

On the ___ day of May, 2014, personally appeared before me a Notary Public in and for the State of _____, Michael E. Morelli, the signer of the above Deed and duly acknowledged to me that he executed the same by his usual signature.

James Alan Maxwell
Notary Public
James Alan Maxwell
a notary public
5/28/2014

State of California)
County of Contra Costa)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

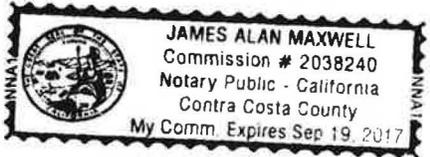
On May 28, 2014 before me, James Alan Maxwell - a notary public
(here insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she they executed the same in ~~his~~ her their authorized capacity(ies), and that by ~~his~~ her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature James Alan Maxwell

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit claim deed containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="checkbox"/> Form(s) of identification:	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by Carla Ann Saurdiff, as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso,, deceased, Grantor, to Carla Ann Saurdiff and Michael E. Morelli, Grantee, whose legal address is 8459 South 1275 East, Sandy, Utah 84094.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated April 24, 2008, which Will was duly admitted to informal probate on July 24, 2008, by the District Court in and for the County of Mesa, State of Colorado, Probate No. 08 PR 254;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on August 1, 2008, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee as the persons entitled to distribution of the property in the above captioned Will the following described real property situate in the County of Mesa, State of Colorado:

Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 73° 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith;

also known by street and number as:
assessor's schedule or parcel number:

With all appurtenances, except and subject to covenants, existing as well as recorded easements and rights of way, restrictions, reservations and limitations of use, special districts, building and zoning regulations and general property taxes for the year 2009.

As used herein, the singular includes the plural and the plural the singular.

Executed: August 21, 2009

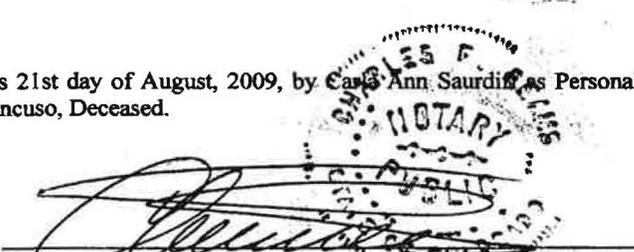


Carla Ann Saurdiff, Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 21st day of August, 2009, by Carla Ann Saurdiff as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased.

Witness my hand and official seal.
My commission expires: 7-2-2010



Notary Public

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

No. CPC46. Rev. 7-01. PERSONAL REPRESENTATIVE'S DEED (Testate)

**MORELLI ANNEXATION
PETITION FOR ANNEXATION**

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

GENERAL LOCATION: TBD I-70B, Grand Junction, CO 81504 (east of 3105 E ½ Road)
Tax ID # 2943-103-00-101

TBD I-70B – Parcel No. 2943-103-00-101

Beginning at a point 349.37 feet East and 297 .25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434. 73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 730 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith.

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

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

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

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

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

Carla Morelli-Saurdiff, f/k/a Carla A. Morelli _____
NAME ADDRESS

SIGNATURE DATE

Michael E. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

232 Cobblestone Dr Antioch
ADDRESS CA 94509



SIGNATURE

6/18/25

DATE

Jayne D. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

232 Cobblestone Dr. Antioch,
ADDRESS CA 94509



SIGNATURE

6/18/25

DATE

**MORELLI ANNEXATION
PETITION FOR ANNEXATION**

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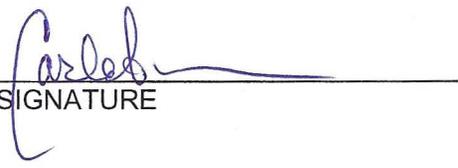
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WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application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

Carla Morelli-Saurdiff, f/k/a Carla A. Morelli 308 Palmer Lane, Mesquite, NV 89021
NAME ADDRESS

 June 17, 2025
SIGNATURE DATE

Michael E. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

ADDRESS

SIGNATURE

DATE

Jayme D. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

ADDRESS

SIGNATURE

DATE

Morelli Annexation

GENERAL PROJECT REPORT (VI-4)

Project Location: Mesa County Parcel 2943-103-00-101
Grand Junction, CO 81504

Property Owner: Mike Morelli
232 Cobblestone Dr
Antioch, CA 94509

Prepared By: APEX Consulting Engineers, LLC
2515 Foresight Circle, Unit 140
Grand Junction, CO 81505
Proj No.: 24-22

Report Date: February 12, 2025





Review 1 - General Project Report
Morelli Annexation

Contents

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 - 2. Acreage 1
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- B. Public Benefit 1
- C. Neighborhood Meeting..... 1
- D. Project Compliance, Compatibility and Impact..... 1
 - 1. Adopted Plans and/or Policies 1
 - 2. Future Land Use **Error! Bookmark not defined.**
 - 3. Land Use in Surrounding Area 1
 - 4. Site Access and Traffic Patterns 1
 - 5. Availability of Utilities 2
 - 6. Special or Unusual Demands on Utilities 2
 - 7. Effects on Public Facilities 2
 - 8. Hours of Operation 2
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 - 11. Site Soils and Geology 2
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A. Project Description

The property owner is petitioning for annexation into the City of Grand Junction.

1. Location

The property is located at approximately 400-feet east of the northeast corner of the intersection at 31 Road and I-70 Business Loop.

2. Acreage

The Project property contains approximately 2.57 acres.

3. Proposed Use

This submittal is for the Annexation and zoning of this parcel. The proposed zoning is MU-2 (Mixed Use). The future land use is Mixed Use. The proposed MU-2 zoning meets the intent of the City of Grand Junction 2020 Comprehensive Plan with regards to intensity and use.

B. Public Benefit

Approval of this application will provide infill development of an underutilized lot. The 2.57 acre property is undeveloped and has potential for commercial development along a high volume commercial corridor. Providing infill opportunities encourages efficient use of existing infrastructure and can reduce development pressure on outlying areas.

C. Neighborhood Meeting

A neighborhood meeting was held on February 10th, 2025 at Central High School. One person attended and was concerned about future development of the property.

D. Project Compliance, Compatibility and Impact

1. Adopted Plans and/or Policies

a) Existing Zoning

Existing Mesa County zoning is RSF-4. The adjacent properties that have been annexed into the City are zoned MU-2.

b) Neighborhood Plans

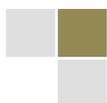
The property is not within the boundaries of existing Neighborhood Plans found on the City of Grand Junction GIS website.

2. Land Use in Surrounding Area

The surrounding area is occupied with commercial, retail, residential, and educational uses. The adjacent parcel to the east is currently vacant.

3. Site Access and Traffic Patterns

Access to the parcel will from I70 Business Loop. The Colorado Department of Transportation (CDOT) will require a restricted right-in, right-out access.



4. Availability of Utilities

The following utility providers currently service and/or are able to service the property:

- ◆ Potable Water Ute Water
- ◆ Irrigation Water Grand Valley Irrigation Company
- ◆ Sanitary Sewer Grand Junction Persigo 201
- ◆ Electric XCEL Energy
- ◆ Natural Gas XCEL Energy
- ◆ Communications/Data Charter/Spectrum
- ◆ Stormwater City of Grand Junction
- ◆ City of Grand Junction Fire Station 8

5. Special or Unusual Demands on Utilities

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

6. Effects on Public Facilities

a) Public Safety

No unusual demands or increases are anticipated for public safety resources.

b) Streets

No unusual demands or increases are anticipated to the local streets.

c) Irrigation

No changes are proposed to the irrigation system as a part of this application.

d) Schools

No unusual demands or increases are anticipated for schools.

e) Parking

Parking will be provided onsite. No on-street parking is required.

7. Hours of Operation

The hours of operation will be determined upon future development of the parcel.

8. Number of Employees

Not applicable.

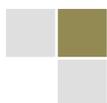
9. Signage Plans

Not applicable.

10. Site Soils and Geology

Not applicable.

11. Impact on Site Geology and Geological Hazards



No geologic hazards are evident at the Project property.

E. Application Specific Review Criteria

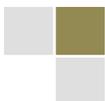
The Major Site Plan complies with § 21.02.70(g) of the Grand Junction City Code. All construction plans will be submitted for review prior to beginning work.

F. Development Schedule and Phasing

The Project will begin construction within two months after receiving planning clearance and will be completed within six months.

G. Conclusion

The Project is in compliance with the City of Grand Junction Municipal Code Title 21 and will make use of underutilized property in an area with sufficient infrastructure that no offsite improvements are required.



Improvement Survey, 3/14/2025, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430

Morelli Annexation, Mesa County Parcel 2943-103-00-101
SUMMARY OF NEIGHBORHOOD MEETING
MONDAY, FEBRUARY 10, 2025
Central High School located at 550 Warrior Way, Grand Junction, CO 81504, Room 201

A neighborhood meeting for the above-referenced annexation and zoning, was held at the above location from 5:30 PM to approximately 7:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on January 24, 2025, per the mailing list received from the City of Grand Junction.

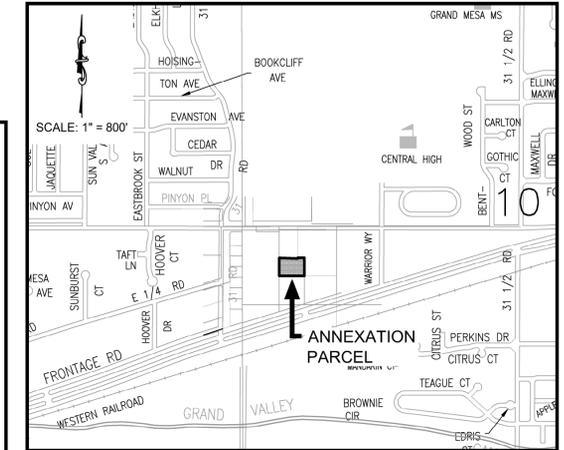
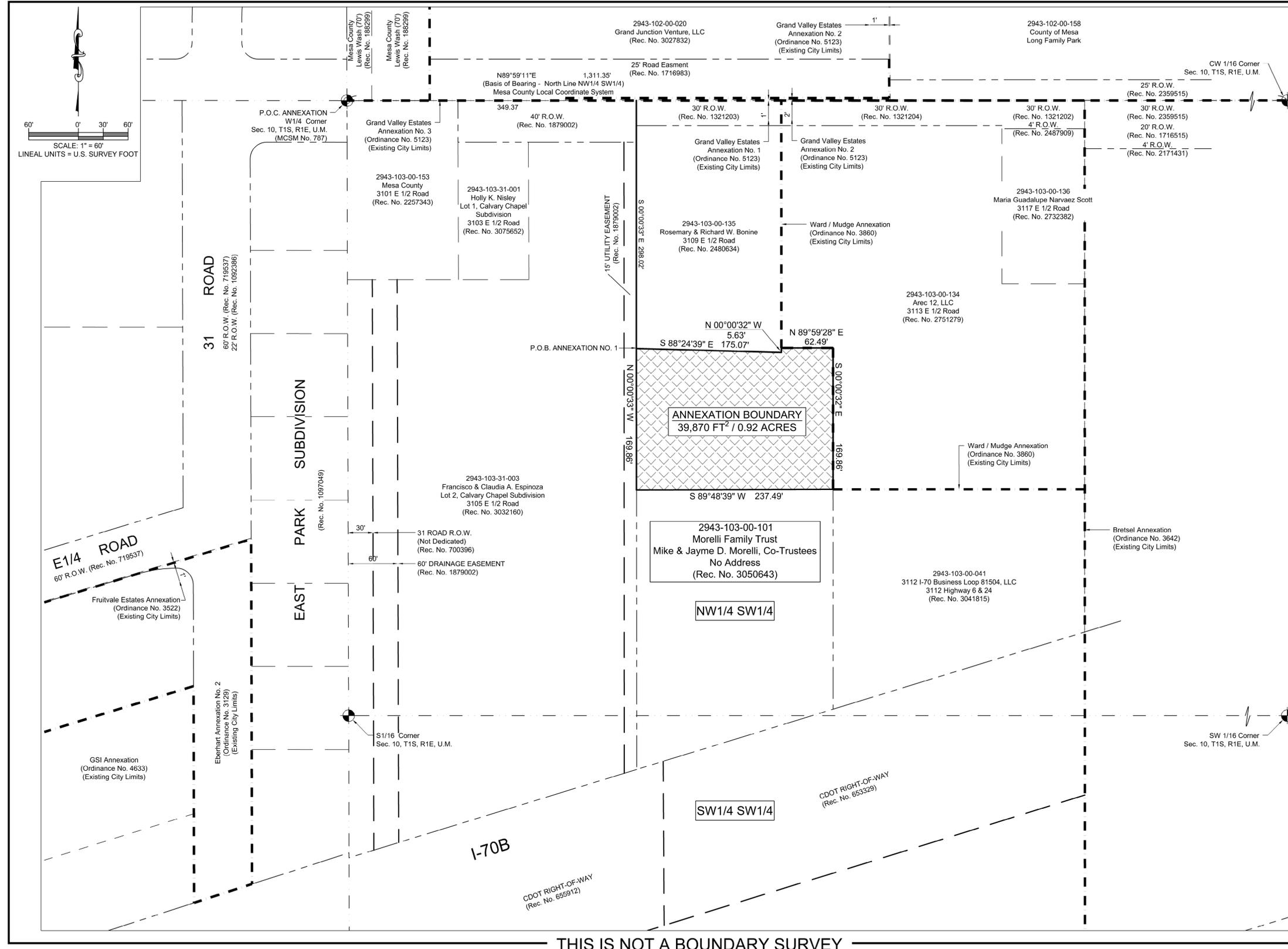
Present were John Hodge, Technician with APEX Consulting Engineers, Shelly Nelson, Technician with APEX Consulting Engineers and Timothy Lerbach, Principal Planner, City of Grand Junction. One person from the public attended the meeting.

Exhibits presented at the meeting included the attached location map.

Written comments from the public attendee, addressed concerns for “traffic and children crossing the street, noise problems, animals, already multipurpose, traffic on I70B too many access roads.”

MORELLI ANNEXATION NO.1

Located in the West Half of the Southwest Quarter (W1/2 SW1/4) Section 10,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



SITE LOCATION MAP

LEGAL DESCRIPTION

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59'11"E, a distance of 1,311.35 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, Thence leaving said north line, S00°00'33"E, a distance of 298.02 feet to the northwest corner of said parcel and the Point of Beginning, thence the following courses and distances.

Along the northerly line of said property, S88°24'39"E, a distance of 175.07 feet; thence continuing along said northerly line, N00°00'32"W, a distance of 5.63 feet, to a corner of the Ward / Mudge Annexation (Ordinance NO. 3860). Thence continuing along said northerly line and the line of said Ward / Mudge Annexation, N89°59'28"E, a distance of 62.49 feet; thence leaving said northerly line on the easterly line of said property and the westerly line of said Ward / Mudge Annexation, S00°00'32"E, a distance of 169.86 feet to the southwest corner of said Ward / Mudge Annexation; thence leaving said easterly line, S89°48'39"W, a distance of 237.49 feet, to a point on the westerly line of said property; thence along said westerly line, N00°00'33"W, a distance of 169.86 feet, to the Point of Beginning.

Said parcel of land CONTAINING 39,870 Square Feet or 0.92 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	820.40 FT.
CONTIGUOUS PERIMETER	232.35 FT.
AREA IN SQUARE FEET	39,870 FT ²
AREA IN ACRES	0.92 AC.
AREA WITHIN R.O.W.	0.000 AC.
AREA WITHIN DEEDED R.O.W.	0.000 AC.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

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

ORDINANCE NO.
0000

EFFECTIVE DATE
00/00/2025

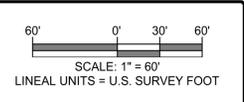
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING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

JODIE L GREIN
STATE OF COLORADO - P.L.S. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

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

DRAWN BY: JLG DATE: 10/30/2025
REVIEWED BY: JLG DATE: 10/30/2025
CHECKED BY: JAM DATE: 10/30/2025
APPROVED BY: JLG DATE: 10/30/2025

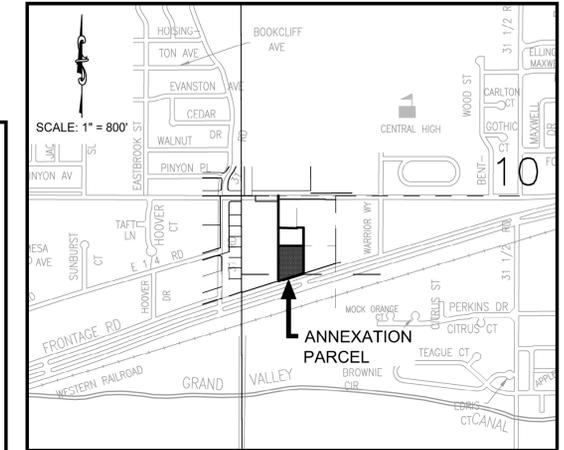
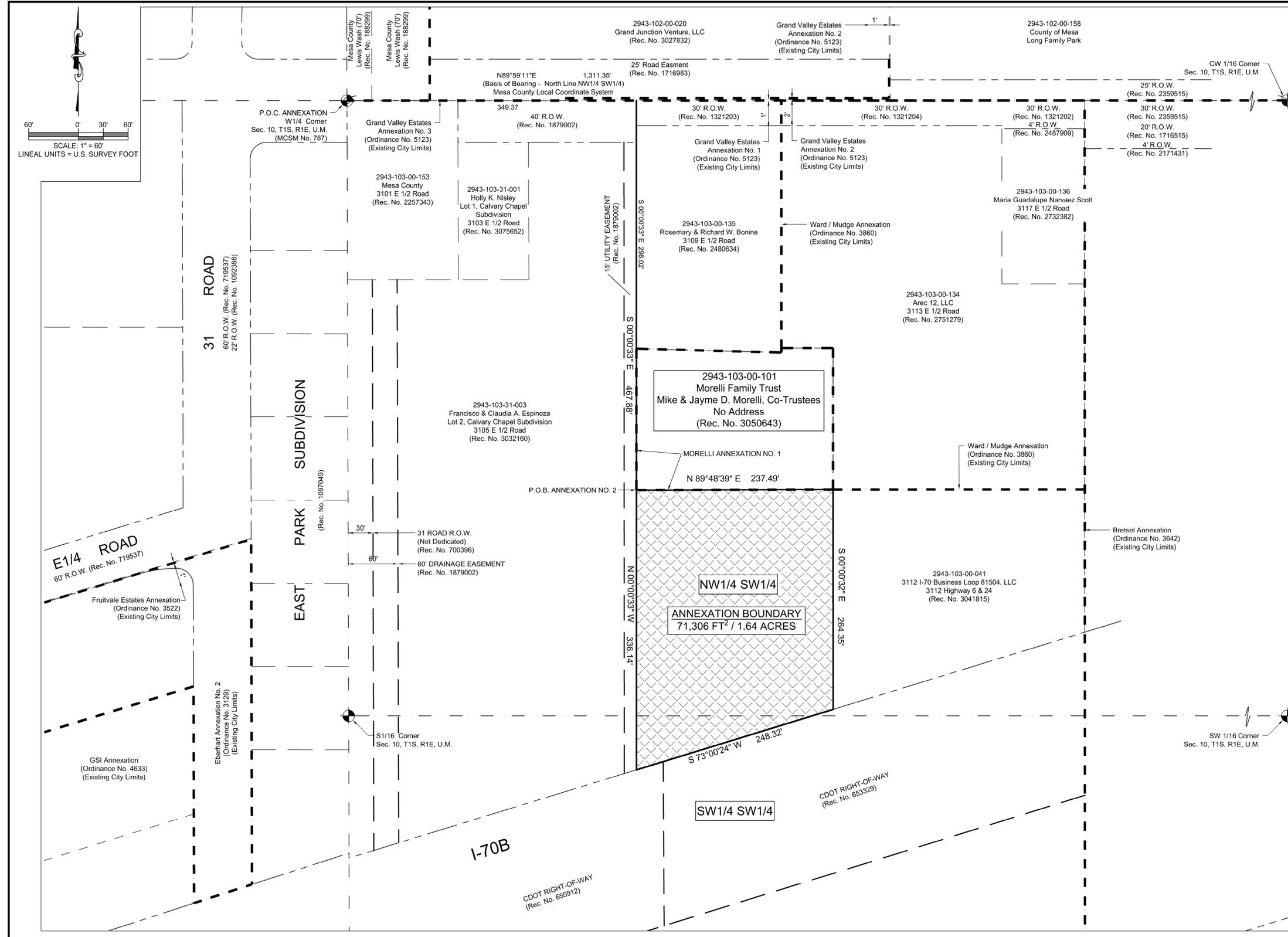


Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

MORELLI ANNEXATION NO1
Located in the West Half of the Southwest Quarter (W1/2 SW1/4)
Section 10, Township 1 South, Range 1 East,
Ute Meridian, County of Mesa, State of Colorado

MORELLI ANNEXATION NO.2

Located in the West Half of the Southwest Quarter (W1/2 SW1/4) Section 10,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



SITE LOCATION MAP

LEGAL DESCRIPTION

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59'11\"/>

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1,086.31 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	237.49 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	71,306 FT²	EXISTING CITY LIMITS	
AREA IN ACRES	1.64 AC.		
AREA WITHIN R.O.W.	0.000.0 FT²		
	0.000 AC.		
AREA WITHIN DEEDED R.O.W.	0.000.0 FT²		
	0.000 AC.		

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

ORDINANCE NO. 0000	EFFECTIVE DATE 00/00/2025
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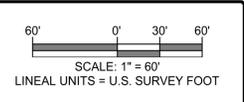
JODIE L GREIN
STATE OF COLORADO - P.L.S. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

C:\Projects\C5444 City of Grand Junction Annexations\ANX-2025-192 Morelli Annexation\Morelli Annexation.dwg - PLOTTED 2025-11-03

NOTICE:
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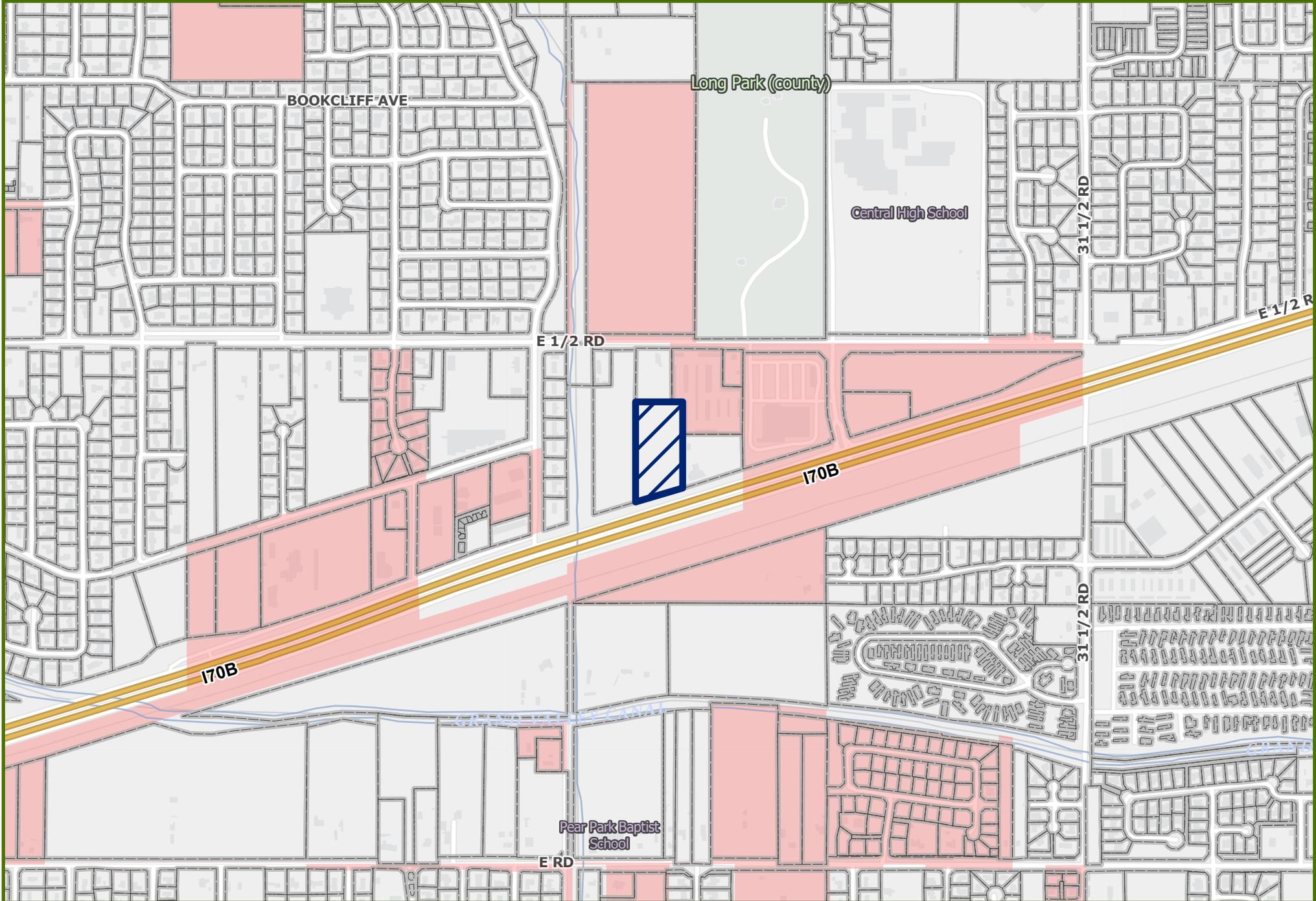


Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

MORELLI ANNEXATION NO.2
Located in the West Half of the Southwest Quarter (W1/2 SW1/4)
Section 10, Township 1 South, Range 1 East,
Ute Meridian, County of Mesa, State of Colorado

MORELLI ANNEXATION SCHEDULE			
December 17, 2025	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
January 13, 2026	Planning Commission Considers Zone of Annexation		
January 21, 2026	City Council Intro Proposed Zoning Ordinance		
January 21, 2026	City Council Accept Petition/Annex and Public Hearing		
February 4, 2026	City Council Hearing on Zone of Annexation		
February 22, 2026	Effective date of Annexation		
March 5, 2026	Effective date of Zone of Annexation		
ANNEXATION SUMMARY			
File Number	ANX-2025-192		
Location(s)	Between 3105 E ½ Road and 3112 I-70B		
Tax ID Number(s)	2943-103-00-101		
Number of Parcel(s)	1		
Existing Population	0		
Number of existing Dwelling Units	0		
Acres Land Annexed	2.56		
Developable Acres Remaining	2.56		
Right-of-way in Annexation	0		
Previous County Zoning	RSF-4		
Proposed City Zoning	MU-2		
Surrounding Zoning:	North:	RSF-4 (County)	
	South:	RL-4 (City)	
	East:	MU-2 (City) / B-2 (County)	
	West:	RSF-4 (County)	
Current Land Use	Vacant		
Proposed Land Use	None		
Surrounding Land Use:	North:	Single-unit residential	
	South:	Commercial	
	East:	Commercial	
	West:	Vacant	
Comprehensive Plan Designation:	Commercial		
Retailers within Annexation boundary	Yes:		No: X
Values:	Assessed	\$48,600.00	
	Actual	\$180,000.00	
Address Ranges	Unaddressed		
Special Districts:	Water	Clifton	
	Sewer	Persigo	
	Fire	Clifton	
	Irrigation/Drainage	Grand Valley Drainage District	
	School	School District 51	
	Pest	Grand River Mosquito Control District	

Morelli Annexation



0 250 500 1,000 Feet

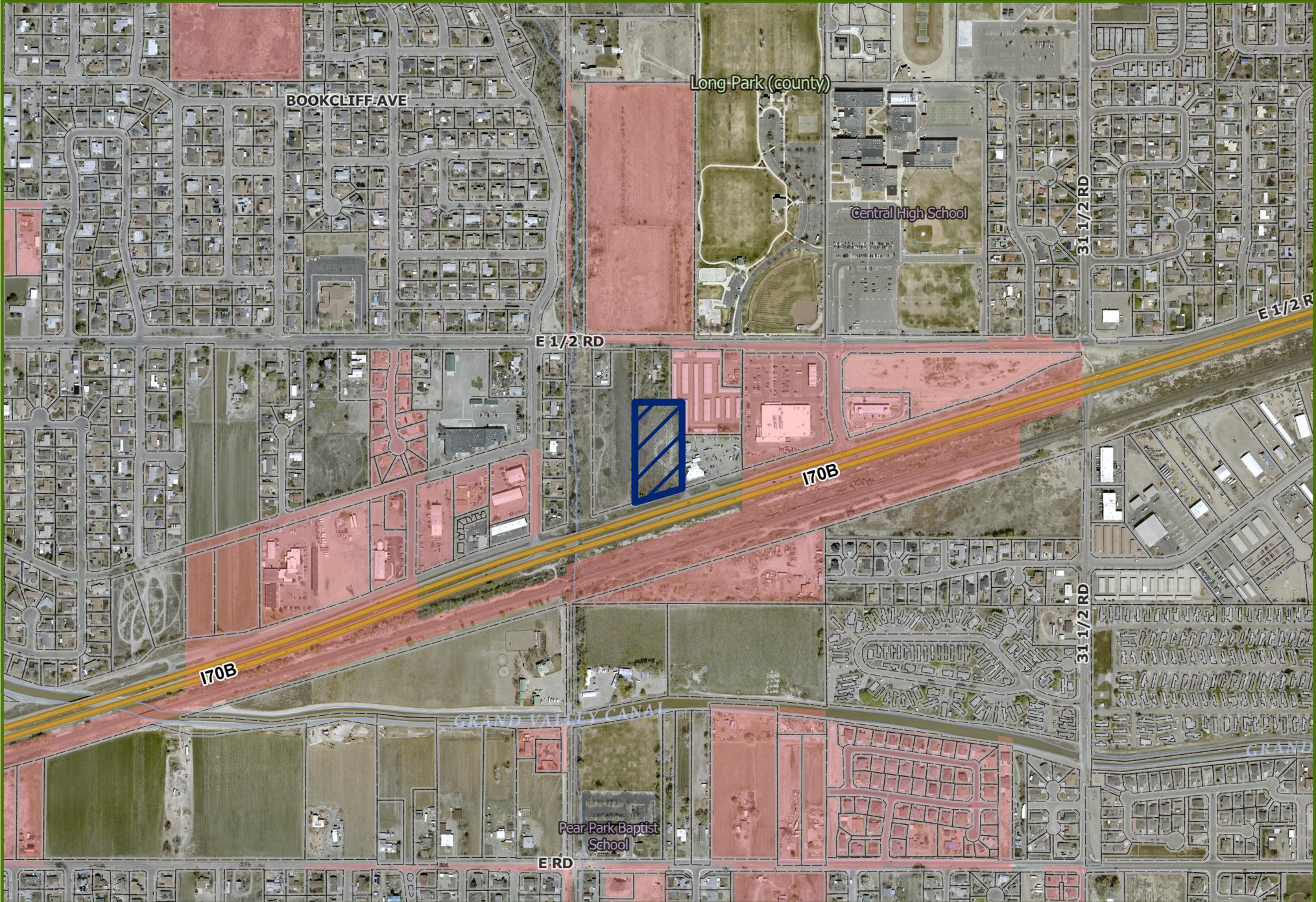


Annexation Site



City Limits

Morelli Annexation



0 250 500 1,000 Feet



Annexation Site



City Limits

Morelli Annexation - Zoning



0 125 250 500 Feet



Annexation

City Zoning

County Zoning

Date Created: 12/9/2025



Morelli Annexation - Land Use



0 125 250 500 Feet

 Annexation Site
Packet Page 153

Date Created: 12/9/2025



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING MORELLI ANNEXATION
TO MIXED-USE LIGHT COMMERCIAL (MU-2) ZONE DISTRICT**

**LOCATED ON UNADDRESSED PROPERTY
BETWEEN 3105 E ½ ROAD AND 3112 I-70B
APPROXIMATELY 2.56 ACRES**

Recitals:

The owners have petitioned to annex their 2.56 acres of unaddressed property located between 3105 E ½ Road and 3112 I-70B, parcel number 2943-103-00-101, into the City limits. The annexation is referred to as the “Morelli Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Morelli Annexation from County RSF-4 (Residential Single Family - 4) to MU-2 (Mixed-Use Light Commercial) finding that the MU-2 zone district conforms with the designation of Commercial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the request for the MU-2 (Mixed-Use Light Commercial) district is in conformance with the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

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

ZONING FOR THE MORELLI ANNEXATION

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

Morelli Annexation No. 1 Legal Description

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59’11”E, a distance of 1,311.35 feet

using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, thence leaving said north line, S00°00'33"E, a distance of 298.02 feet to the northwest corner of said parcel and the Point of Beginning, thence the following courses and distances.

Along the northerly line of said property, S88°24'39"E, a distance of 175.07 feet; thence continuing along said northerly line, N00°00'32"W, a distance of 5.63 feet, to a corner of the Ward / Mudge Annexation (Ordinance NO. 3860). Thence continuing along said northerly line and the line of said Ward / Mudge Annexation, N89°59'29"E, a distance of 62.49 feet; thence leaving said northerly line on the easterly line of said property and the westerly line of said Ward / Mudge Annexation, S00°00'32"E, a distance of 169.86 feet to the southwest corner of said Ward / Mudge Annexation; thence leaving said easterly line, S89°48'39"W, a distance of 237.49 feet, to a point on the westerly line of said property; thence along said westerly line, N00°00'33"W, a distance of 169.86 feet, to the Point of Beginning.

Said parcel of land CONTAINING 39,870 Square Feet or 0.92 Acres, more or less.

Morelli Annexation No. 2 Legal Description

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59'11"E, a distance of 1,311.35 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, Thence leaving said north line S00°00'33"E, a distance of 467.88 feet to the southwest corner of the Morelli Annexation No. 1 and the Point of Beginning, thence the following courses and distances.

Along Morelli Annexation No. 1, N89°48'39"E, a distance of 237.49 feet; to the easterly line of said property, and the southeast corner of said Morelli Annexation No. 1; thence along said easterly line S00°00'32"E, a distance of 264.35 feet, to a point on the northerly right-of-way of Interstate 70B; thence along said northerly right-of-way, S73°00'24"W, a distance of 248.32 feet, to the southwest corner of said property; thence leaving said northerly right-of-way along the westerly line of said property, N00°00'33"W, a distance of 336.14 feet to the Point of Beginning.

Said parcel of land CONTAINING 71,306 Square Feet or 1.64 Acres, more or less.

Said parcel shall hereby be zoned Mixed-Use Light Commercial (MU-2).

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.

Meeting Date: January 13, 2026
Presented By: Jessica Johnsen, Zoning Supervisor
Department: Community Development
Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

Consider a request to extend Planning Commission's conditional approval from August 22, 2023 of a Conditional Use Permit (CUP) to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a Public, Civic, and Institutional Campus (P-2) Zone District Located at 2855 C 1/2 Road

RECOMMENDATION:

Staff recommends approval of the extension of the Conditional Use Permit.

EXECUTIVE SUMMARY:

The Applicant and owner of the parcel, M & D Enterprises, LLC, is proposing to extend the CUP to establish a gravel extraction operation on the property located at 2855 C 1/2 Road along the north bank of the Colorado River just west of 29 Road. A Conditional Use Permit for the mining use is required in the Public, Civic, and Institutional Campus (P-2) Zone District.

BACKGROUND OR DETAILED INFORMATION:

The Applicant is seeking an extension of the original CUP due to delays in obtaining their state permit. Per the Code in effect when the CUP was considered includes a time limit for when the use must be initiated or when construction must begin. If the project has not commenced or reached substantial completion within that timeframe, the permit becomes invalid unless extended.

The operations have not commenced, and the conditions of approval have not changed. Although the code has changed, the land use policies, zoning, and surrounding development patterns have remained consistent since the CUP was granted, extending the permit maintains continuity with the original findings and provides the flexibility to allow projects to proceed, especially for complex or phased

developments that inherently take longer to implement.

Site Conditions

The 27.8-acre property is located at 2855 C ½ Road along the north bank of the Colorado River, just west of 29 Road. The owner/operator and permittee is M & D Enterprises, LLC.

The current site condition is predominantly vacant former agricultural land, with weeds/grasses groundcover and shrubby vegetation along the north bank of the Colorado River. Much of the existing vegetation along the river has been cleared in anticipation of construction of the future segment of the Riverfront Trail in this area. The site will be reclaimed to a groundwater lake and surrounding rangeland. Upon successful review of this Conditional Use Permit, a Colorado Division of Reclamation, Mining, and Safety (CDRMS) 112 Construction Material Reclamation Permit Operation Application will be submitted to the CDRMS for this project.

Operations Summary and Mining Plan

The C ½ Road gravel extraction operation (pit) will excavate, process, and send offsite construction materials from an 18.3-acre affected area. Much of the product from the C ½ Road pit will supply raw material for concrete production facilities in the area, especially to be used for City and private construction purposes in the vicinity.

The site will be mined over 10 years; day-to-day excavation will focus on one smaller area at a time and progressively shift around the area as time progresses. The operations will include screening, crushing, and conveying equipment in addition to large vehicles moving the mined materials.

Earthwork operations will begin at the south end and move to the north end of the site, maintaining the required setbacks from the Colorado River. The topsoil will be removed and stockpiled in berms around the perimeter of the excavation site. Next, the sands and gravel will be mined using track hoes, front-end loaders, and bulldozers. To process the sand and gravel, screens and crushers located near the center of the site will be utilized. Once the materials are processed, they will be piled onsite or loaded into trucks to be taken off site. No asphalt or concrete manufacturing will take place onsite. Given the high water table, material stockpiles will be established to allow for drying. After the sand and gravel have been removed, the area will be backfilled and compacted using the stockpiled overburden material, overburden from the next area to be mined, and imported fill materials as needed. The project will be regraded to reflect the final grades depicted on the Reclamation Plan, including the establishment of the reclamation pond. A more detailed plan of operations will be provided with the State application.

Access for passenger vehicles used by the Applicant's staff will be from existing C ½ Road. Haul trucks leaving the site will use the same access to C ½ Road. The primary haul route will then go west on C ½ Road to 28 Road then north to Riverside Parkway or east on C ½ Road to 29 Road. There will be no left turns allowed onto 29 Road from

C ½ Road.

Right-of-way width exists on C ½ Road for any future improvements needed to develop it as a Minor Collector as depicted on the Grand Junction Circulation Plan. A 14-foot multipurpose easement will be dedicated along C ½ Road as shown on the Site Plan. The proposed exhibit and legal description of the easement shall be provided to the City to be incorporated into a conveyance document prepared by the City for the applicant's signature.

Surrounding Land Use

The surrounding land uses include other vacant land as well as large lot single-family residential homes. All surrounding property is outside of City limits and zoned RSF-R (Residential Single Family Rural) in Mesa County. The site of the proposed gravel extraction operation was recently annexed into the City and zoned CSR which is an implementing zone district for the Residential Medium Land Use depicted in the Comprehensive Plan Future Land Use Map. Location of this operation within an existing rural area, with other nearby sand and gravel pits on the east side of 29 Road, the needed construction materials can be provided to public and private users at reasonable cost without disturbance of more densely populated residential neighborhoods, commercial corridors, or public spaces such as parks and schools.

Schedule

Mining will start as soon as all permits have been obtained and continue over the life of the pit which is anticipated to be up to 10 years, with an additional 2 years needed for reclamation.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on June 29, 2021 via the Zoom virtual platform. In addition to the applicant's representative and City staff, the meeting was attended by nine people. Participants asked questions about future use of the property, dust and noise mitigation during mining operations, traffic and C ½ Road improvements.

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

Conditional Use Permit – Original Conditions

1. The applicant shall obtain a Colorado Division of Reclamation, Mining, and Safety (CDRMS) 112 Construction Material Reclamation Permit Operation to include other related information and permits including proof of bond for reclamation and air quality permits as needed prior to commencement of mining

operations. The Director shall determine if the permit and reclamation plan approved by the State meets all necessary standards as indicated in this report and in the GJMC. If the Director determines otherwise, the matter shall be reconsidered by the Planning Commission for approval and/or denial of the CUP for failure to meet the conditions.

This permit has not been obtained yet; state requirements have caused a delay.

2. The applicant shall obtain all applicable Mesa County and CDPHE stormwater permits prior to plans being signed and commencement of mining operations on the site.
3. The applicant shall dedicate a temporary 100-foot-wide blanket easement across the southern portion of the site for construction of the east-west Riverfront Trail to be refined after design of the trail and prior to its construction, whether by the applicant, the City or the State of Colorado Department of Parks and Wildlife; a multipurpose easement along C ½ Road; and an easement for the north-south trail, prior to plans being signed and commencement of mining operations on the site.
4. The applicant shall pay construction costs of the east-west Riverfront Trail through its property, even if constructed by others by either direct payment or by executing a Development Improvements Agreement (DIA) with security prior to plans being signed and commencement of mining operations on the site. The applicant may also opt to construct the trail subject to final design by the Colorado Department of Parks and Wildlife.
Construction has not s
5. The applicant shall pay its share of construction costs for the improvement of C ½ Road in the amount of \$154,760 prior to plans being signed and commencement of mining operations on the site.
6. Per the Haul Route Map provided with the CUP application, trucks shall not make left turns from C ½ Road to 29 Road.

FINDINGS OF FACT

After reviewing the request to extend the Conditional Use Permit (CUP) to establish a gravel extraction operation on the property located on a 27.8-acre parcel at 2855 C ½ Road (parcel 2943-194-00-248), file number CUP-2021-616, the following findings of fact have been made:

1. In accordance with Section 21.02.050(f)(3)(iv) of the Grand Junction Zoning and Development Code, the criteria have been met.

Staff recommends approval of the request to extend the CUP to establish a gravel extraction operation on a 27.8-acre parcel at 2855 C ½ Road (parcel 2943-194-00-248), subject to the conditions listed above.

SUGGESTED MOTION:

Madam Chair, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.

Attachments

- 1. Exhibit 1 - Original Development Application
- 2. Exhibit 2 - Request for extension
- 3. Exhibit 3 - Site & Zoning Maps
- 4. Exhibit 4 - Original CUP Staff Report
- 5. Exhibit 5 - Proof of state permit application
- 6. Exhibit 6 - Haul Route Map



Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

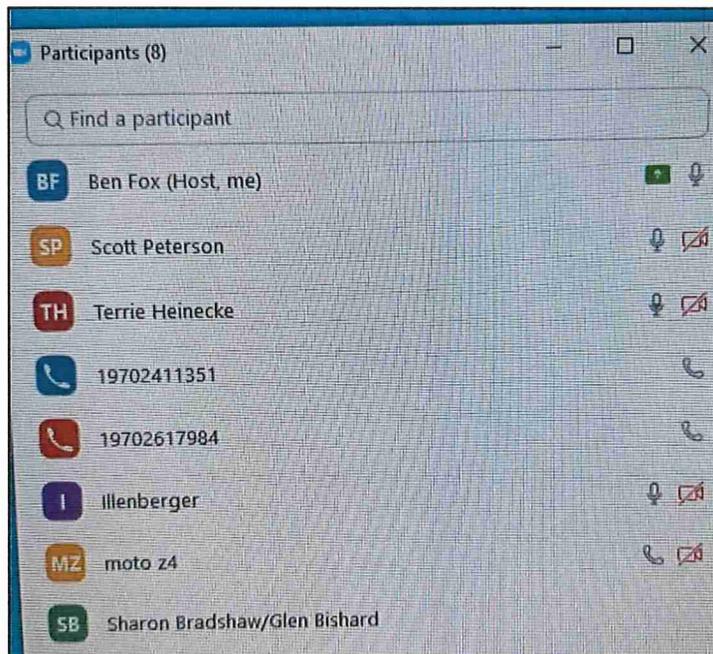
June 30, 2021

Mr. Scott Peterson
Senior Planner
City of Grand Junction Planning Division
250 North 5th Street
Grand Junction, CO 81501

**Re: C-1/2 Road Annexation / Rezone / Gravel Pit Conditional Use
Neighborhood Meeting Summary**

Dear Mr. Peterson,

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual Neighborhood Meeting was conducted on June 29, 2021, via Zoom, at 5:30 P.M., for the Annexation / Rezone / Gravel Pit Conditional Use Permit for the 25-acre property located at 2855 C-1/2 Road in Grand Junction, Colorado. There were 8 participants in the Zoom display, however at least 9 individuals actively participated (two individuals used the same device), and there may have been more members sharing devices while listening in. A screen shot of the participant list is depicted below:



Participant List from Zoom Virtual Neighborhood Meeting

Listed below is a summary of the meeting items:

1. Ben Fox presented an overview of the annexation and rezone process, including the need to annex and zone into the City of Grand Junction because of the Persigo Agreement. The proposed zoning for the property is Community Services and Recreation (CSR).
2. Ben Fox indicated that, if approved, the property would be developed into a sand and gravel mining operation by M & D Enterprises, LLC (the current landowner). Their goal would be to mine sand and gravel and then potentially construct a small subdivision where the sand and gravel was mined from the property. He also emphasized that the Neighborhood Meeting was purely for the proposed gravel pit, and that upon conclusion of gravel/sand mining operations any further development (i.e., future subdivision) would be at the owner's discretion and would require a separate development application. There will not be an asphalt or concrete batch plant on the property.
3. Ben Fox stated the City of Grand Junction has requested a trail easement along the Colorado River and along the western edge of the project for future trails. This is one of at least two properties the City of Grand Junction is seeking to obtain easements from to complete the trail connection from Las Colonias Park to 29 Road.
4. Ben Fox indicated the topsoil material would be scraped off the site and used to create a screening berm between C-1/2 Road and the adjacent residential properties. The screening berm would be seeded to provide a visual and sound buffer to adjacent residential properties.
5. Ben Fox indicated the southern half of the site is in the FEMA Floodway and because of this, material stockpiles, mining operations, and screening berms would be restricted in these areas.
6. Ben Fox stated the City's code required a 125-ft buffer from existing homes adjacent to excavation areas and a 250-ft buffer from homes adjacent to any gravel processing equipment, such as crushers. He also mentioned that anticipated hours of operation were 7:00 AM – 5:30 PM.
7. Once Ben Fox had concluded the initial presentation, Scott Peterson provided the attendees a general overview of the planning process and detailed the two public hearings where members of the public would be able to provide their input or objections to the development.
8. Sharon Bradshaw and Glen Bishard expressed concerns regarding development after the cessation of sand/gravel operations. Ben Fox re-stated that the applicant expected 10 years of operations, after which the applicant would begin the approved site reclamation plan and consider their options, one of which was the development of a small subdivision.

9. Glen Bishard stated that the overview map depicting the future trail development appeared to be on his side of the ditch. Ben Fox clarified that the overview map was not an official site plan and that the applicant would construct any future paths (as required by the City) on their side of the ditch.
10. Multiple residents expressed concerns regarding dust and noise mitigation and impacts to fish and wildlife. Ben Fox replied that an appropriate environmental assessment and requisite local and state permits would be required as the project moved forward. He also stated that if the applicant/operator was found out of compliance with those dust/noise permits during recurring inspections (every two weeks), they may be shut down and that the enforcement penalties were substantial. Additionally, the City of Grand Junction has a noise restriction at the perimeter of the gravel mining operations that must be met, or the applicant could lose their right to mine.
11. Residents expressed concerns with the depth of mining as it relates to the existing water table. Ben Fox replied that current estimates for mining depth would be 10-15 feet and that the site did appear to have a shallow water table, but he could not provide precise details on the manner of mitigation. He did state that—in general—City, County, State, and Federal regulations governing gravel mining operations would be taken into account as the project moved forward and that the appropriate mitigation procedures would be followed.
12. Property owners also asked about the access location into the site. Ben Fox indicated the City of Grand Junction typically wants access locations to “align” with an existing access location or offset 150-ft from existing accesses. Ben Fox stated they were in the process of determining a specific access location. They were initially considering the western side of the property, but the trail easement requested by the City may cause this to be poor location.
13. Many property owners were concerned with traffic, especially with the number of bikes and pedestrians using C-1/2 Road since it is the Bike/Ped route between 29 Road and Las Colonias. The existing road does not have shoulders for these uses and the gravel truck traffic will be a problem. Ben Fox stated that a traffic study looking at these items had been conducted and indicated relatively low impact as of now, but the study will be reviewed as part of the application. The project will also pay “Traffic Impact Fees” to the City to help pay for offsite impacts from the project.
14. When questioned by several residents about needed improvements to C ½ Road, Scott Peterson explained that C-1/2 Road resides in Mesa County while the Traffic Impact Fees are paid primarily to the City of Grand Junction. As such, it can be a challenge to get both agencies to work and pay for street improvements. Scott indicated he would bring this up with planning and engineering staff, but at this time the majority of improvements would fall on Mesa County.

15. Resident Illenberger asked about the effects of traffic downstream from the project, particularly at Las Colonias and the apartments around that area. Scott Peterson explained that the City's intent was for bike and pedestrian-friendly trails to exist in the future and that construction of those trails was part of the process.
16. Ken and Terrie Heinecke expressed safety concerns about family, children, and heavy trucks running along the same narrow road and asked what they were supposed to do about it. Ben Fox and Scott Peterson acknowledged their concerns and explained that the planning commission has the right to put additional restrictions on the gravel pit operation. They also recommended they bring up those concerns at future public hearings.
17. Terrie Heinecke asked about historical properties and if the gravel pit would negatively affect those areas. Ben Fox indicated that he was not aware of any designated historical sites within the area, but explained that he would look into it as the project progressed and that an evaluation of impact to historical sites was part of the permitting process.
18. Linda McBride asked where the bike trail would run, asked about Las Colonias Park noise restrictions, and about bike path operating time restrictions. Scott Peterson answered that, while not directly connected with gravel pit operations, the City intends to eventually have a bike path along the Colorado River. Las Colonias and bike paths would fall under standard City noise restrictions. Ms. McBride also asked what the largest concern was in terms of pollutants, to which Ben Fox replied it would likely be small spills from trucks/mining equipment. She expressed that she was not happy about decisions to trash the City and valuable riverfront areas with gravel pits, and did not approve of a future subdivision in a rural area.
19. Ken Heinecke brought up concerns regarding the property's location within the 100-year floodplain and how that would affect open-pit gravel mining operations. If a flood were to happen, how would the flow of sediment off-site be mitigated? Ben Fox did not have a detailed answer to the question, but knew that it was partially accounted for in the Stormwater Management Plan and stated that he would investigate the issue further as they moved forward with a more concrete development plan.
20. Another resident expressed concerns with the existence of a bike path and people parking on their property near C ½ Rd street frontage to access the paths. Scott Peterson answered that it is technically illegal to park in those locations, so that should be dealt with by law enforcement.
21. Residents asked about the timing of the trail construction. Some were concerned with trespass if people walking along the trail had no place to go. Ben Fox indicated he expects the City to require, at a minimum, trail dedication. It is not clear when trail construction would occur, and that trespassing still remains trespassing.

Mr. Scott Peterson
June 30, 2021
Page 5 of 5

22. Towards the end of the meeting, Ben Fox re-emphasized that this was a preliminary Neighborhood Meeting designed to alert the public to a development application in the process of being submitted to the City for approval. Many specifics of the project had not yet been ironed out, and they should keep their comments/concerns in mind and bring them up at the upcoming hearings. Scott Peterson informed the attendees that they would be notified via letter of the times/locations of those future hearings.

In summary, the biggest issues for the project were dust/noise, environmental impacts, and traffic/bike/pedestrians along C-1/2 Road and how improvements could be made to accommodate those users.

It should be noted that Nathaniel Mueller (the direct westerly neighbor) emailed Austin Civil Group separately from the meeting and requested a pullout from the property to C ½ Road, a dedication of the southern portion of the property, and the withholding of funds for future road repairs. A copy of the email is attached.

Sincerely,



Austin Civil Group, Inc.
Benjamin Fox, E.I.T., Staff Engineer

From: Nathaniel Mueller <nathaniel.g.mueller@gmail.com>
Date: June 29, 2021 at 4:16:15 PM MDT
To: Mark Austin <MarkA@austincivilgroup.com>
Cc: pariahlaw@aol.com, Akcolomed <akcolomed@aol.com>
Subject: 2855 C 1/2 Rd neighborhood mtg.

Dear Mr. Austin and team,

We would like to thank you for hosting a neighborhood meeting concerning your re-zoning and future development of 2855 C 1/2 Rd. Giving notice for any changes in this area is greatly appreciated, particularly for such a large parcel in a part of town that contains a key bike vein and the Colorado River.

As your direct westerly neighbors, of 2869 C 1/2 Rd, we are certain that your activities will conform with best practices and relevant oversight guidelines. We are of the impression that the property is to initially be used as a gravel pit. Considering that the project at 2855 C 1/2 appears to have a long timeline, we would hope that you consider our three requests, as we believe they would benefit the surrounding properties as well as benefit the local community as a whole.

The three requests are, as follows:

1. **Expand the pullout onto C 1/2 Rd.** In the interest of safety for drivers and potential licensees entering and exiting the property, a dedicated turn lane should be created appurtenant to the road.
2. **Dedicate the southern portion of the property.** It would appear that the majority of the land on the northern bank of the Colorado River is already held by the James M. Robb State park, and future plans of civic development appear to include a bike path that would run the length of the river through the Grand Valley. Currently, C 1/2 Rd. is the major bicycle thoroughfare in the area. 2855 C 1/2 Rd. appears to be the last property that actually touches the river. We request a dedication of the southern portion of 2855 to the relevant entity. The benefits of safety and community development opportunities, we hope, appear obvious in this respect.
3. **Withhold funds for future road repairs.** With C 1/2 Rd. already buckling in many spots, increased road usage by larger vehicles could lead to accelerated damage in the coming years. While we are aware that use permits and taxes for undertaking such a project tend to be funneled into road and highway maintenance, the proposed use at 2855 would be distinct among other properties in the area. We hope that a certain amount can be voluntarily withheld in order to cover repairs once the gravel pit is exhausted.

Thank you for your time, and welcome to the neighborhood.

Sincerely,

Nathaniel Mueller
(808)224-6951

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) M&D Enterprises LLC ("Entity") is the owner of the following property:

(b) 2855 C 1/2 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) Representative 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:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

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

[Empty box for other owners]

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

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.

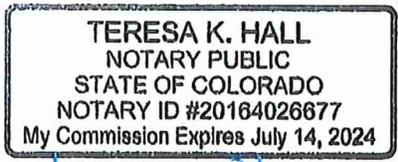
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Martin Azcarraga

Printed name of person signing: Martin Azcarraga

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 22nd day of February, 2021

by Martin Azcarraga

Witness my hand and seal.

My Notary Commission expires on July 14, 2024

Teresa K. Hall
Notary Public Signature

**General Project Report
2855 C ½ Road – Gravel Pit
Annexation/Zoning/CUP Submittal**

Project Description (Location, Acreage, Proposed Use):

The purpose of this submittal is to obtain approval from the City of Grand Junction and applicable agencies to construct a gravel pit with associated parking and landscaping. The location of the project site is depicted below:



The 2855 C ½ Road property consists of approximately 27.8 acres. The applicant proposes to annex the property into the City of Grand Junction with a rezone from RSF-R (Residential Single Family – Rural) to CSR (Community Services and Recreation) to allow a gravel extraction operation. A conditional use permit (CUP) will be required after the annexation and zoning in order to move forward with the gravel pit. According to the 2020 Comprehensive Plan, the property is adjacent to Parks and Open Space, which would allow for a CSR zoning. The property consists of agricultural land with a covering of native grasses.

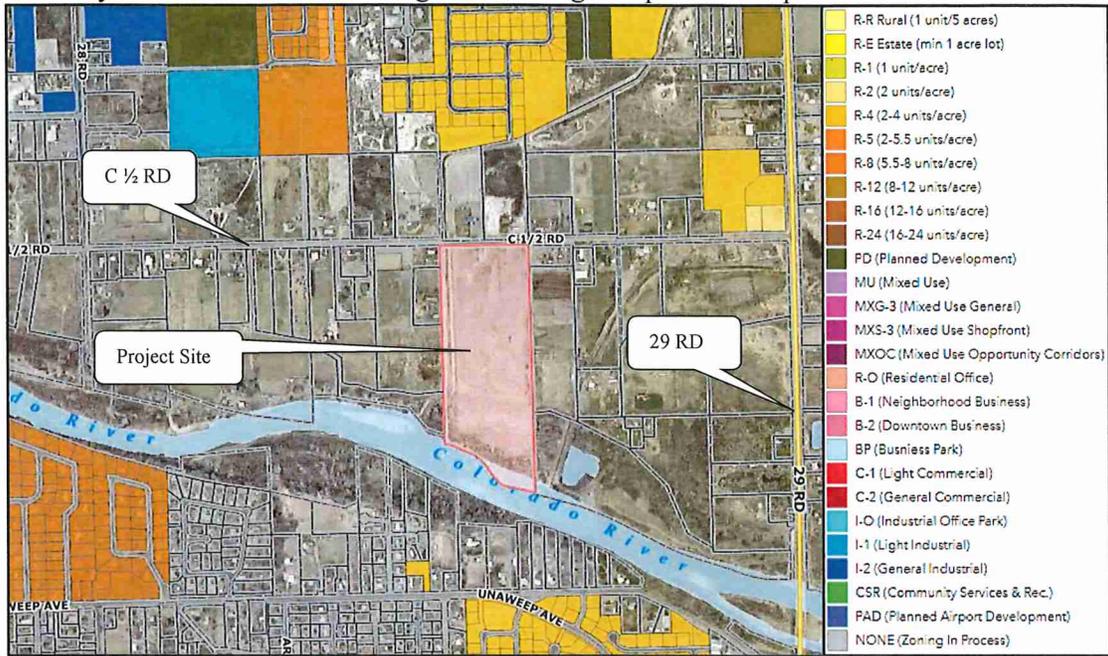
Surrounding Land Uses and Zoning:

The following adjacent properties are zoned accordingly:

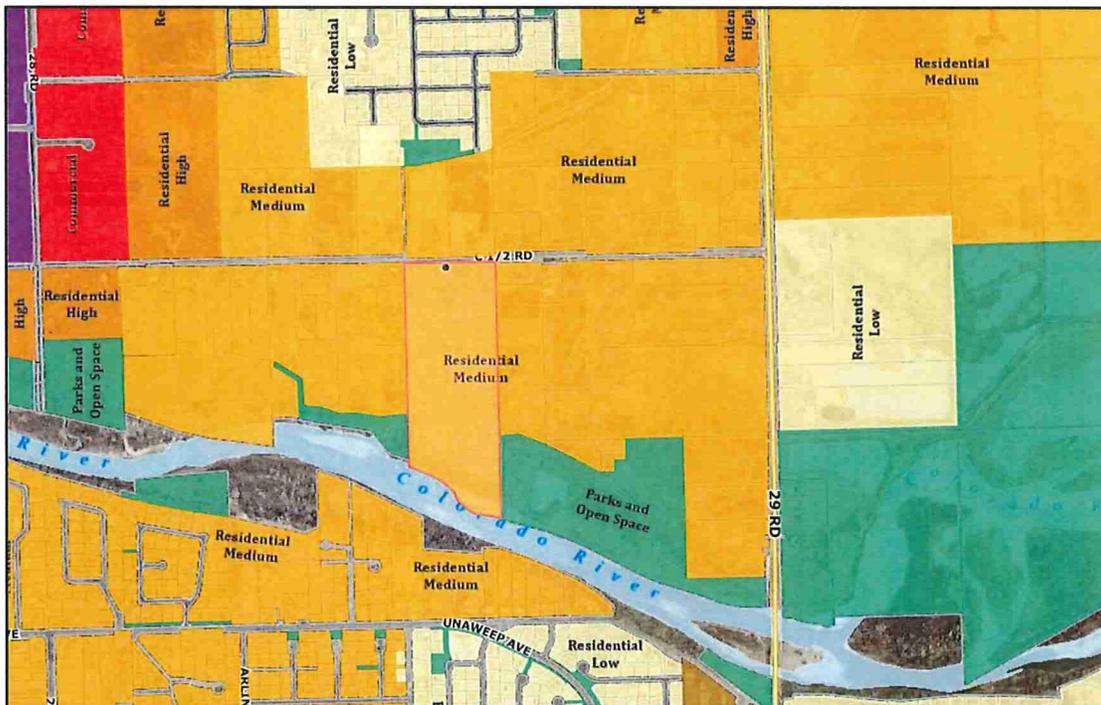
DIRECTION	ZONING	CURRENT LAND USE
North:	RSF-R	Residential
South:	N/A	Colorado River
East:	RSF-R	Residential/Agricultural
West	RSF-R	Residential/Agricultural

General Project Report 2855 C ½ Road – Gravel Pit Annexation/Zoning/CUP Submittal

The City of Grand Junction zoning surrounding this parcel is depicted below:



Current City of Grand Junction Zoning



Future Land Use 2020 Comprehensive Plan

General Project Report
2855 C ½ Road – Gravel Pit
Annexation/Zoning/CUP Submittal

Gravel Extraction in the Grand Valley:

The proposed gravel extraction project will last for ten (10) years with an additional two (2) years dedicated to complete site reclamation. Sand and gravel are key building materials required for the majority of development projects within the Grand Valley, to include both private and public capital improvement projects. Road base, asphalt, concrete, building foundations, etc., all depend on access to these materials. From a geologic perspective, accessible sand and gravel deposits are found most prominently near the Colorado River, making this site an important local resource for developers, builders, and contractors. Recent growth within the Grand Valley continues to increase demand for these materials and this project seeks to provide locally-sourced materials to aid in meeting that demand.

Site Access:

Access to the property is gained from a single-family gravel driveway in the middle of the north edge of the property. A rebuild of the driveway to meet anticipated access requirements will be part of this project. It will remain the only single access point to C ½ Road and in approximately the same location as the existing access. A pending agreement between Mesa County, the City of Grand Junction, and the applicant is being developed in which costs for C ½ Road upgrades will be split evenly into thirds among the respective parties. The applicant is agreeable to the pending agreement at this time.

ROW/Easements:

The existing ROW is 40' from the subject property line to the opposite property line at approximately the center of pavement. A 14' multi-purpose easement has been proposed along existing street frontage. Reference the Site Plan for details. The Active Transportation Corridor map shows a future trail on the west side of the parcel and another one near the river at the southern edge of the property. Appropriate easements will be granted for these trails as a condition of approval once City personnel have determined the exact location of the proposed trail.

Utilities:

All utility services required for this project are currently located on, or adjacent to, the project site.

Sanitary Sewer: There is an existing 8" VCP sanitary sewer line that runs along C ½ Road fronting the property. This project will not need to tap into the system as there will be no new buildings constructed on the property.

Domestic Water: Ute Water services the area and a water main is located along C ½ Road.

Stormwater & Drainage: The site is within Grand Valley Drainage District and currently drains south toward the Colorado river. An open drainage ditch ("No Name Drain") owned by GVDD runs south along the western edge of the property before emptying into the Colorado River. Permanent water quality control and stormwater BMPs will be

General Project Report
2855 C ½ Road – Gravel Pit
Annexation/Zoning/CUP Submittal

provided for the project. The proposed gravel excavation operation will serve as a dewatering pond during and after construction.

Irrigation Water: The parcel is serviced by Grand Valley Irrigation Company and currently flood irrigates the existing pasture from north to south. If gravel extraction is approved, existing irrigation water will be used to irrigate the required landscaping as outlined in the Landscape Plan. More shares can be purchased and turned out of the MC045 headgate at request of ownership.

Dry Utilities: Electrical service and gas are provided by Grand Valley Power.

Parking:

The design number of spaces for parking was taken from the city off-street required parking as 1 space per employee. The applicant intends to have 3 employees onsite for extraction operations. Please consider that the site will be mined in smaller, staged segments over 10 years, so there will be adequate vacant space across the parcel for employee parking.

Response to Development Regulations 21.04.30 (k) Use Specific Standards: Mineral Extraction, Washing, Crushing, Cement Batch Plants and Asphalt Plants

(1) Purpose. The purpose of this subsection is to establish reasonable and uniform limitations, safeguards and controls to wisely utilize natural resources and to reclaim mined land.

(i) Gravel extraction and/or processing activities should occur on parcels of sufficient size so that extraction and reclamation can be undertaken while still protecting the health, safety and welfare of the citizens.

Response: The parcel is large enough that all activities can take place within the setbacks required by these regulations. Buffering measures include landscaping, screening fences, and berms surrounding the proposed facility.

(ii) Where gravel extraction and/or processing is adjacent to zoning or land uses other than I-1 or I-2, mining, handling and batch processing activities may be restricted, buffering may be required and/or disturbance/reclamation may be accelerated to be compatible with the adjacent zone or use.

Response: Setbacks—as displayed on the Site Plan—will be adhered to. A 6-ft screening fence is proposed along the property boundary. Landscape buffering is employed on street frontage, and a berm helps buffer adjacent properties. Existing vegetation within setbacks will largely be left in place unless removal is required to implement the Landscape Plan or Site Plan.

(2) Procedure.

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(i) Commercial extraction of mineral deposits shall not begin or occur until an excavation and land reclamation plan have been approved in writing by the Colorado Mined Land Reclamation Board.

Response: A Construction Materials Regular 112 Operation Reclamation Permit will be requested from the State of Colorado after a determination is made by the City of Grand Junction to issue a Conditional Use Permit (CUP). The applicant would like assurance that a CUP can be issued before moving forward with the project and submitting the 112 Permit to the State of Colorado.

(ii) A plan approved as part of a CUP and/or a reclamation/development schedule being followed under previous regulations fulfills this requirement.

Response: An excavation and reclamation plan meeting the above requirement is included with this submittal application.

(iii) Asphalt, cement and/or other batch plant operations shall be subject to CUP requirements.

Response: There will be no batch plants for this project.

(iv) A plan for a use under this subsection shall contain, in addition to those relevant requirements outlined for a CUP, the following:

(A) Detailed description of the method of extraction and reclamation to be employed, including any necessary accessory uses such as, but not limited to, crushers, batch plants and asphalt plants;

Response: Of the total 27.8-acres within the project, 18.3-acres will be mined for sand and gravel. While the site will be mined over 10 years, actual day-to-day excavation will focus on one smaller area at a time and progressively shift around the area as time progresses.

The sand and gravel pit operations will have screening, crushing, and conveying equipment for the gravel processing in addition to the trackhoes and front-end loaders.

Earthwork operations will begin at the south end and move to the north end of the site. Appropriate setbacks for the Colorado River are accounted for. The topsoil will be removed and stockpiled in berms around the perimeter of the excavation site. Next, the sands and gravel will be mined using trackhoes, front-end loaders, and bulldozers. To process the sand and gravel, screens and crushers located near the center of the project area will be utilized. Once the materials are processed, they will be piled onsite or loaded into trucks and trucked offsite. Given the high water table, material stockpiles will be established to allow for drying. After the sand and gravel have been removed, the area will be backfilled and compacted

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using the stockpiled overburden material, the overburden from the next mining area, and imported fill materials. The project area will be regraded to reflect the final grades depicted on the Reclamation Plan, including the establishment of the reclamation pond.

A more detailed plan of operations will be provided with the State application.

(B) An extraction plan showing the areas to be mined, location of stockpile area, location of structures, general location of processing equipment, with accompanying time schedules, fencing if applicable, depth of deposit, tons in the deposit and other pertinent information;

Response: The proposed Site Plan depicts the extraction area. It is approximately 18 acres in total and averages 15 feet deep, with a higher concentration of gravel/cobbles near the southern portion. The anticipated yield of sand and gravel is an estimated 450,000 tons over the projected 10 years. Topsoil and overburden materials will be moved to the east and west sides of the property, out of the floodway. Stockpiled materials and sand/gravel processing areas will generally be in the center of the project site.

Reclamation of the site will be completed no more than 2 years after sand and gravel mining termination. The additional two years is required to deplete all stockpiled sand and gravel and complete reclamation efforts. Complete reclamation efforts include easements for future City trail systems and the construction of those trails—payment for which has not yet been determined—if not already constructed by that time.

(C) A detailed reclamation plan showing proposed reclamation with time schedules including, but not limited to, finish contours, grading, sloping, placement, and amount and type of revegetation, post-extraction land use plans and any other relevant information;

Response: The reclamation and revegetation plan will follow requirements and guidelines of the applicable state permits. A reclamation plan drawing, included with this conditional use permit application, depicts much of the information above. Reclamation will be completed a maximum of 12 years after the start of sand and gravel operations, and sooner if gravel operations conclude earlier than anticipated. In general, the facility will be returned to its original condition with a ~11.5-acre reclamation pond in the center of the property for wildlife habitat and drainage.

Once all sand and gravel have been mined and stockpile materials are depleted, the site will be graded to the final contours proposed on the reclamation plan map. The sand and gravel mined areas will be backfilled and compacted with onsite overburden and imported fill if needed, excepting the reclamation pond area. All internal gravel haul roads will be eliminated. The site will have a slight gradient

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to the south, with slopes no greater than 1%. The US Department of Agriculture, Natural Resource Conservation Service (NRCS), indicates the existing site soils are fair to poor topsoil. Based on local recommendations from the CPW Revegetation Guide, the site will be revegetated using a mix of Western wheatgrass, Intermediate wheatgrass, Smooth Brome, and Perennial Rye applied at 28.5 PLS (pure live seed) per acre if drilled and 57 PLS per acre if broadcast. This mix does not require irrigation.

(D) Topography of the area with contour lines of sufficient detail to portray the direction and rate of slope of the land covered in the application;

Response: Drawings identifying the existing conditions and reclamation plan, included with this conditional use permit application, are attached which depict the information requested. The slope on the existing site is approximately 0.5% to the south. The slope of the land after reclamation will be approximately 0.5% to the south side of the property.

(E) Type, character, and density of proposed vegetation both during excavation and as a component of rehabilitation;

Response: The existing site is approximately 70% covered with vegetation. The vegetation on the site consists of Siberian elm, Russian knapweed, chicory, Russian thistle, cheatgrass, bindweed, kochia, Russian olive, cottonwood, and tamarisk. Much of the vegetative cover is classified as noxious. The type of vegetation for reclamation will be a mix of Western wheatgrass, Intermediate Wheatgrass, Smooth Brome, and Perennial Rye applied at 28.5 PLS (pure live seed) per acre if drilled and 57 PLS per acre if broadcast, as recommended by the CPW Revegetation Guide found in Appendix 13.1 of the Mesa County Design Standards. This mix does not require irrigation and appears to meet the requirements of 2 CCR 407-4.

(F) The operator's estimated cost at each of the following segments of the reclamation process, including where applicable, backfilling, grading, reestablishing topsoil, planting, revegetation management, irrigation, protection of plants and soil prior to vegetation establishment and administrative cost;

Response:

<u>ITEM</u>	<u>QUAN</u>	<u>RATE</u>	<u>TOTAL</u>
Grading	LS	\$ 8,000	\$8,000
Planting	20 acres	\$350	\$7,000
Revegetation Management	20 acres	\$50	\$1,000
Total Estimated Cost			\$16,000

(G) A drainage plan and report prepared by a Colorado registered professional engineer with consideration of natural drainage, drainage during excavation and drainage after reclamation such that the proposed reclamation and excavation

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will have no adverse effect in excess of natural conditions. Where applicable, the Director may require a floodplain permit (see GJMC [21.07.010](#), Flood damage prevention);

Response: A drainage report has been prepared and is included with this conditional use permit application request.

(H) Traffic analysis, which reviews road capacity and safety conditions/considerations for and within the neighborhood, as that term may be defined and applied by the Director. The Director may reduce or enlarge the neighborhood to be analyzed upon a finding of a hazard or hazardous condition. The traffic analysis shall generally conform to and address TEDS standards (GJMC Title 29) and shall include but not be limited to ingress/egress, parking and loading, on-site circulation, number of trucks per day and the capacity of roads, streets, bridges, intersections, etc.;

Response: A traffic analysis review plan has been prepared and is included with this conditional use permit application request. Access to the site will remain a single point on C 1/2 Road at approximately the same location as existing access. A Cost Share Agreement is currently pending between Mesa County, the City of Grand Junction, and the applicant for C ½ Road Improvements. The applicant is agreeable to the execution of the existing Cost Share Agreement at this time.

(I) An erosion control plan for runoff and wind-blown sediments shall be provided for the mining operation and the reclamation;

Response: A Stormwater Management Plan (SWMP) is attached as a condition of approval.

(J) Additional information that is required because of unique site features or characteristics may be required by the Public Works and Planning Departments; and

Response: A 15-ft wide trail easement has been added to the Site Plan as part of the City's Active Transportation Plan. The easement dedication and trail construction will be required during the reclamation stage as a Condition of Approval. If constructed now, this segment would remain a stand-alone segment with nothing to connect with, and it may be located in an unfavorable location. Because the Riverfront Trail needs to be constructed in a manner that facilitates pedestrian movement across adjacent parcels, the applicant believes it best to wait for the City of Grand Junction to better define the exact trail location. This trail easement includes both the north-south and east-west segments as outlined on the City Transportation Map.

(K) Upon approval, the excavation and reclamation plans shall be filed with the City and recorded with the Mesa County Clerk and Recorder. Any change in

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excavation or reclamation plan shall be prohibited unless amended through the conditional use permit process.

The excavation and reclamation plans will be filed with the City and recorded with the Mesa County Clerk and Recorder upon approval.

(3) *Standards.*

(i) Mineral extraction, washing, crushing, cement and asphalt batch planting and other mined products related uses shall be subject to an approved excavation permit, well permit, air pollution permit, reclamation plan and any and all other permits, certifications or requirements of the State or federal agencies having jurisdiction as required;

Response: The applicant understands that State and/or other applicable permit(s) will be a condition of approval for this CUP.

(ii) Excavation or deposit of overburden is not permitted within 30 feet of an abutting parcel, an easement, an irrigation ditch or canal or right-of-way unless by written agreement of the owner of such property, easement, irrigation ditch, canal or right-of-way;

Response: A setback of 30-feet for excavation or deposit of overburden has been established from abutting parcels, easements, irrigation ditches, canals, and rights-of-ways as shown on the Site Plan.

(iii) Excavation within 125 feet of an existing residence is not permitted unless by written agreement of the owners and occupants of the residence. No rock crushing, asphalt/cement plant or other similar equipment or operations shall take place any closer than 250 feet of a residence. The Planning Commission may require a greater distance if the operation is abutting a residential zone district. Excavation, loading, handling, processing and batch operations adjacent to residentially zoned parcels shall not exceed 65 decibels at the property line of any adjacent parcel;

Response: There are three residences adjacent to the property and two residences north of C ½ Road. A minimum 250-ft buffer will be provided between each residence and all rock crushing activities, and a minimum 125-ft buffer for all mining activities as shown on the Site Plan.

(iv) At a minimum, 100 feet greenbelt setback shall be provided from jurisdictional wetlands or navigable watercourses as the same are defined by the U.S. Army Corps of Engineers (USACE). The Director upon recommendation and consent of the USACE may vary this standard;

Response: A 100-ft greenbelt setback is provided from the Colorado River along the southern edge of the property. This is the same as the 100-ft water setback detailed

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on the Site Plan. No wetland disturbance is planned at this time based on the Wetland Delineation Report (included). Refinement would be necessary if a U.S. Army Corps of Engineers permit is required, but that appears unlikely.

(v) Existing trees and vegetation shall, to the extent practicable, be preserved and maintained in the required setback to protect against and reduce noise, dust and erosion. The Director may require vegetative screening and/or buffering in accordance with this code in order to minimize the impact to dissimilar adjacent uses or zoning districts;

Response: Existing trees and vegetation, to the extent practicable, will be preserved and maintained in required setbacks to protect against and reduce noise, dust, and erosion. Setbacks are shown on the Site Plan.

(vi) The owner or operator shall submit a traffic analysis;

Response: A traffic analysis has been prepared and is included with this submittal. A Cost Share Agreement is currently pending between Mesa County, the City of Grand Junction, and the applicant for C ½ Road Improvements. The applicant is agreeable to the execution of the existing Cost Share Agreement at this time.

(vii) The Director of Public Works may place restrictions on right-of-way use after review of the traffic analysis. Restrictions may include but are not limited to the owner or operator being responsible for the extraordinary upgrade and maintenance of the designated haul route;

Response: A haul road plan has been included with this submittal. Access to and from the project site will be from C 1/2 Road only.

(viii) Streets, bridges and highways designated as haul route shall be maintained by the owner/operator in a reasonably clean condition. This may include, depending on local conditions, watering, oiling, or sweeping as determined by the Director;

Response: C ½ Road and 28 Road will be maintained by the owner/operator in a reasonably clean condition.

(ix) Hours of operation shall be restricted to 6:00 a.m. to 6:00 p.m. The Director may authorize different hours; however, the Director may also restrict as part of the CUP the hours of operation near residential or urbanized areas;

Response: The planned hours of operation are 7:00 a.m. to 5:30 p.m.

(x) In no event shall a slope of steeper than 2:1 be left for dry pits. A pit with a slope of 3:1 or steeper shall not exceed a depth of 10 feet. The floor of excavation pits, whether wet or dry, shall be left in a suitable condition;

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Response: The excavation of the gravel pit will follow these guidelines.

(xi) The owner/operator shall not excavate, store overburden or mined material or dike the property in such a manner as to increase any drainage or flooding on property not owned by the operator or damage public facilities and/or property;

Response: There is no offsite drainage onto the property, and all runoff occurring within the property will be contained in earth berms at the edge of the site.

(xii) Prior to starting operation, where the operation is adjacent to subdivided and/or developed commercial or residential property, the Director may require buffering and/or screening. Required fencing, screening and/or buffering shall not be removed until reclamation has been completed;

Response: The site will have a minimum buffer of 30' around the entirety of the property, and will also follow the required excavation and crushing buffers. A 6-ft screening fence will also be installed, not to be removed until reclamation is complete. This information will be provided in detailed documents to be included with the State permit application.

(xiii) After mining has been completed, the site shall not to be used to stockpile sand and/or gravel except in I-1 and I-2 with a CUP. In any event the owner/operator is to reclaim the site as rapidly as possible;

Response: Once mining is complete all processed materials will be removed and the site will be reclaimed.

(xiv) Operations shall comply with the noise, vibration and other applicable standards and requirements of this code. If there are conflicting or competing provisions in this code, the most stringent shall apply;

Response: Operations will work within the applicable standards in the City of Grand Junction Zoning and Development Code. This information will be provided in detailed documents to be included with the State permit application.

(xv) All air emissions shall comply with standards established by the Mesa County Health Department, State Health Department and Colorado Air Quality Control Commission;

Response: This project will comply with all applicable standards. This information will be provided in detailed documents to be included with the State permit application.

(xvi) All water use and/or discharge shall conform to standards established by law and administered by the Environmental Protection Agency (EPA), the Colorado

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Department of Public Health and Environment (CDHPE), the City of Grand Junction and the Mesa County Health Department;

Response: Water use and/or discharge will conform with applicable standards. This information will be provided in detailed documents to be included with the State permit application.

(xvii) All slopes shall be stabilized. Land remaining at the natural water level must be revegetated in a manner compatible in type as/with the immediately prevailing area. Revegetation plans are required and shall minimally meet the standards of the Colorado Mine Land Reclamation Board;

Response: A reclamation plan is included with this submittal, and revegetation will take place as in accordance with 2 CCR 407-4 Rule 3.1.10. This information will be provided in detailed documents to be included with the State permit application.

(xviii) All disturbed areas shall be revegetated in accordance with the vegetation plan;

Response: All disturbed areas will be revegetated with a suitable seed mix in accordance with 2 CCR 407-4. This information will be provided in detailed documents to be included with the State permit application.

(xix) Following initial revegetation efforts, the revegetated area shall be maintained for a period of three years or until all vegetation is firmly established in the reclamation area;

Response: The reclaimed area will be maintained for a period of 3 years to ensure that vegetation is firmly established.

(xx) A timetable for reclamation shall be placed on each project. Time lines, including but not limited to milestones, if any, shall be dependent upon the type and size of reclamation effort;

Response: Reclamation shall be completed approximately two years after mining operations are complete.

(xxi) Proof of a reclamation bond shall be submitted, along with the required reclamation plan;

Response: A reclamation plan has been included with this submittal, and proof of a reclamation bond will be included as part of the conditions of approval. This information will be provided in detailed documents to be included with the State permit application.

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(xxii) A development schedule shall be submitted describing the life span of the project in years (ranges are acceptable) and, if applicable, the years per phase;

Response: The mining will take place in one phase lasting approximately ten years. Reclamation is expected to be completed two years after mining is completed.

(xxiii) If the development schedule is not met the conditional use permit:

(A) May be revoked;

(B) The Director may grant a two-year extension per request;

(C) The Planning Commission shall have the power, after hearing, to revoke any conditional use permit for any violation;

(D) Upon at least 10 days' written notice to the owner, the Planning Commission may hold a hearing to determine the nature and extent of the alleged violation, and shall have the power, upon showing of good cause, to revoke the permit and the plan and to require reclamation of the land;

(E) If not extended or revoked, a new application and extraction plan will need to be submitted and reviewed in the manner described in this subsection;

(F) An extension request shall provide information in writing detailing the reasons for the request. The Director shall consider the stated reasons, as well as the extent conditions have changed in the area, if any, before granting an extension;

(G) If a written request to extend the development schedule is submitted to the Director it shall include but not necessarily be limited to the factors and reasons for the requested extension. New conditions may be imposed as a part of the granting of an extension. New conditions, if any, may be appealed to the Planning Commission to be considered at a public hearing;

(H) The Director may forward any extension request to the Planning Commission;

(I) Extension requests will be evaluated by the Director and/or Planning Commission on the same basis and with the same information as per the conditional use permit process;

(xxiv) If the use has not operated or if no material has been extracted in accordance with the development schedule or any extension thereof, the conditional use permit shall expire;

(xxv) Signage for public safety is required

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Response: A freestanding sign will be erected near the proposed entrance at the north end of the project site to post State of Colorado required identification information. The sign will be less than 1.5 square feet.

(xxvi) Fencing around the perimeter of the property is required.

Response: A 6-foot perimeter screening fence will be provided as part of the construction process, as shown on the Site Plan.

Conditional Use Permit Approval Criteria. (GJMC 21.02.110(c))

The application shall demonstrate that the proposed development will comply with the following:

- (1) *District Standards. The underlying zoning districts standards established in Chapter [21.03](#) GJMC, except density when the application is pursuant to GJMC [21.08.020\(c\)](#):*

Response: The CSR zone district implements the future land use designation of Conservation/Mineral Extraction and is therefore an appropriate option. The proposed development meets the standards outlined in the Mixed Use and Industrial Bulk Standards Summary Table for CSR. Setbacks and other dimensional requirements are shown on the Site Plan.

- (2) *Specific Standards. The use-specific standards established in Chapter [21.04](#) GJMC;*

Response: See page 3 above.

- (3) *Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities;*

Response: The above services and facilities are available within the local area.

- (4) *Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:*

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

Response: Screening fences and setbacks are provided for in the Site Plan. Additionally, operating hours are within the allowable timeframe.

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(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

Response: Gravel extraction operations will be done in phases around the property to limit the amount of disturbed area at any given time. Activity is removed from the Colorado River to allow for the passage of native wildlife. Those areas of thick vegetation and trees within 100-ft of the Colorado River are preserved in the project as shown on the Site Plan.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

Response: Screening fences, dust control, operating hours, phased extraction, and appropriate setbacks all contribute to the above items. Additionally, the project will last up to 10 years, meaning that it will not be a permanent fixture in the local area.

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant's engineer should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.¹ The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: 02-16-21
Project Name: 2855 C 1/2 Road
Project Street Address: 2855 C 1/2 Road Grand Junction
Assessor's Tax Parcel Number: 2943-194-00-248
Project Owner Name: M&D Enterprises LLC
City or County project file #: _____
Name of Water Purveyor: Ute Water
Applicant Name/Phone Number: M&D Enterprises
Applicant E-mail: _____

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area (see notes below) for each one or two family dwelling will be N/A square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.
Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction (See International Building Code [IBC] for all buildings used to determine the minimum fire flow requirements:
N/A
 - b. List each building that will be provided with an approved fire sprinkler system:

3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]):
0 gpm
Comments: Gravel Pit with no buildings and typical equipment operations

Note:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures. In general, at least 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet⁴. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2012], to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants

Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: Ute Clifton Grand Junction

2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

SEE ATTACHED MAP. THE DISTRICT HAS AN EXISTING 3-INCH IN C.5; NEAREST EXISTING FIRE HYDRANTS ARE IN 29 RD AND 28 RD NEAR C.5 (APPROX 1/2 MILE FROM PROJECT SITE).

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the fire flow:

SEE ATTACHED RESULTS

[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE

Date: 2/17/2021

Contact phone/E-mail of Water Supplier: 970-256-2882 hydrant@utewater.org

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

¹ There are three drinking water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328 and City of Grand Junction water 970-244-1572.

² Address: City – 250 N 5th St, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ <http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/>

⁵ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 8/7/20 10:30 am

NFPA Classification:	
Blue	AA
4216.14	

Work Order: 997
Operator: DUSTY K, JOE I, JESSE K.

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 3396
Address: 365 29 RD
Cross Street: _____
Location: _____
District: _____
Sub-Division: _____

Latitude: 715000.925
Longitude: 4326111.053
Elevation: 4599.17
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

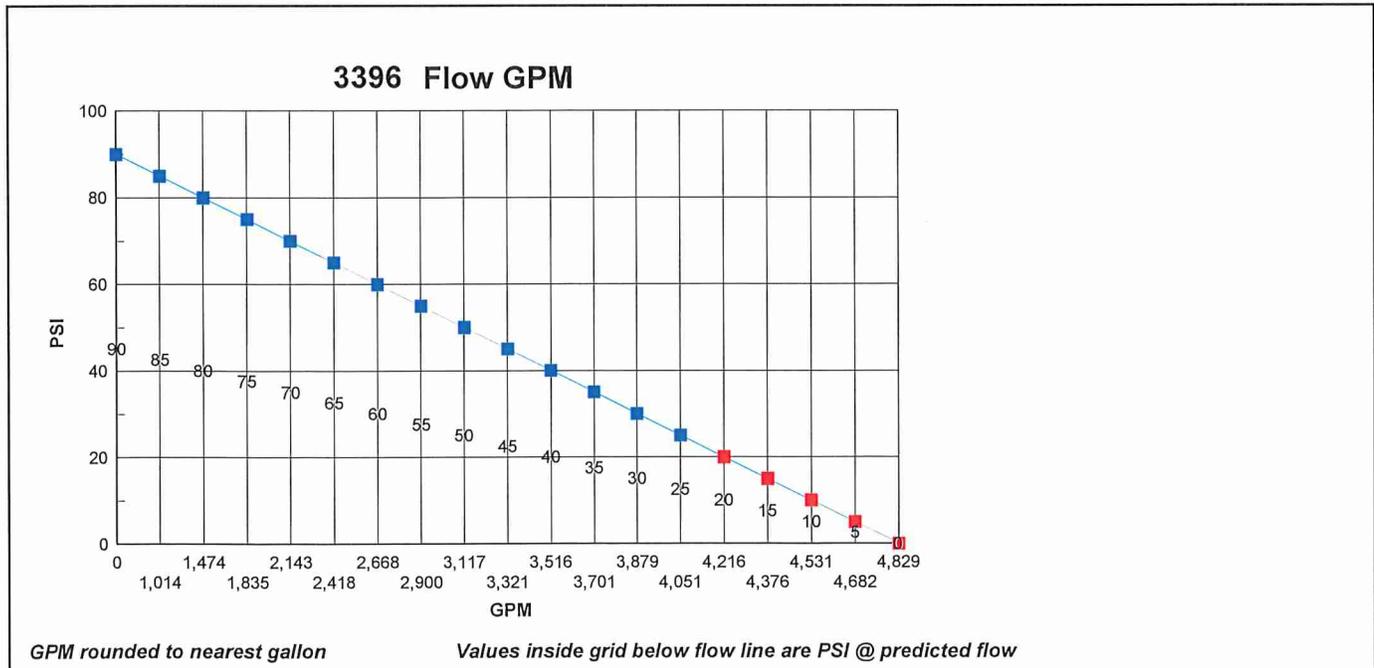
Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/2005
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	3395	2.5" Hose Monster	2.50	1118.83	5594.15
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 44.00	Total Gallons Used: 5594.15
Static PSI: 90.00	Max GPM during test: 1,118.83
Residual PSI: 84.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 6.67	Predicted GPM @ 20 PSI: 4216.14



**POST-CONSTRUCTION STORMWATER CONTROL
OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT is made and entered into this 16th day of February, 2021, by and between M&D Enterprises LLC, (hereinafter the "Landowner"), and the City of Grand Junction, Colorado (hereinafter "Municipality");

RECITALS

The Landowner is the owner of the following real property:
hereinafter referred to as "the Property."

The Landowner is developing the Property;

The Municipality and the Landowner, on behalf of all successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site stormwater Best Management Practices be constructed and maintained on the Property.

For the purposes of this agreement, the following definitions shall apply:

BMP – "Best Management Practice;" activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Pollution Prevention Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, grassed swales, forested buffers, sand filters and detention basins.

As part of the approval of the development of the property, the Municipality will review and approve a Final Drainage Report which will implement Post-Construction Storm Water Management BMPs required by the Municipal Stormwater Pollution Prevention Ordinance.

The purpose of this Agreement is to insure the adequate maintenance, operation and repair of the storm water management facilities, in perpetuity, by the owners of the property served by these facilities.

The Landowner desires to subject and place upon the Property the covenants and servitudes set forth herein which shall run with the Property and be binding on all parties having any right, title, or interests in the Property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications shown and described in the Final Drainage Report.
2. The Landowner shall operate and maintain in perpetuity the BMP(s) as shown and described on the Final Drainage Report in good working order as reasonably determined by the Municipality and in accordance with the specific maintenance requirements noted on the Final Drainage Report. The Landowner shall cause the BMP(s) to be inspected annually by a Qualified Erosion Control Specialist to ensure good working order and shall send a report from said inspection to the Municipality annually, on or before December 31st of each year.
3. The Landowner hereby grants a perpetual easement to the Municipality, its authorized agents and employees, to enter upon the Property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems necessary. The Municipality shall make reasonable efforts to notify the Landowner prior to entering the Property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown and described on the Final Drainage Report in good working order as reasonably determined by the Municipality, the Municipality or its representatives may enter upon the Property and take action to maintain and/or repair and/or reconstruct said BMP(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all reasonable expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP(s) by the Landowner. This Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Municipality may conduct routine inspections of the BMP(s) to verify their continued adequate functioning. The Municipality may also inspect the BMP(s) in the event of reported or suspected failure to function adequately. These inspection activities shall not absolve the Landowner of its obligation to maintain the BMPs in perpetuity or to provide the Municipality with the required Landowner inspection report.
8. This Agreement shall not be interpreted or deemed to limit the authority, privilege or right of the Municipality pursuant to any duly enacted ordinance of the Municipality, charter provision, statute or any duly granted federal or state water discharge permit.

9. Notifications and reports made under this Agreement shall be provided to the City at:

Mr. Chris Spears
Street Systems Supervisor
250 N 5th Street-
Grand Junction, CO 81501

and to the Landowner at:

This Agreement shall be recorded in the Mesa County, Colorado land records and shall, once recorded, constitute a covenant running with the Property and shall be an equitable servitude binding on present and subsequent owners of the Property in whole or in part, and their administrators, executors, assigns, heirs and successors in interest, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the City of Grand Junction:

(SEAL)

For the Landowner:

ATTEST:

_____ (City of Grand Junction)

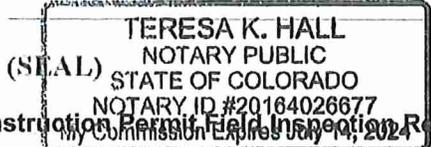
County of Mesa, Colorado

I, Teresa K. Hall, a Notary Public in and for the County and State aforesaid, whose commission expires on the 14th day of July, 2024 do hereby certify that Martin Arcarraga whose name(s) is/are signed to the foregoing Agreement bearing date of the 16th day of February, 2021 has acknowledged the same before me in my said County and State.

GIVEN UNDER MY HAND THIS 22nd day of February 2021

Teresa K. Hall

NOTARY PUBLIC



(g) City of Grand Junction Stormwater Construction Permit Field Inspection Report.

Final Drainage Report
For
2855 C 1/2 Road Site Plan
2855 C 1/2 Road
Grand Junction, Colorado

M&D Enterprises LLC
PO Box 2072
Grand Junction, CO 81502

Prepared By:
Austin Civil Group, Inc.
123 North 7th Street, Ste 300
Grand Junction, Colorado 81501
(970) 242-7540

ACG JOB#: 1161.0003

Date: May 2, 2022

I hereby certify this Final Drainage Report (plan) for the gravel pit located at 2855 C 1/2 Road in Grand Junction, Colorado was prepared by me (or under my direct supervision) in accordance with the provisions of the Stormwater Management Manual for the owners thereof, I understand the City of Grand Junction does not and will not assume liability for drainage facilities designed by others.

Mark Austin
Registered Professional Engineer
State of Colorado No. 29778



M&D Enterprises LLC, hereby certify the drainage facilities for the gravel pit shall be constructed according to the design presented in this report. I understand that the City of Grand Junction does not and will not assume liability for the drainage facilities designed and/or certified by my engineer. I understand the City of Grand Junction reviews drainage plans but cannot on behalf myself guarantee that final drainage design will me and/or their successor and/or assigns of the future liability for improper design. I understand that approval of the Plan does not imply approval of my engineer's drainage design.

I further understand that as the owner of the property, I am responsible for the maintenance of the stormwater drainage pipes, inlets, detention and water quality facilities. These facilities will require routine maintenance in order to minimize damage that may result from flooding or ponding water.

Mauro Paganano
M&D Enterprises LLC,

2-16-21
Date

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I. INTRODUCTION

A. Background

..... 1. Identify report preparer and purpose.

This report is prepared by Austin Civil Group, Inc. and the purpose of the report is for a gravel pit at 2855 C ½ Road in Grand Junction, Colorado.

..... 2. Identify date of letter with previous City/County comments.

The City of Grand Junction provided comments on this site in 2019 as part of a general meeting and in October 2021 during Round 1 of the Conditional Use Permit review.

B. Project Location

..... 1. Identify Township, Range, and Section.

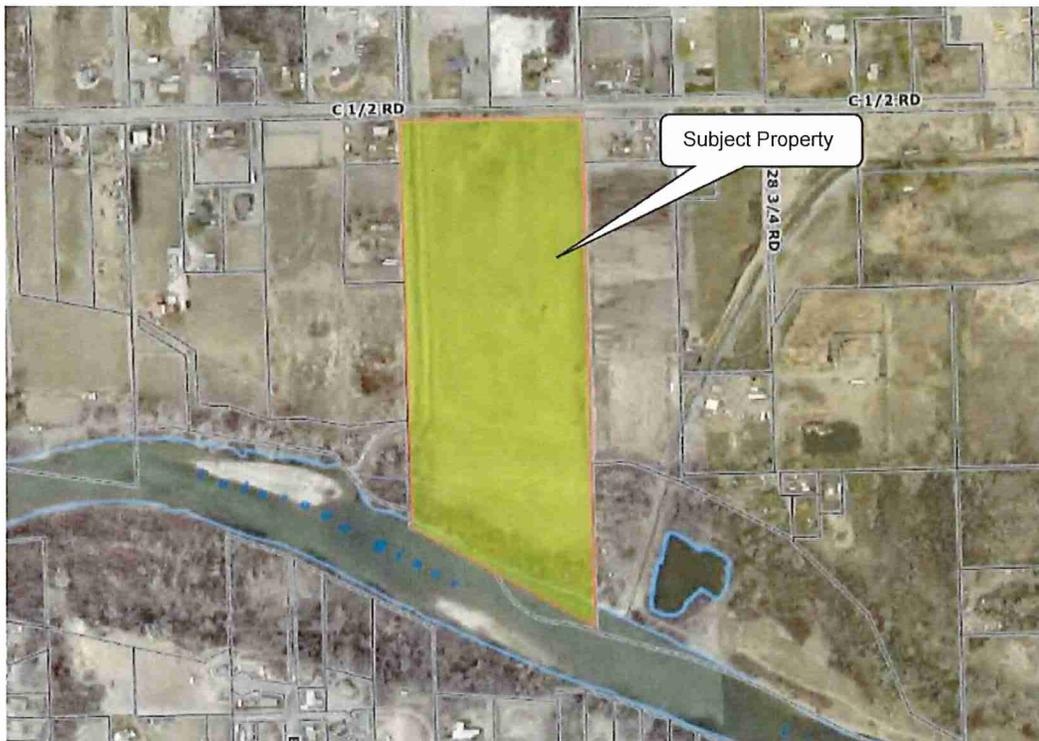
Lots 9 & 10 Bevier Subdivision, Section 19, Township 1 S, Range 1 East, Ute Meridian.

..... 2. Identify adjacent street.

The subject property is located south of C ½ Road, between Las Colonias and 29 Road.

..... 3. Reference to General Location Map.

A general location map is provided in **Appendix A** and is depicted in the photo below:

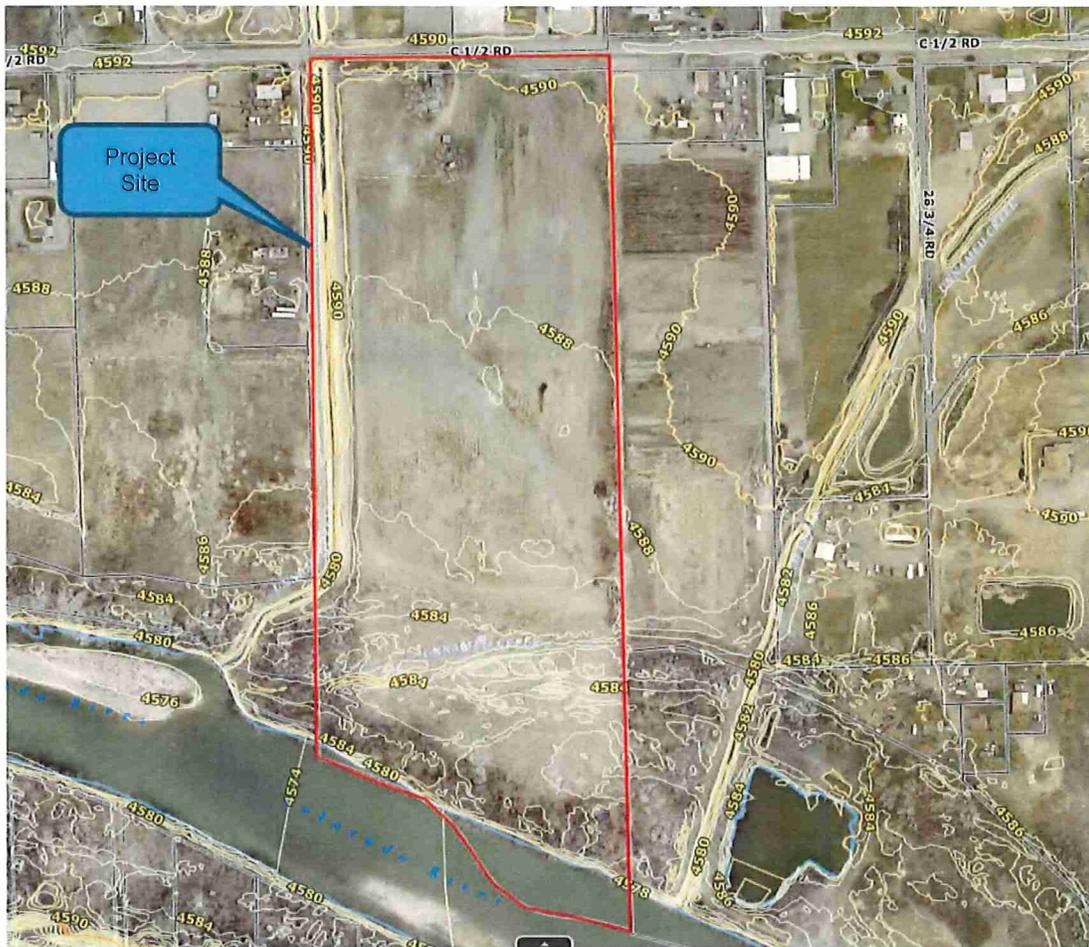


C. Property Description

..... 1. Identify area in acres of entire contiguous ownership.
The 27.8-acre parcel is owned by M&D Enterprises LLC.

..... 2. Describe existing ground cover, vegetation, soils, topography and slopes.
The 27.8-acre project site is primarily used for agricultural purposes and consists of a large field covered with typical pasture grasses.

The site slopes to the south towards the Colorado river that runs along the south end of the property. A copy of the 2016 City of Grand Junction 2-ft GIS contour map of the site is depicted below:



Project Site Location with 2016 GIS 2-ft Contour Data

Soils on the property have been classified by the US Department of Agriculture Soil Conservation Service and consist of Massadona silty clay loam (Ba), Green River silty clay

loam (Be), Green River clay loam (Gm), and Bebeever and Green River soils (Ro). These soils have slow infiltration rates and are classified as hydrologic soil type 'C' soil.

Appendix B of this report provides more information from the NRCS report.

..... 3. Describe existing drainage facilities, such as channels, detention areas, or structures.

"No Name Drain", a Grand Valley Drainage District facility, runs north to south along the western edge of the property before emptying into the Colorado River.

..... 4. Describe existing irrigation facilities, such as ditches, head-gates, or diversions.

Grand Valley Irrigation Company does not currently deliver irrigation water to the property, but it could be available from Headgate MC045 with purchase.

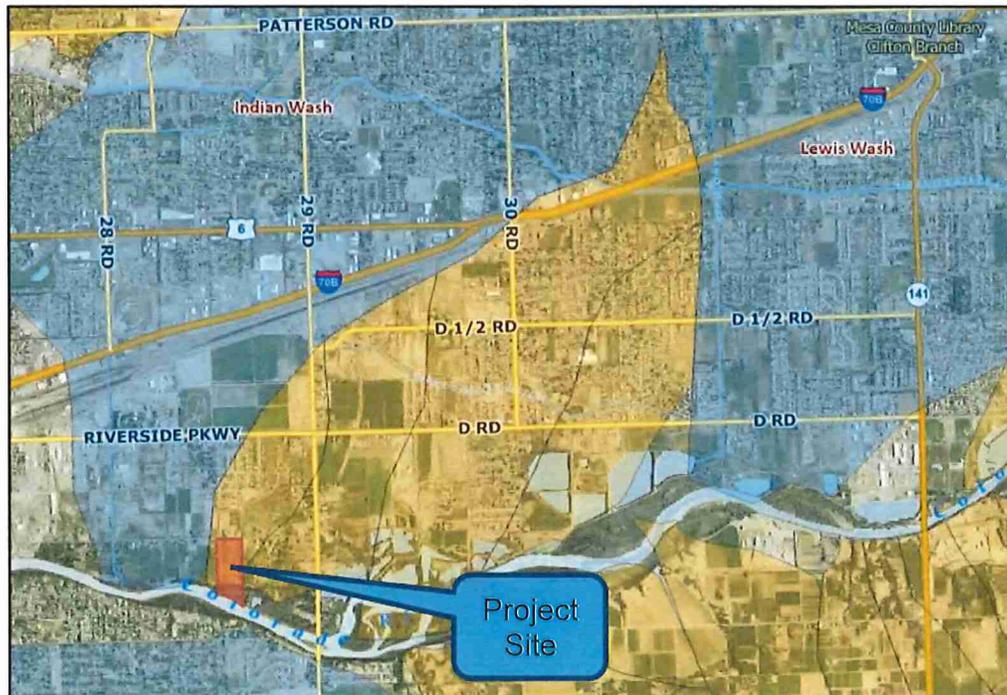
..... 5. Identify proposed types of land use and encumbrances.

The project will develop the property into a gravel pit. There are no known encumbrances that will impact the design of the facility.

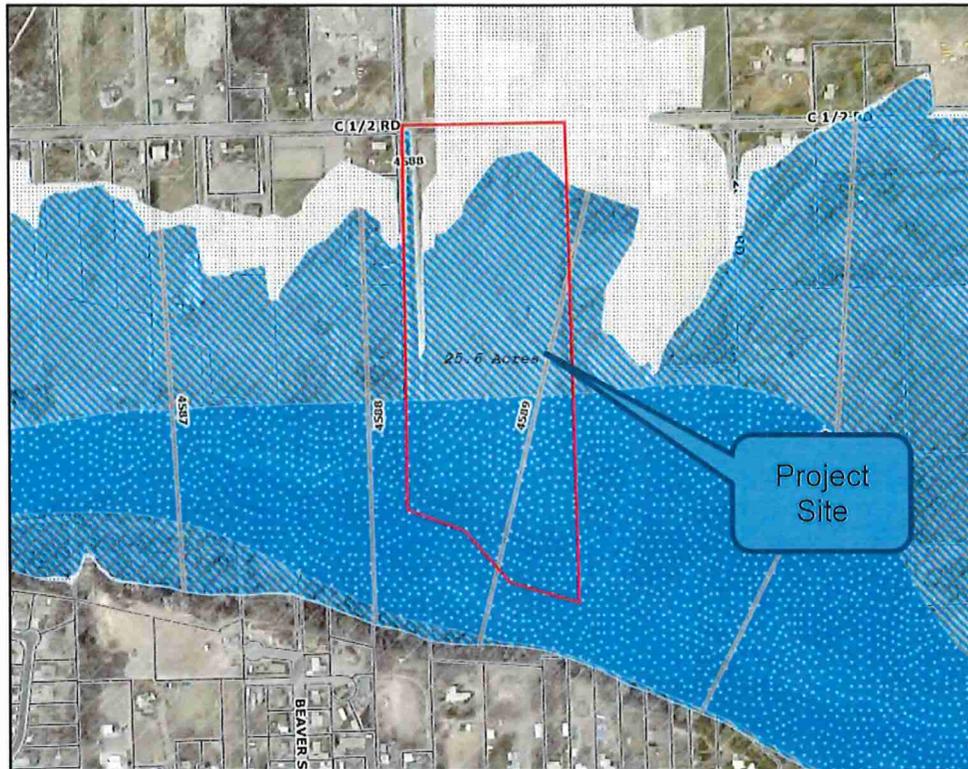
D. Previous Investigations

..... 1. Identify drainage master plans that include the project area, including floodplain studies.

The subject property is not located in an area that is part of a drainage master plan. It is part of Sub Basin #113, a 233-acre area between Indian Wash (west) and Lewis Wash (east).



The subject property is located within a FEMA designated flood hazard areas according to the Flood Insurance Rate Map Panel 08077C0817F with an effective date of 7/6/2010. Approximately the southern third of the lot is in the floodway, with about a third being in the 1% AEP zone, and the rest in the 0.2% AEP zone. An excerpt from the FIRM map is included in **Appendix C** of this report.



City of Grand Junction GIS FEMA Flood Hazard Area Map

2. Identify drainage reports for adjacent development.

ACG is not aware of any drainage reports for adjacent development.

II. DRAINAGE SYSTEM DESCRIPTION

A. Existing Drainage Conditions

..... 1. Describe existing topography and provide map with contours extending a minimum of 100 feet beyond property limits.

The site slopes gently to the south at a grade of 0.5-1.0%. Runoff generally flows south and discharges into an irrigation tailwater ditch that runs approximately east-to-west along the southern end of the property and discharges into the Colorado river via the southwest corner.

Listed below is a copy of the City of Grand Junction GIS database map depicting the project location and 2-ft contour data that extends beyond the property limits:



Project Site Location with 2016 GIS 2-ft Contour Data

..... 2. Identify major drainage way or outfall drainage way and describe map showing location of proposed development within the drainage ways.

There are no major drainage ways or outfalls on the subject property. The majority of runoff from the property surface discharges into a small tailwater ditch along the south side of the property, and then into the Colorado river. No Name Drain primarily services properties to the north, passes through the property, and drains into the Colorado River through the southwest corner.

..... 3. Identify pre-developed drainage patterns and describe map showing pre-developed sub-basins and concentrated discharge locations. Provide calculations of pre-developed peak flows entering and leaving the site.

The project site has two historic drainage basin areas. A drawing identifying the pre-development (historic) drainage basins and conditions for the project site is provided in **Appendix D** of this report and described below.

Basin H-1, approximately 22.26-acres in size, consists of the entire site except for the open ditch of No Name Drain along the western side of the property. Drainage from this basin area flows south and then off the property near the southwest corner.

Basin H-2, 1.96-acres in size, consists of the portion of the site surrounding No Name Drain. Drainage from this basin exits the southwest corner of the property and flows into the Colorado River.

The Rational Method as defined in Section 700 of the SWMM manual was used to calculate maximum rate of runoff for the historic site conditions for the 10-yr and 100-yr storm events based on hydrologic soil group "C". Historic runoff calculations are summarized below and detailed information is provided in **Appendix F**.

TABLE 1: Historic / Pre-Development Runoff Calculations

Basin	Size (ac)	Storm Event	"C" Value	Runoff (cfs)
H-1	22.26	10-Yr	0.26	4.0
		100-Yr	0.51	16.4
H-2	1.96	10-Yr	0.26	0.3
		100-Yr	0.51	1.6

B. Master Drainage Plan

..... 1. Describe location of the project relative to a previously prepared master drainage plan, including drainage plans prepared for adjacent development.

ACG is not aware of any master drainage plans in the vicinity.

C. Offsite Tributary Area

..... 1. Identify all offsite drainage basins that are tributary to the project.

The subject property historically receives water almost exclusively from rainfall. No Name Drain, an open ditch, flows south along the west edge of the property and serves as stormwater conveyance to the Colorado river for properties to the north. It exits the property via the western boundary, approximately 300-ft north of the Colorado River. There is no significant offsite runoff from other properties to the east due to a minor berm along the eastern fenceline. An east-west roadside ditch along C ½ Road prevents runoff from entering the northern property boundary. That runoff is conveyed west along C ½ Road.

..... 2. Identify assumptions regarding existing and future land use and effects of offsite detention on peak flows.

Surrounding land parcels have been developed for residential, agricultural, or wildlife habitat. Provided their land use and zoning remains the same, there is no reason to believe there would be any increases in peak flows from adjacent land improvements. No

Name Drain, the primary conveyance structure in the vicinity, is approximately 5-ft deep and 10-ft wide and is unlikely to be overwhelmed without significant future development of the surrounding area which exceeds the scope of this report.

D. Proposed Drainage System Description

..... 1. Identify how offsite stormwater is collected and conveyed through the site and ultimately to the receiving water(s).

The only offsite stormwater conveyed through the site is contained within No Name Drain from entry to exit. The proposed drainage system will keep No Name Drain unchanged. Additionally, runoff from C ½ Road is collected in the roadside ditch along the north of the property and conveyed west in the same manner as historically.

..... 2. Identify sub-basins and describe, in general terms, how onsite stormwater is collected and conveyed through the site for each location where stormwater is discharged from the site.

Developed drainage conditions will collect the majority of onsite stormwater into the reclamation pond where it will recharge into the groundwater table. Approximately 3-acres along the southern portion of the site will sheet flow south to the Colorado River.

Subbasin D-1.1, approximately 9.34-acres in size, consists of the land area in the sand and gravel mining area. This excludes D-2 (No Name Drain) and the area south of the proposed Riverfront Trail. Drainage from this basin area sheet flows into the reclamation pond where it will recharge into the groundwater table.

Subbasin D-1.2, 11.50-acres in size, consists of the surface area of the reclamation pond created by sand and gravel extraction. The pond will contain exposed groundwater and any additional contributing stormwater will recharge into the groundwater table.

Subbasin D-1.3, 1.43-acres in size, consists of the portion of the site south of the proposed Riverfront trail. Drainage from this basin sheet flows south into the Colorado River.

Basin D-2, 1.96-acres in size, consists of the portion of the site surrounding No Name Drain. Drainage from this basin exits the southwest corner of the property and flows directly into the Colorado River. Historic runoff calculations are summarized below and detailed information is provided in **Appendix F**.

TABLE 2: Developed Runoff Calculations

Basin	Size (ac)	Storm Event	"C" Value	Runoff (cfs)
D-1.1	9.34	10-Yr	0.28	N/A
		100-Yr	0.52	
D-1.2	11.50	10-Yr	0.92	N/A
		100-Yr	0.96	
D-1.3	1.43	10-Yr	0.32	0.8
		100-Yr	0.54	2.7
D-2	1.96	10-Yr	0.26	0.3
		100-Yr	0.51	1.6

..... * 3. Describe detention volumes, release rates and pool elevations.

No detention or retention is proposed for this project as no improvements, other than the large pond and reclaimed undeveloped land adjacent to the pond, are proposed.

..... * 4. Identify the difference in elevation between pond invert and the groundwater table.

No site improvements other than the reclamation pond and Riverfront trail are proposed for this project. The reclamation pond will be approximately 11.5-acres and 10-15 feet deep which will expose groundwater. The existing groundwater table averages 3-6 feet below ground surface. Appropriate State of Colorado permits will be applied for pending CUP approval.

..... 5. Describe how stormwater is discharged from the site, including both concentrated and dispersed discharges.

The majority of onsite stormwater—approximately 19.3-acres—will flow into the reclamation pond. The pond’s water level will fluctuate based on the level of the adjacent river. Basin D-2 (No Name Drain) discharges near the southwest corner. Subbasin D-1.3 sheet flows south to the Colorado River.

..... 6. Describe stormwater quality facilities.

The majority of drainage is directed into the pond with no discharge, and therefore the reclamation pond is not a water quality facility. Subbasin D-1.3 and Basin D-2 will drain in the same manner as historically.

* 7. Describe maintenance access aspects of design.

Maintenance access will be through the north property boundary in the same location as historical.

..... * 8. Describe easements and tracts for drainage purposes, including limitation on use.

The project is not proposing any drainage easements or tracts for the reclamation area.

E. Drainage Facility Maintenance

..... * 1. Identify responsible parties for maintenance of each drainage and water quality facility.

The property owner, currently M & D Enterprises, will be responsible for maintenance of drainage facilities.

..... * 2. Identify general maintenance activities and schedules.

General maintenance activities include regularly scheduled clearing of brush and sediment from roadside ditches and other drainage ways. No Name Drain will continue to be maintained by GVDD.

III. DRAINAGE ANALYSIS AND DESIGN CRITERIA

A. Regulations

..... 1. Identify that analysis and design was prepared in accordance with the provisions of the Manual.

Analysis and design was prepared in accordance with the Stormwater Management Manual.

2. Identify other regulations or criteria which have been used to prepare analysis and design.

None.

B. Development Criteria

..... 1. Identify drainage constraints placed on the project, such as by a major drainage study, floodplain study or other drainage reports relevant to the project.

There are no design constraints on this project.

..... 2. Identify drainage constraints placed on the project, such as from major street alignments, utilities, existing structures, and other developments.

There are no design constraints on this project.

C. Hydrologic Criteria (If Manual was followed without deviation, then a statement to that effect is all that is required. Otherwise provide the following information where the criteria used deviates from the Manual.)

Analysis and design was prepared in accordance with the SWMM, which requires analysis for the 10-yr and 100-yr storm events using the Rational Method.

..... 1. Identify how storm runoff peak flows and volumes were determined, including rainfall intensity or design storm.

Peak runoff for the project was determined in accordance with the 2007 SWMM using the rational method for the 10-yr and 100-yr storm events.

..... 2. Identify which storm events were used for minor and major flood analysis and design.

The Manual was followed which calls for analysis for the 10-yr and 100-yr storm events.

..... 3. Identify how and why any other deviations from the Manual occurred.

No other deviations occurred.

D. Hydraulic Criteria (If Manual was followed without deviation, then a statement to that effect is all that is required. Otherwise provide the following information where the criteria used deviates from the Manual.)

Hydraulic analysis and design was prepared in accordance with the Stormwater Management Manual.

..... * 1. Identify type(s) of streets within and adjacent to development and source for allowable street capacity.

No street improvements are proposed by this project.

..... * 2. Identify which type(s) of storm inlets were analyzed or designed and source for allowable capacity.

There are no storm inlets are proposed by this project.

..... * 3. Identify which type of storm sewers which were analyzed or designed and Manning's n-values used.

No storm sewers are proposed by this project.

..... * 4. Identify which method was used to determine detention volume requirements and how allowable release rates were determined.

The project does not require detention volume requirements as no improvements are proposed.

..... * 5. Identify how the capacity of open channels and culverts were determined.

The 18-inch culvert to be replaced beneath the gravel pit entry road (along the roadside ditch) was calculated using the Rational Method. It assumed a Manning's Coefficient of 0.012 with a 0.5% slope to provide a discharge of 8.05 cfs.

..... * 6. Identify any special analysis or design requirements not contained with the Manual.

None

..... 7. Identify how and why any other deviations from the Manual occurred.

None.

E. Variance from Criteria

..... 1. Identify any provisions of the Manual for which a variance is requested.

None.

..... 2. Identify pre-existing conditions which cause the variance request.

None.

***IV. POST CONSTRUCTION STORMWATER MANAGEMENT.**

See Manual Section 1600 for requirements. The Final Drainage Plan and the Construction SWMP (see SWMM Section 1500) meets the requirements of the MS4s Permit. In general, this section identifies permanent BMP practices to control the discharge of pollutants after construction is complete.

*A. Stormwater Quality Control Measures

..... * 1. Describe the post-construction BMPs to control discharge of pollutants from the project site.

Because there is no discharge from the reclamation pond, it functions as a BMP to filter sediment.

..... * 2. If compensating detention is provided, discuss practices to address water quality from area not tributary to detention area.

None.

..... * 3. If underground detention is proposed, discuss how water quality facilities will be provided on the surface.

No underground detention is proposed.

..... 4. If proprietary BMPs are proposed, provide the justification and sizing requirements (see SWMM Section 1603.3).

No proprietary BMP's are proposed at this time.

*B. Calculations

..... 1. Provide methods and calculations for WQCV, sediment storage, and water quality outlet structure.

None.

V. CONCLUSIONS

A. Compliance with Manual

..... Compliance with Manual and other approved documents, such as drainage plans and floodplain studies.

This report has been prepared in accordance with the Manual.

B. Design Effectiveness

..... Effectiveness of drainage design to control impacts of storm runoff.

The facility has been designed to comply with SWMM requirements for mitigation of stormwater runoff.

C. Areas in Flood Hazard Zone

..... Meet requirements of Floodplain Regulations: Mesa County Land Development Code, Section 7.13; City of Grand Junction Zoning and Development Code, Section 7.1.

The project site is located within a FEMA designated hazard area and appears to meet all necessary requirements.

D. Variances from Manual

..... Applicant shall identify any requested variances and provide basis for approving variance. If no variances are requested, applicant shall state that none are requested.

None.

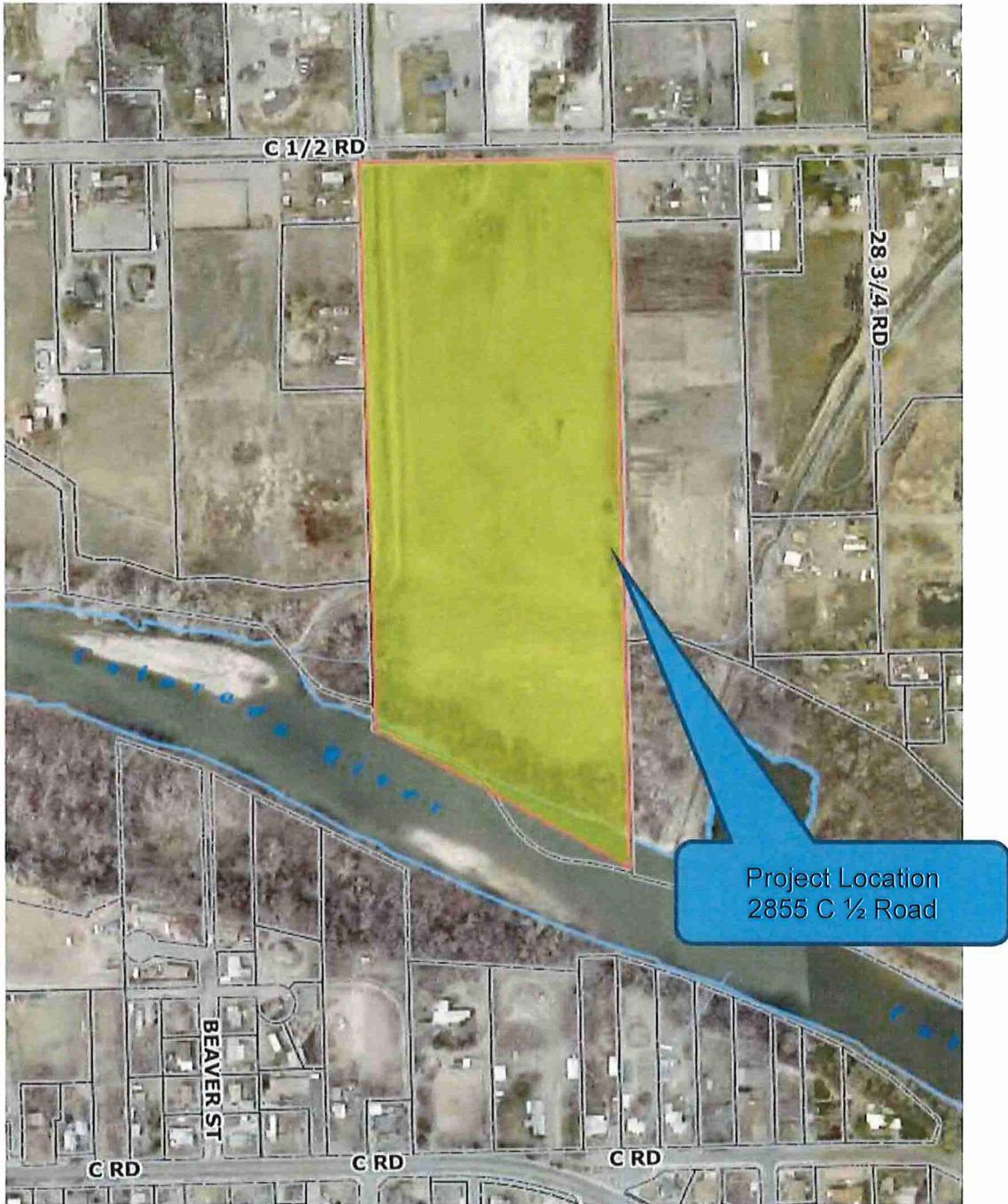
VII. REFERENCES

..... Provide a reference list of all criteria, master plans, drainage reports, and technical information used.

1. Stormwater Management Manual, (SWMM), Mesa County and the City of Grand Junction, December 31, 2007.
2. Flood Map Service Center, FEMA Floodplain Mapping Information at [http.msc.fema.gov/portal](http://msc.fema.gov/portal)
3. United States Department of Agriculture – Natural Resources Conservation Service, <http://websoilsurvey.nrcs.usda.gov/app/>.
4. Final Drainage Report 12th and Patterson Center Subdivision, Galloway and Company, Inc., December 24, 2014.
5. Grand Valley Stormwater Management Master Plan, (GV-SWMMP), Williams Engineering, May 2000.
6. Urban Drainage and Flood Control Technical Memorandum on Water Quality Orifice Sizing Equation for EURV and QQCV Detention Basins, dated July 13, 2010, by Ken MacKenzie

APPENDIX A

Location Map



Traffic Impact Analysis

C $\frac{1}{2}$ Road Pit Material Extraction

2855 C $\frac{1}{2}$ Rd.
Grand Junction, CO



February 19, 2021

PO Box 629
Mesa, CO 81643
970-314-4888



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1 Introduction

This report provides the assumptions and results of the traffic analysis (Study) for the proposed C½ Rd. material extraction pit (Project). Due to low Project trip generation, the scope of this study is relatively small and is similar to what Mesa County would define as a Level 2 study. The Project is located at 2855 C½ Rd. in Grand Junction, Colorado. The traffic study methodology was reviewed and accepted by the city of Grand Junction (Rick Dorris) and Mesa County (Sean Yates).

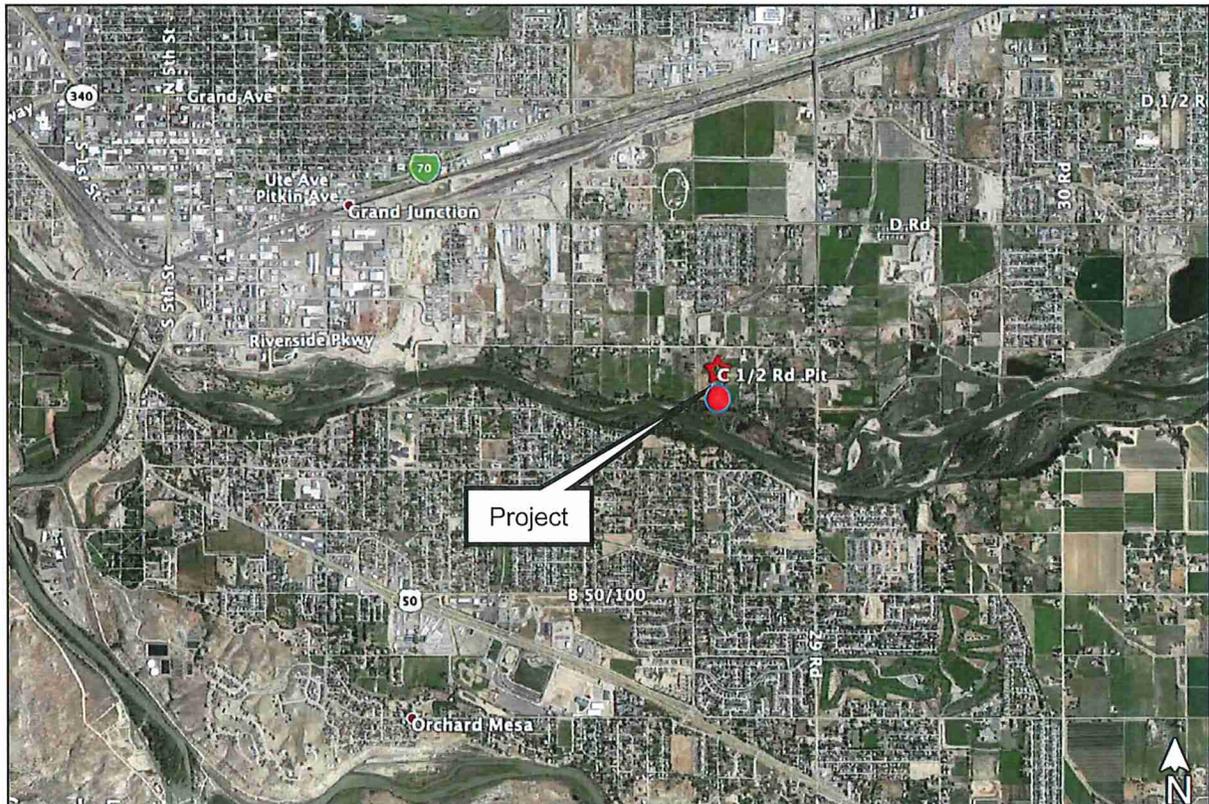
The City would annex the property from County to City and the Grand Junction development review process would be used. The County owns most of C½ Road. But there was an annexation for the south part C½ Rd ROW and it includes the south edge of pavement. Access approval will be part of the City review process.

The following sections describe the project location, characteristics of the existing access, traffic volumes, and auxiliary turn lane warrants.

2 Project Location & Site Access Characteristics

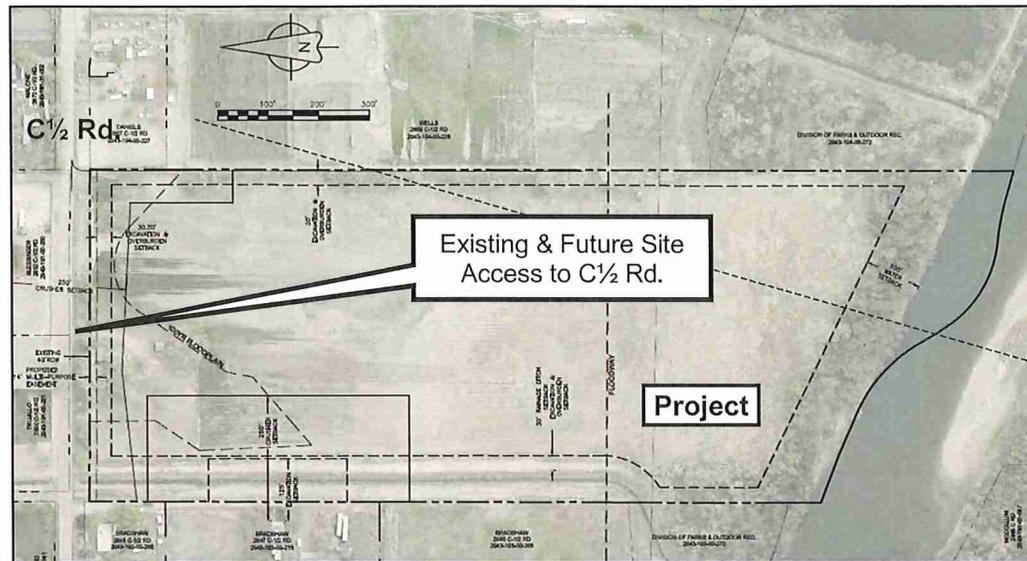
The Project is located between C½ Rd. and the Colorado River, near 28¾ Rd., as shown on Figure 1.

Figure 1 – Project Location Map



The following image shows the site boundary and some setback constraints. The preliminary site plan concept was not available.

Figure 2 – Project Property Limits



Adjacent Access points

Figure 3 shows the existing driveways and side roads on C½ Rd. within 1000-ft from the Project access.

- (1) 855-ft west, private driveway on south side
- (2) 795-ft west, private driveway on north side
- (3) 645-ft west, private driveway on north side
- (4) 350-ft west, private driveway on south side
- (5) 328-ft west, private driveway on north side
- (6) 268-ft west, private driveway on north side
- (7) 183-ft east, private driveway on north side
- (8) 295-ft east, private driveway on north side
- (9) 487-ft east, private driveway on south side
- (10) 545-ft east, private driveway on north side
- (11) 590-ft east, private driveway on south side
- (12) 638-ft east, private driveway on south side
- (13) 680-ft east, private driveway on north side
- (14) 772-ft east, private driveway on south side
- (15) 926-ft east, private driveway on south side
- (16) 998-ft east, 28¾ Rd. on south side

Figure 3 – Adjacent Driveways & Local Roads on C½ Rd.



Access Sight Distance

The following table shows the required and observed sight distance for the Project Site access to C½ Rd. This is a two-lane road with posted speed of 35 mph, but this Study assumed a travel speed of 40 mph. Figures 4 and 5 show the existing sight distance. This is a straight and flat road, so sight distance is adequate in both directions.

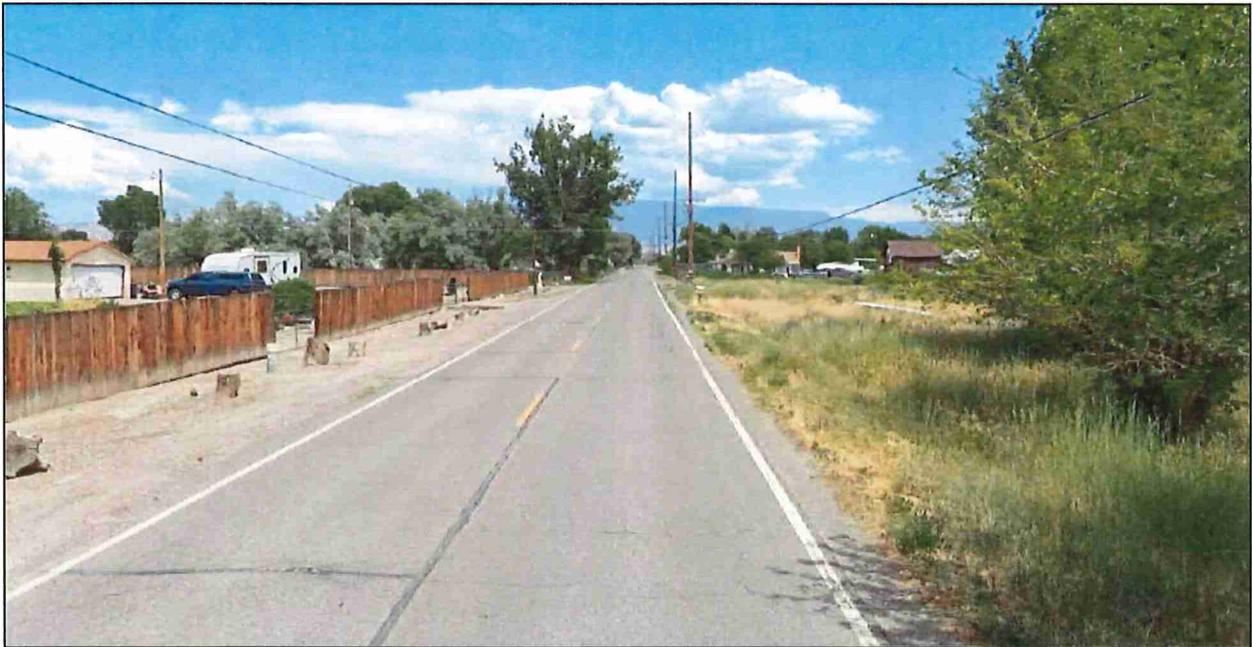
Table 1 – Sight Distance Evaluation on C½ Rd.

Estimated Sight Distance (not based on field measurements)		Required Sight Distance @ 40 mph	Existing Exceeds Required?
C½ Rd. Access	To West	Over 1,320-ft	YES
	To East	Over 1,320-ft	YES

Figure 4 – Sight View to West



Figure 5 – Sight View to East



3 Project Trip Generation

The ITE Trip Generation Manual does not contain data for material extraction pits so the trip generation was based on data provided by The Vice President of MA Concrete Construction, Inc. provided detailed operational and trip related information in the form of a questionnaire (see attachments). This information included these facts:

- Operating Period = 10 years (2021 – 2031)
- Operating Time = 8 hours per day, 5 days per week
- Production Amount = 45,000 tons per year

The following table summarizes the Project trip characteristics. The calculation includes consideration of large vehicles by converting large vehicle trips to “passenger car equivalents” (PCE), as shown in the State Highway Access Code. Therefore, the total trips shown are more than the number of actual vehicles.

Table 2 – Project Trip Generation Calculation (PCE)

Peak Hour Trip Generation Calculation Table

Trip Information	Purpose	Workers	Other Site Visits	Material Hauling		Total Peak Hour Trips		
	Vehicle Type	Passenger vehicle	Small Trucks (< 20 ft)	Medium Trucks (20-40 ft)	Large Trucks (> 40 ft)			
	Passenger Car Equivalent Factor	1	1	2	3			
Phase 1	Actual Number of Vehicles Per Day	3	2	5	5			
	PCE Number of Vehicles per day	3	2	10	15			
	Work Hours per day	n/a	8	8	8			
	PCE Number of Vehicles per hour	3	0	1	2			
	AM Peak Period Trips	PCE in	3	1	1	2	7	AM in
		PCE out	0	1	1	2	4	AM out
	PM Peak Period Trips	PCE in	0	1	1	2	4	PM in
		PCE out	3	1	1	2	7	PM out

4 Project Trip Distribution & Assignment

When considering the larger context of the community, the developer estimated the following general trip distribution values into and out of the Study Area.

- 10% North
- 5% South
- 10% East
- 75% West

The intersection of C½ Rd. & 29 Rd. has limited capacity to accommodate outbound (eastbound to northbound) left turning movements of large vehicles. In addition, Mesa County data indicates that there were 10 crashes in 4 years at this intersection. Therefore, the City and County will likely restrict outbound left turning truck traffic at this intersection with a truck route plan that uses C½ Rd & 28 Rd. to/from Riverside Pkwy for most outbound traffic.

Project Trip distributions at the Project access would be as follows when considering the general distributions and the truck route plan. See the attachments for a diagram of distributions on the road network.

Outbound at Access

- 95% to the west on C½ Rd., which included outbound trips associated with north, east, and west.
- 5% to the east on C½ Rd., which included outbound trips associated with south.

Inbound at Access

- 75% from the west on C½ Rd., which includes inbound trips associated with west.
- 25% from the east on C½ Rd., which includes inbound trips associated with north, south, and east.

Project trip assignments at the Project access would be as follows when considering the general distributions and the truck route plan. Due to the low volume of Project trips, it was necessary to round up the values for each movement to have a logical representation in whole numbers.

Table 3 – Project Peak Hour Trip Assignment at Site Access (vph-pce)

Peak Hours	Northbound		Westbound		Eastbound	
	Left	Right	Left	Thru	Thru	Right
AM	4	1	2	0	0	5
PM	7	1	1	0	0	3

5 Existing & Future Traffic Volumes on C½ Rd

Study Area & Traffic Counts

The Study Area will include the intersection of C½ Rd & Project Access. Peak hour traffic counts were taken at two existing adjacent intersections on Tuesday January 26, 2021, including C½ Road & 28 Rd and C½ Road & 29 Rd. Please see the attached count summaries.

The two-way, peak-hour traffic volumes on C½ Rd. were as follows. This Study will use the higher volumes for through traffic at the Project Access.

- Just west of 29 Rd.: AM = 65 vph, PM = 56 vph
- Just east of 28 Rd.: AM = 44 vph, PM = 50 vph

The existing one-way traffic volumes at the Project Access were:

- AM: eastbound = 23 vph & westbound = 42 vph
- PM: eastbound = 37 vph & westbound = 19 vph

Future Background Traffic Volumes

The Study will use the Regional Travel Demand Model (RTPO) data as a basis for the following growth rate assumption for C½ Rd. (see attachments for more detail). The Regional Model does not include C½ Rd., so the growth rate used in this Study was

6 Auxiliary Lane Evaluation on C½ Rd. at Project Access

C½ Rd. has a posted speed limit of 35 mph, but this Study will assume a travel speed of 40 mph. This section provides recommendations for turn lanes based on the requirements of Grand Junction's TEDS. There are not any requirements for acceleration lanes, but there are criteria to determine the need for deceleration lanes. DDHV is defined as the one-way traffic volume in through lane that conflicts with the turning movement.

A right turn deceleration lane is not warranted if DDHV is less than 400 vph. In this case, the highest eastbound through volume would be 51 vph. This is well below the threshold and a right turn deceleration lane is not warranted. This is also supported by the low right turn volume of 5 vph-pce.

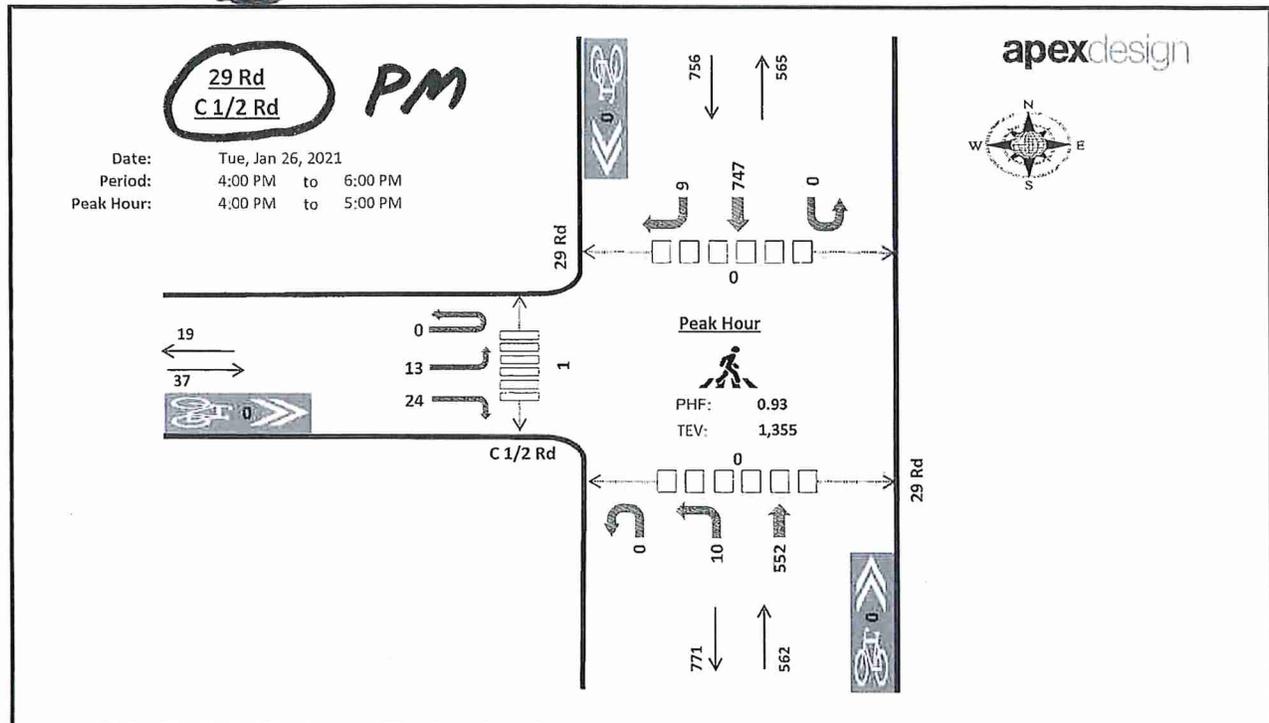
A left turn deceleration lane is not warranted if DDHV is less than 600 vph. In this case, the highest eastbound through volume would be 58 vph. This is well below the threshold and a left turn deceleration lane is not warranted. This is also supported by the low left turn volume of 2 vph-pce.

7 Recommendations

The Project Access should be designed to accommodate large vehicles that would enter and exit the site. Turn Lanes are not warranted on C½ Rd for the following reasons:

- No conflicts with existing adjacent access points on C½ Rd.,
- Nearly unlimited intersection sight distance,
- Very low Project trip generation,
- Very low through traffic volumes on C½ Rd.,
- Relatively low speed limit on C½ Rd.,
- Background and Project traffic volumes well below turn lane volume warrants.

Attachments



Summary

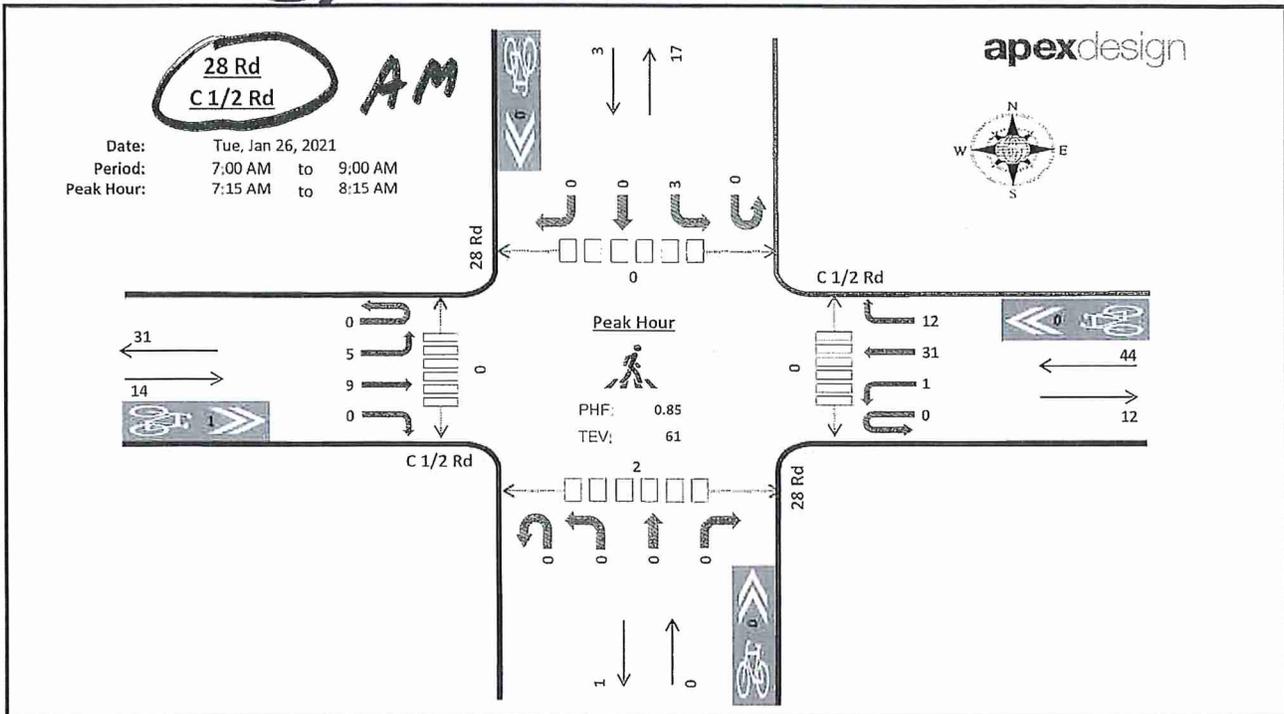
Time	C 1/2 Rd Eastbound				n/a Westbound				29 Rd Northbound				29 Rd Southbound				Total	Rolling Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	4	0	8	0	0	0	0	0	2	156	0	0	0	196	0	366	0
4:15 PM	0	4	0	3	0	0	0	0	0	3	145	0	0	0	181	6	342	0
4:30 PM	0	2	0	7	0	0	0	0	0	1	141	0	0	0	194	1	346	0
4:45 PM	0	3	0	6	0	0	0	0	0	4	110	0	0	0	176	2	301	1,355
5:00 PM	0	4	0	12	0	0	0	0	0	3	107	0	0	0	205	1	332	1,321
5:15 PM	0	1	0	8	0	0	0	0	0	3	124	0	0	0	200	6	342	1,321
5:30 PM	0	2	0	8	0	0	0	0	0	2	119	0	0	0	164	4	299	1,274
5:45 PM	0	2	0	3	0	0	0	0	0	2	105	0	0	0	133	1	246	1,219
Count Total	0	22	0	55	0	0	0	0	0	20	1,007	0	0	0	1,449	21	2,574	0
Peak Hour	0	13	0	24	0	0	0	0	0	10	552	0	0	0	747	9	1,355	0
PH HV %	2.70%								2.67%				1.32%					
PHF	0.77								0.89				0.96					

Classifications by Approach

Time	Heavy Vehicles					Bicycles					Pedestrians				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	1	0	5	3	9	0	0	0	0	0	1	1	0	0	2
4:15 PM	0	0	3	3	6	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	5	3	8	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	2	1	3	0	0	0	0	0	1	0	0	0	1
5:00 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	1	1	2	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	1	1	2	0	0	0	0	0	2	0	0	0	2
Count Total	1	0	17	13	31	0	0	0	0	0	4	1	0	0	5
Peak Hour	1	0	15	10	26	0	0	0	0	0	2	1	0	0	3

Nathan Warren: (720) 660-4048
 nathan.warren@apexdesignnpc.com

2/4



Summary

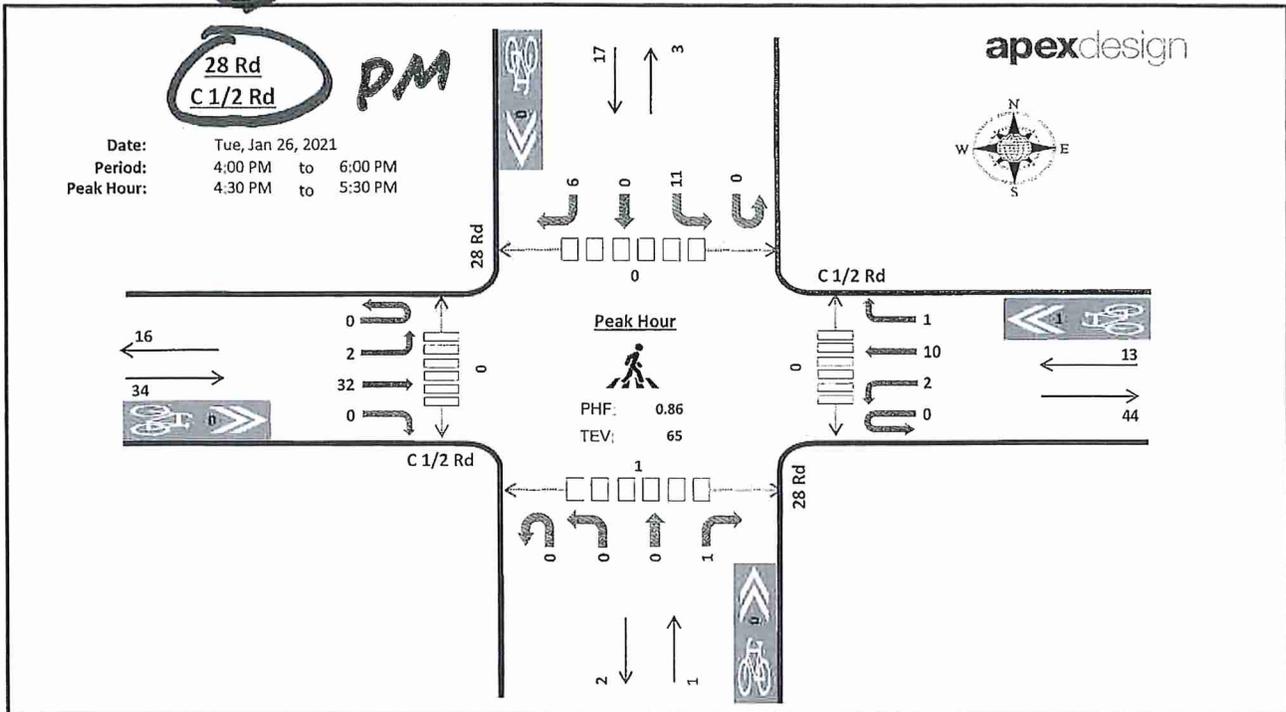
Time	C 1/2 Rd Eastbound				C 1/2 Rd Westbound				28 Rd Northbound				28 Rd Southbound				Total	Rolling Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0
7:15 AM	0	1	0	0	0	0	5	6	0	0	0	0	0	1	0	0	13	0
7:30 AM	0	2	4	0	0	0	10	1	0	0	0	0	0	1	0	0	18	0
7:45 AM	0	0	2	0	0	0	10	3	0	0	0	0	0	0	0	0	15	49
8:00 AM	0	2	3	0	0	1	6	2	0	0	0	0	0	1	0	0	15	61
8:15 AM	0	2	2	0	0	0	2	1	0	0	0	0	0	1	0	0	8	56
8:30 AM	0	0	2	0	0	1	4	0	0	0	1	0	0	0	0	0	8	46
8:45 AM	0	1	3	0	0	0	6	2	0	0	0	0	0	2	0	2	16	47
Count Total	0	9	17	0	0	2	44	15	0	0	1	0	0	6	0	2	96	0
Peak Hour	0	5	9	0	0	1	31	12	0	0	0	0	0	3	0	0	61	0
PH HV %	7.14%				2.27%				-				0.00%					
PHF	0.58				0.85				-				0.75					

Classifications by Approach

Time	Heavy Vehicles					Bicycles					Pedestrians				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
7:45 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0
8:00 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	1	0	1	2	0	0	0	0	0	0	0	2	0	2
8:30 AM	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	1	0	1	2	0	0	0	0	0	0	0	0	0	0
Count Total	2	4	1	2	9	1	0	0	0	1	0	0	2	2	4
Peak Hour	1	1	0	0	2	1	0	0	0	1	0	0	0	2	2

Nathan Warren: (720) 660-4048
 nathan.warren@apexdesignpc.com

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Summary

Time	C 1/2 Rd Eastbound				C 1/2 Rd Westbound				28 Rd Northbound				28 Rd Southbound				Total	Rolling Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	8	2	0	0	2	1	0	0	0	0	0	2	0	1	16	0
4:15 PM	0	1	3	0	0	0	1	1	0	0	0	0	0	0	0	1	7	0
4:30 PM	0	1	8	0	0	0	1	0	0	0	0	0	0	3	0	3	16	0
4:45 PM	0	0	9	0	0	1	2	1	0	0	0	1	0	4	0	1	19	58
5:00 PM	0	0	8	0	0	0	3	0	0	0	0	0	0	3	0	1	15	57
5:15 PM	0	1	7	0	0	1	4	0	0	0	0	0	0	1	0	1	15	65
5:30 PM	0	1	7	0	0	0	2	1	0	0	0	0	0	4	1	0	16	65
5:45 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	2	0	0	4	50
Count Total	0	4	51	2	0	2	16	4	0	0	0	1	0	19	1	8	108	0
Peak Hour	0	2	32	0	0	2	10	1	0	0	0	1	0	11	0	6	65	0
PH HV %	0.00%				0.00%				0.00%				0.00%					
PHF	0.94				0.65				0.25				0.71					

Classifications by Approach

Time	Heavy Vehicles					Bicycles					Pedestrians				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	1	1	0	0	2	0	1	0	0	1	0	0	0	1	1
Peak Hour	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1

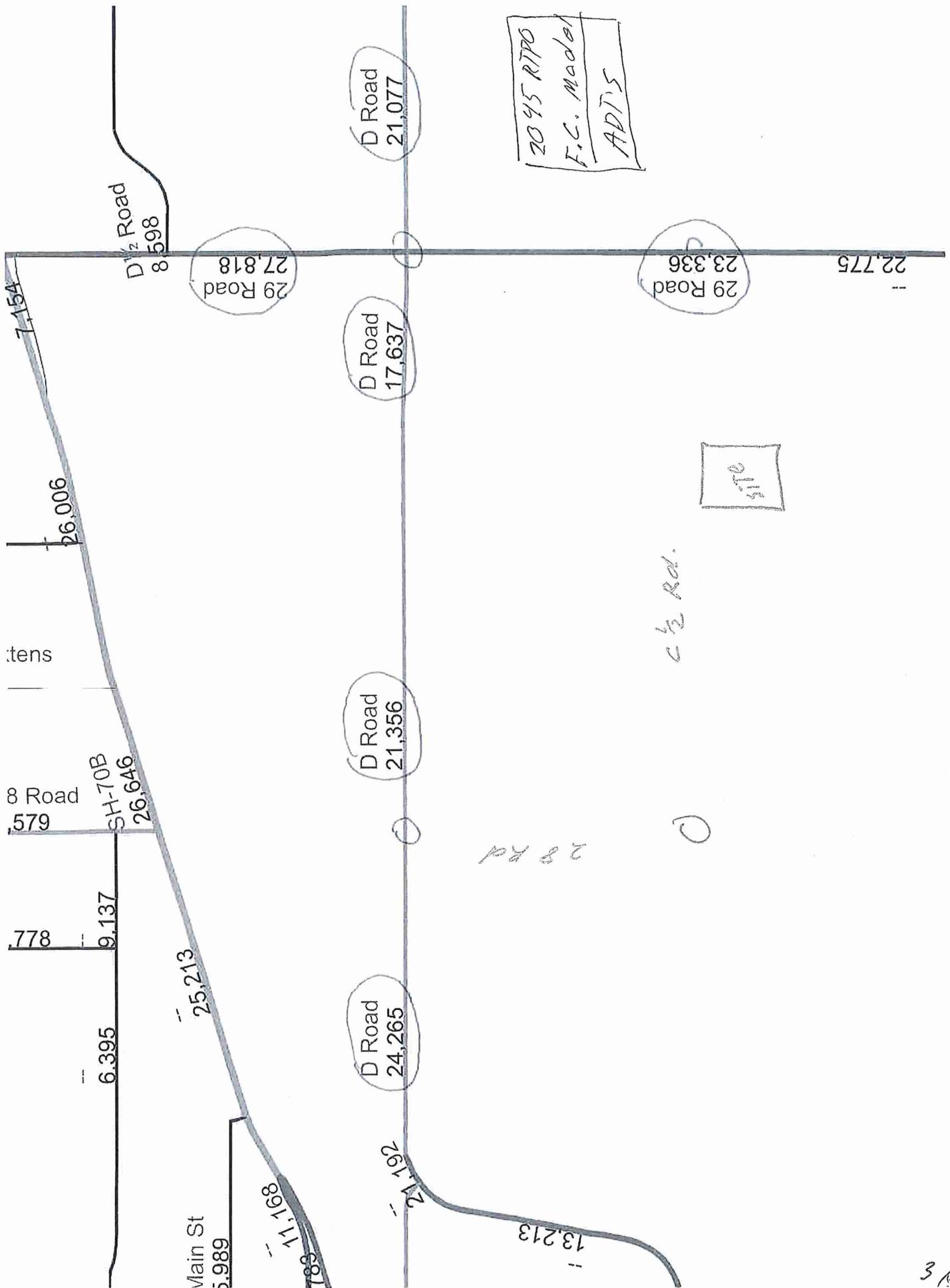
Nathan Warren: (720) 660-4048
 nathan.warren@apexdesignpc.com

4/4

Road Segment Growth Factor Calculation Summary

Road	Segment	ADT		Period Growth Factor	Ave Annual Growth Rate (%)	10 year Growth factor (2021-2031)
		2018	2045			
C 1/2 Rd.*	West of 28 Rd.	n/a	n/a	1.49	1.47	1.360
C 1/2 Rd.*	East of 28 Rd.	n/a	n/a	1.49	1.47	1.360
C 1/2 Rd.*	West of 29 Rd.	n/a	n/a	1.49	1.47	1.360
28 Rd.*	South of Riverside Pkwy	n/a	n/a	1.49	1.47	1.360
28 Rd.*	North of C 1/2 Rd.	n/a	n/a	1.49	1.47	1.360
Riverside Pkwy.	West of 28 Rd.	15,165	24,265	1.60	1.76	1.443
Riverside Pkwy.	East of 28 Rd.	12,970	21,356	1.65	1.86	1.473
Riverside Pkwy.	West of 29 Rd.	12,251	17,637	1.44	1.36	1.328
Riverside Pkwy.	East of 29 Rd.	13,784	21,077	1.53	1.59	1.393
29 Rd.	North & South of C 1/2 Rd	18,210	23,336	1.28	0.92	1.212
29 Rd.	North of Riverside Pkwy	19,644	27,818	1.42	1.30	1.312
Period = 27				Ave of 6 =	1.49	1.360
Inverse period = 0.037037037					1.47	1.360

*Use average of the other 6 available model data points



Gravel Pit & Mining Production Questionnaire

Please provide as much information as possible and attach appropriate documents.

Project Name: C 1/2 Road Pit

Project Location/Address: 2855 C 1/2 Rd

Company Name: M.A. Concrete Constaction, Inc.

Person Completing this Form: -Name: Andy Azcaraga
 -Title: Vice President
 -Phone Number: 970-243-3221
 -Date: 1-8-21

Overall Production Schedule

1. How many different production phases will occur before pit closes? 1
2. What are the years and production amounts?

<u>Phase</u>	<u>Range of Years</u>	<u>Production Amount (Tons per Year)</u>
1	<u>1</u> thru <u>10</u>	<u>45,000</u>
2	_____ thru _____	_____
3	_____ thru _____	_____

Please complete one of the following pages of detailed information for each Phase

Information from Similar Sites

Please provide any information or data from similar sites that could be used to support the information on these data sheets.

6/2

Detailed Information – Phase 1

Production Years: 1 thru 10

Limiting Factor for annual production (permit, etc):
(please attach appropriate document if available)

None

Does the Production Rate vary over the course of the year:

No

If so, provide the following information for three possible production periods

If not, put your answers in the average column

Months of the year for each period:

Production Periods		
Low	Average	High
_____ thru _____	_____ thru _____	_____ thru _____
	<u>1</u> thru <u>10</u>	

Daily Trip Generation

Number of on-site workers per day:

_____ 3 _____

On-site worker arrival time (s):

_____ 7:30 _____

On-site worker departure time (s):

_____ 5:00 _____

Number of other site visits per day
(Maintenance, deliveries, fueling, customers, supervisors ,etc)

_____ 2 _____

Number of large dump trucks per day
(greater than 40-ft long)

_____ 5 _____

Number of medium dump trucks per day
(between 20-ft & 40-ft long)

_____ 5 _____

Number of small trucks per day (less than 20-ft long)

_____ 2 _____

Number of Work days per week

_____ 5 _____

Number of Work hours per day

_____ 8 _____

Trip Distribution

% of trips to/from North

_____ 10 _____

% of trips to/from South

_____ 5 _____

% of trips to/from East

_____ 10 _____

% of trips to/from West

_____ 75 _____

=100%

=100%

=100%

Subject: Re: C 1/2 Rd pit traffic study
Date: Friday, February 5, 2021 at 10:08:21 AM Mountain Standard Time
From: Sean Yeates
To: Skip Hudson
CC: Rick Dorris, Mark Austin, Scott Mai
Attachments: 29 Rd & C.5 Rd City Limits.pdf

*Crash History
C 1/2 Rd = 29 Rd.*

Skip,

It looks like this intersection is fully within the city (see attached).

There aren't any discernible crash patterns attributable to any intersection deficiency.

Sean

On Thu, Feb 4, 2021 at 11:20 AM Sean Yeates <sean.yeates@mesacounty.us> wrote:
Skip,

I agree that analysis commensurate with the anticipated impacts is appropriate.

Based on the crash data, there were at least 10 crashes in 4 years at the intersection of 29 Rd & C-1/2 Rd.

We will definitely want to continue to keep this intersection on the radar of city/county budget makers.

Sean

On Thu, Feb 4, 2021, 11:04 AM Skip Hudson <skip@skiphudson.com> wrote:

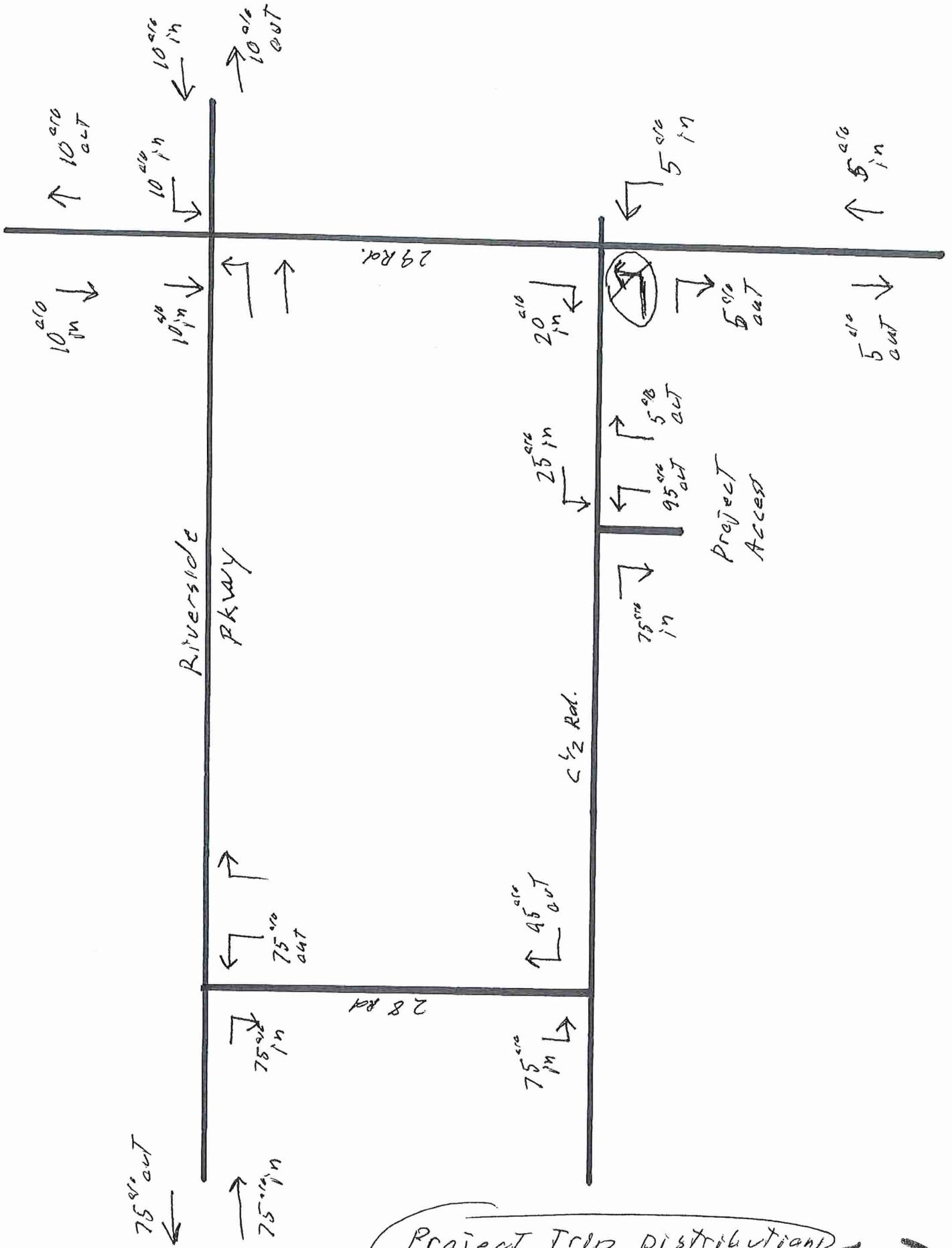
Sean – please read the email chain below and let me know your thoughts. Thanks.

Respectfully,

Skip Hudson, PE

Turnkey Consulting LLC / Cardinal Farms Group LLC / Skip Hudson LLC / 970-314-4888

From: Rick Dorris <rickdo@gjcity.org>
Date: Thursday, February 4, 2021 at 8:00 AM
To: Skip Hudson <skip@skiphudson.com>
Cc: Mark Austin <marka@austincivilgroup.com>
Subject: RE: C 1/2 Rd pit traffic study



Project Trip Distributions





Consultants in Natural Resources and the Environment

Wetland Delineation Report
2855 C ½ Road
Mesa County, Colorado

Prepared for—

Austin Civil Group, Inc.
123 North 7th Street, Suite 300
Grand Junction, Colorado 81501
(970) 242-7540

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188
ERO Project #20-166

September 2, 2022

Executive Summary

Austin Civil Group, Inc. retained ERO Resources Corporation (ERO) to provide a wetland delineation for the 2855 C ½ Road Project in Mesa County, Colorado. Austin Civil Group, Inc. proposes to develop the parcel near the intersection of 29 Road and C ½ Road. ERO conducted a wetland delineation to facilitate compliance with the Clean Water Act (CWA).

The CWA protects the chemical, physical, and biological quality of waters of the U.S. (WOTUS). The U.S. Army Corps of Engineers' (Corps) Regulatory Program administers and enforces Section 404 of the CWA. Under Section 404, a Corps permit is required for the discharge of dredged or fill material into wetlands and other WOTUS (streams, ponds, and other waterbodies). On June 22, 2020, the Environmental Protection Agency (EPA) and Corps' Navigable Waters Protection Rule (NWPR) to define "waters of the United States" became effective in 49 states and in all U.S. territories (EPA 2020). A preliminary injunction was granted for Colorado. On March 2, 2021, the United States Court of Appeals for the 10th Circuit vacated the stay on the NWPR in Colorado, thereby ruling the NWPR effective in Colorado. After April 23, 2021, jurisdiction of wetlands and other potential WOTUS in Colorado was to be determined using the NWPR. However, on August 30, 2021, the Arizona District Court remanded and vacated the NWPR. In response, the EPA and Corps have halted implementation of the NWPR and, until further notice, are interpreting WOTUS consistent with the pre-2015 regulatory regime (also referred to as the "Rapanos" guidelines). As such, the identification of WOTUS in this report follows the Rapanos guidelines. Potential rulings and guidance in the future could change the results of this report regarding the jurisdictional status of waters and wetlands in the project area. While ERO may provide its opinion on the likely jurisdictional status of wetlands and waters, the Corps will make the final determination of jurisdiction based on the current rulings.

Under the Rapanos guidelines, the Corps considers traditionally navigable waters (TNWs), wetlands adjacent to a TNW, and tributaries to TNWs that are relatively permanent waters (RPWs) and their abutting wetlands jurisdictional waters. Other wetlands and waters that are not TNWs or RPWs will require a significant nexus evaluation to determine their jurisdiction. A significant nexus evaluation assesses the flow characteristics and functions of a tributary and its adjacent wetlands to determine if they significantly affect the chemical, physical, or biological integrity of downstream TNWs.

Regarding the No-Name Drain, any maintenance or operation-related actions (such as cleaning, which may involve removing accumulated wetland vegetation) by the Grand Valley Drainage District are authorized by the Corps under NWP 3 or a maintenance exemption.

The aquatic resource findings include:

- Total survey area of about 25.23 acres;
- 1 wetland (primarily palustrine emergent) totaling 0.020 acre; and
- 1 tributary drain (No Name Drain) 0.259 acres; and
- 1 perennial waterway (Colorado River) totaling 1.090 acres.

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- Appendix B USGS Soil Map
- Appendix C Routine Wetland Determination Datasheets

Wetland Delineation Report

2855 C ½ Road

Mesa County, Colorado

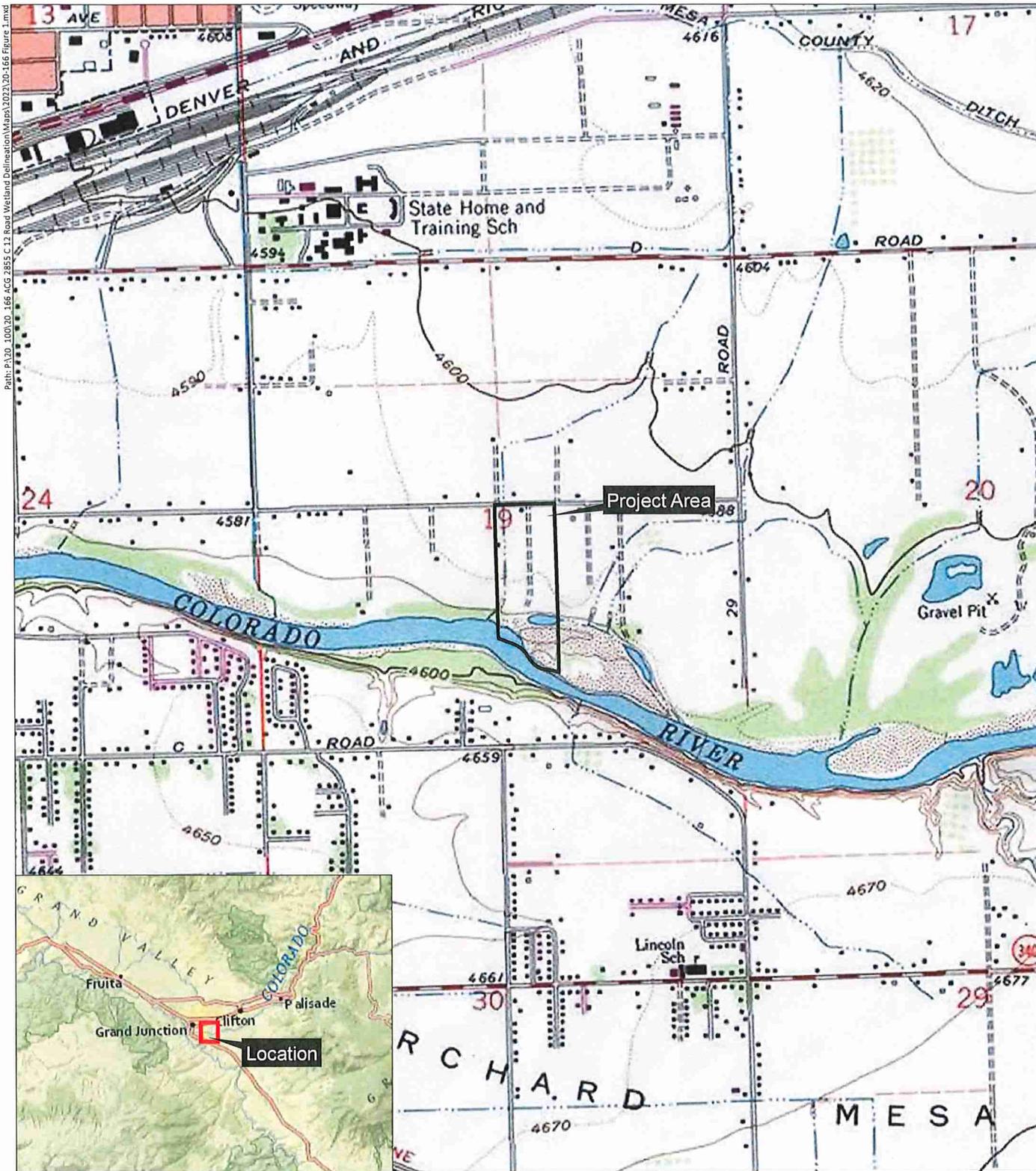
September 2, 2022

Introduction

Austin Civil Group Inc. retained ERO Resources Corporation (ERO) to provide a wetland delineation for the 2855 C ½ Road Project in Mesa County, Colorado. Austin Civil Group, Inc. proposes to develop the parcel near the intersection of 29 Road and C ½ Road (project area; Figure 1). There are concerns that the proposed project would result in the placement of dredged or fill material into wetlands and other waters that are subject to U.S. Army Corps of Engineers (Corps) jurisdiction (jurisdictional). ERO assessed the project area for potential isolated wetlands, jurisdictional wetlands, and other waters of the U.S. (WOTUS).

The CWA protects the chemical, physical, and biological quality of waters of the U.S. (WOTUS). The U.S. Army Corps of Engineers' (Corps) Regulatory Program administers and enforces Section 404 of the CWA. Under Section 404, a Corps permit is required for the discharge of dredged or fill material into wetlands and other WOTUS (streams, ponds, and other waterbodies). On June 22, 2020, the Environmental Protection Agency (EPA) and Corps' Navigable Waters Protection Rule (NWPR) to define "waters of the United States" became effective in 49 states and in all U.S. territories (EPA 2020). A preliminary injunction was granted for Colorado. On March 2, 2021, the United States Court of Appeals for the 10th Circuit vacated the stay on the NWPR in Colorado, thereby ruling the NWPR effective in Colorado. After April 23, 2021, jurisdiction of wetlands and other potential WOTUS in Colorado was to be determined using the NWPR. However, on August 30, 2021, the Arizona District Court remanded and vacated the NWPR. In response, the EPA and Corps have halted implementation of the NWPR and, until further notice, are interpreting WOTUS consistent with the pre-2015 regulatory regime (also referred to as the "Rapanos" guidelines). As such, the identification of WOTUS in this report follows the Rapanos guidelines. Potential rulings and guidance in the future could change the results of this report regarding the jurisdictional status of waters and wetlands in the project area. While ERO may provide its opinion on the likely jurisdictional status of wetlands and waters, the Corps will make the final determination of jurisdiction based on the current rulings.

Under the Rapanos guidelines, the Corps considers traditionally navigable waters (TNWs), wetlands adjacent to a TNW, and tributaries to TNWs that are relatively permanent waters (RPWs) and their abutting wetlands jurisdictional waters. Other wetlands and waters that are not TNWs or RPWs will require a significant nexus evaluation to determine their jurisdiction. A significant nexus evaluation assesses the flow characteristics and functions of a tributary and its adjacent wetlands to determine if they significantly affect the chemical, physical, or biological integrity of downstream TNWs.



2855 C 1/2 Road Wetland Delineation

Section 19, T1S, R1E; Ute Meridian
 UTM NAD 83: Zone 12N; 714323mE, 4325598mN
 Longitude 108.523209°W, Latitude 39.053179°N
 USGS Grand Junction, CO Quadrangle
 Mesa County, Colorado

**Figure 1
 Vicinity Map**

Prepared for: Austin Civil Group, Inc.
 File: 20-166 Figure 1.mxd (GS)
 August 26, 2022



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Any maintenance or operation-related actions (such as cleaning, which may involve removing accumulated wetland vegetation) by the Grand Valley Drainage District are authorized by the Corps under NWP 3 or a maintenance exemption.

Location

The project area is in Section 19, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, CO Quadrangle; Mesa County, Colorado (Figure 1). The UTM coordinates of the approximate center of the project area are UTM NAD 83: Zone 12N; 714323mE, 4325598mN of UTM NAD 83: Zone 12N. The longitude/latitude of the project area is 108.523209°W/39.053179°N. The elevation of the project area is approximately 4,550 feet above sea level. Photos of the project area are in Appendix A.

Project Area Description

The project area encompasses about 25.23 acres in the Colorado River Valley in Mesa County, Colorado. The project area is near the intersection of 29 Road and C ½ Road. The project area is characterized by formerly irrigated fields (Photos 1 and 2), a former home site location (Photo 3) and associated outbuildings, disturbed Siberian elm/Russian olive open woodlands, an open drain (No Name Drain; Photo 4), and a narrow wetland fringe along the Colorado River (Photos 5 and 6).

Vegetation

The project area's ecological context includes both native and introduced species and is characterized by the following communities.

Formerly irrigated fields and associated agricultural disturbed areas – Occurs throughout most of the project area (Photos 1 through 3). The former home site is at the north-central portion of the project area and is primarily weedy and bare. The structures included a house and two outbuildings. Siberian elm (*Ulmus pumila*) is the predominant overstory species; and Russian knapweed (*Acroptilon repens*), chicory (*Cichorium intybus*), Russian thistle (*Salsola*), sericea lespedeza (*Lespedeza perenne*), and white goosefoot (*Chenopodium album*) are dominant herbaceous species. Additional weeds observed include cheatgrass (*Bromus tectorum*), bindweed (*Convolvulus arvensis*), and kochia (*Bassia scoparia*).

River fringe/wetland areas – Wetland areas and the riparian fringe along the Colorado River are characterized by an overstory of Russian olive (*Elaeagnus angustifolia*) and cottonwood (*Populus deltoides*) trees and sprouts of tamarisk (*Tamarix ramosissima*) (Photo 5 and 6). The wetland areas include herbaceous species such as scouring rush (*Equisetum hyemale*), American licorice (*Glycyrrhiza lepidota*), Canadian horseweed (*Erigeron canadensis*), reed canarygrass (*Phalaris arundinacea*), and Baltic rush (*Juncus balticus*).

No Name Drain and access road – No Name Drain and associated access road run along the far west side of the project area (Photo 4). The No Name Drain is approximately 20 feet wide at ground level and

5 feet deep at its deepest. The drain has been recently maintained and is primarily unvegetated. Some weedy species such as kochia, bindweed, and horseweed are present.

Soils

Five soil types are mapped by the U.S. Geological Survey (USGS) in the project area (none are characterized by the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) as hydric; USGS 2020; Table 1). See Appendix B for a soil map of the project area.

Table 1. Soils mapped in the project area.

Map Unit Symbol	Map Unit Name	Acres in Project Area	Percent in Project Area
999	Water	1.9	7.5
Ba	Massadona silty clay loam, 0 to 2 percent slopes	3.5	13.6
BaS	Massadona silty clay loam, saline surface, 0 to 2 percent slopes	0.3	1.2
Be	Green River silty clay loam, 0 to 2 percent slopes	6.3	24.2
Gm	Green River clay loam, 0 to 2 percent slopes	7.8	30.2
Ro	Bebeever and Green River soils, and Riverwash, 0 to 2 percent slopes	6.0	23.3
Totals		25.8	100

Methods

Wetland Delineation

On July 28, 2020, Aleta Powers, an environmental scientist with ERO, surveyed the project area for potential isolated wetlands, jurisdictional wetlands, and other WOTUS (2020 field survey). Prior to the 2020 field survey, ERO reviewed USGS quadrangle topographic maps and aerial photography to identify mapped streams and areas of open water that could indicate wetlands or WOTUS.

ERO conducted the wetland delineation following the methods for routine on-site wetland determinations as described in the 1987 *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and used methods in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (Corps 2008) to record data on vegetation, soils, and hydrology on routine determination forms (Appendix C). The Corps defines wetlands as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas” (33 Code of Federal Regulations (CFR) 328.2(c)). Wetland boundaries were determined by a visible change in vegetation community, soils, topographic changes, and other visible distinctions between wetlands and uplands.

The wetland indicator status of plant species was identified using the *National Wetland Plant List* (Lichvar et al. 2016), taxonomy was determined using *Flora of Colorado* (Ackerfield 2015), and

nomenclature was determined using the *PLANTS Database* (NRCS 2020). Soil pits were completed to 20 inches or to impenetrable resistance. If present, hydric soils were classified using field observation for hydric soil indicators accepted by the Corps. Where soil data were collected, soil texture was determined and a Munsell soil color chart was used for soil color analysis.

Intermittent, ephemeral, and perennial drainages with characteristics of a defined streambed, streambank, ordinary high water mark (OHWM), and other erosional features also were identified. The OHWM identifies the lateral jurisdictional limits of nonwetland WOTUS. Federal jurisdiction over nonwetland WOTUS extends to the OHWM, defined in 33 CFR 328.3 as “the line on the shore established by fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.” The Corps defines “stream bed” as “the substrate of the stream channel between the OHWMs. The substrate may be bedrock or inorganic particles that range in size from clay to boulders.”

The boundaries of identified wetlands and other characteristics of potential WOTUS were mapped using a Trimble Global Positioning System (GPS) unit. Data were differentially corrected using the CompassCom base station. All differential correction was completed using Trimble Pathfinder Office 5.9 software. GPS data were incorporated using ESRI® ArcGIS Desktop software.

Wetland Classification

Delineated wetlands were classified according to the U.S. Fish and Wildlife Service’s (Service) Cowardin classification system (Cowardin et al. 1979) combined with a hydrogeomorphic (HGM) approach (Brinson 1993). The HGM approach assesses the chemical, physical, and biological functions of wetlands based on geomorphic setting, water source, and hydrodynamics. HGM classes found in Colorado are mineral soil flats, organic soil flats, riverine, lacustrine fringe, slope, and depressional. The Cowardin classification uses a hierarchical structure of systems, subsystems, and classes to classify both wetlands and deepwater habitats. Wetlands with persistent or nonpersistent vegetation are classified in the Cowardin system as palustrine, which typically includes wetlands referred to as marshes, fens, wet meadows, and sloughs. The palustrine system also includes small, shallow, permanent, or intermittent water bodies such as ponds. Palustrine wetlands may be situated shoreward of lakes and river channels, on river floodplains, in isolated catchments, or on slopes (Cowardin et al. 1979). Under the palustrine system, wetlands are classified as emergent (erect, rooted, herbaceous, and usually perennial hydrophytes that remain standing until at least the next growing season); scrub-shrub (woody vegetation less than 20 feet tall); or forested (woody vegetation 20 feet or taller). In wetlands where more than one wetland type occurs, the wetland type of the largest area is used. For example, an area that is predominantly palustrine emergent (PEM) wetlands but also contains a small amount of palustrine scrub-shrub (PSS) wetlands would be categorized as PEM wetlands.

The Cowardin riverine system includes wetlands and deepwater habitats contained within a channel, with the exception of wetlands dominated by trees, shrubs, and emergent vegetation. The riverine

system usually contains flowing water and is bounded on the landward side by uplands, channel banks, or other wetlands. Within the riverine system, wetlands are divided into the tidal, lower perennial (low gradient and slow water), upper perennial (high gradient and fast water), and intermittent subsystems. Within these subsystems, riverine wetlands are further classified as unconsolidated bottom, aquatic bed, streambed, rocky shore, unconsolidated shore, and emergent wetland (nonpersistent). During the wetland delineation, ERO classified the wetlands as PEM and PSS. Open waters/drainages were classified as lower perennial.

Jurisdictional Assessment

To assist the Corps in making a preliminary jurisdictional determination, ERO reviewed the proximity and potential surface water connection of wetlands to known jurisdictional WOTUS using aerial photo interpretation and information from the wetland survey. Wetland 1 directly adjoins the Colorado River and is presumed jurisdictional. Please note that any maintenance or operation-related actions (such as cleaning, which may involve removing accumulated wetland vegetation) by the Grand Valley Drainage District are authorized by the Corps under NWP 3 or a maintenance exemption.

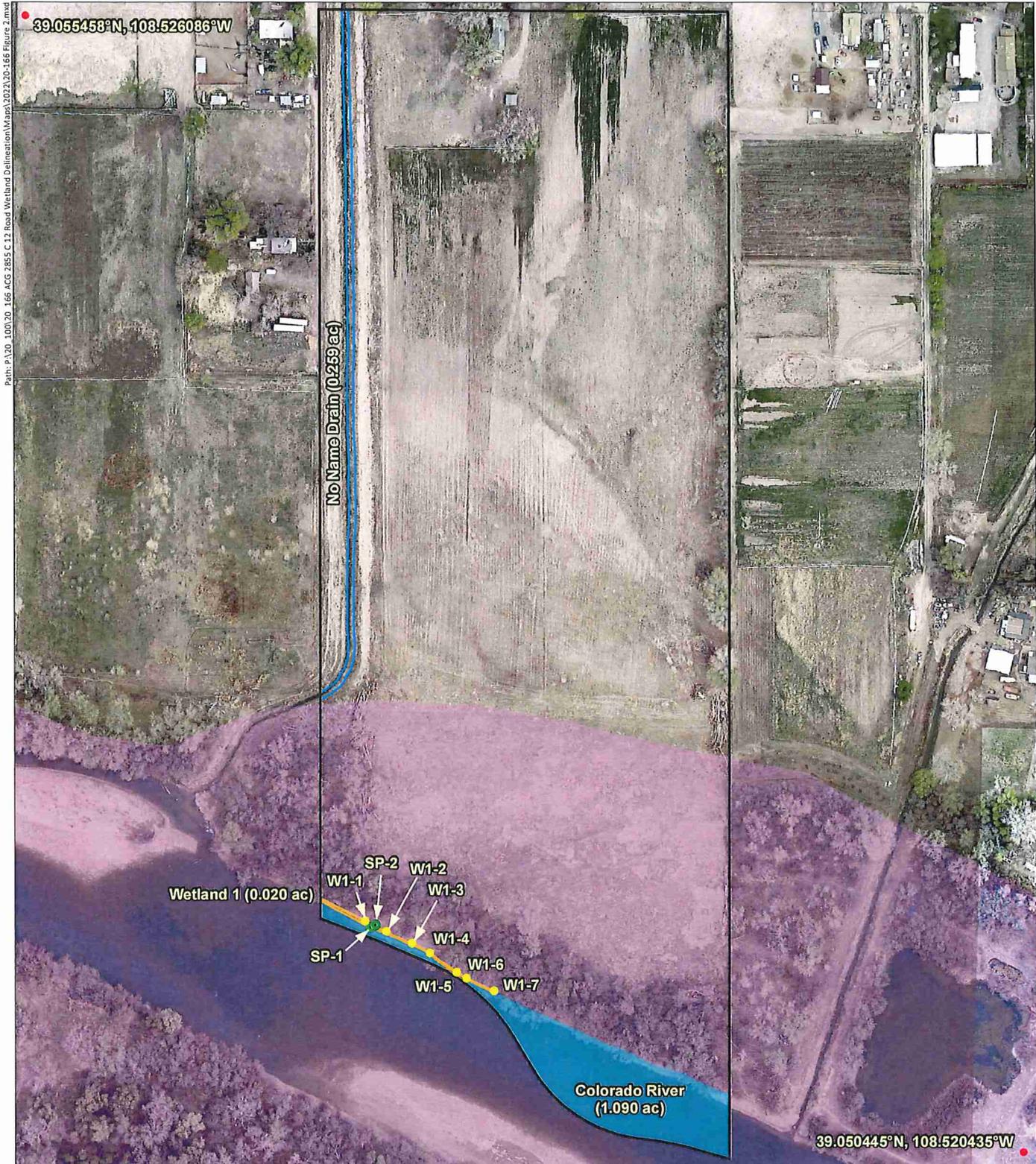
Description of Wetlands and Other Waters

ERO assessed the project area for wetlands and other WOTUS as described below. Data were collected to document the characteristics of uplands and wetlands, and the transition areas between them. Each potential WOTUS was given a name (Figure 2). Each data point/soil pit was given a label that corresponds to a location shown on Figure 2 and routine wetland determination forms in Appendix C. The following sections contain information on potential surface water connections of wetlands and other WOTUS within the project area. Table 2 provides a summary of the mapped areas, including Cowardin classification and HGM for each feature. Approximately 1.349 acres of open water and 0.020 acre of wetlands occur within the project area (Figure 2).

Table 2. Wetland area, Cowardin classification and HGM.

Water/ Wetland ID	Longitude	Latitude	Feature Size (acre)	Cowardin Classification	HGM
Colorado River			1.090	Riverine- Perennial	Lower perennial
No Name Drain			0.259	--	--
<i>Other Water Total</i>			<i>1.349</i>		
Wetland 1	108.524140 W	39.051439 N	0.020	PPEM	Riverine
<i>Wetland Total</i>			<i>0.020</i>		

PPEM = palustrine persistent emergent



2855 C 1/2 Road Wetland Delineation

- Soil Pit
 - Wetland Flag
 - Ordinary High Water Mark (1.090 ac)
 - Wetland (0.020 ac)
 - Drain (0.259 ac)
 - Limit of Delineation (25.23 ac)
 - Yellow-billed Cuckoo Habitat
-
- 0 110 220
Feet
- 1 inch=220 feet

Figure 2
Wetlands and
Waters of the U.S.

Image Source: Mesa County©, March 2020
 Prepared for: Austin Civil Group, Inc.
 File: 20-166 Figure 2.mxd (GS)
 August 26, 2022



Waters of the U.S.

No Name Drain

No Name Drain bounds the project area on the west side and is shown on the USGS Grand Junction, CO topographic quadrangle as a perennial drainage (solid blue line). This drain is owned, operated and regularly maintained by the Grand Valley Drainage District. No Name Drain intersects the project area at the northwest corner and continues down the west side of the project area curving off to the west and draining south into the Colorado River.

Colorado River

The Colorado River is shown on the USGS Grand Junction, CO topographic quadrangle as a perennial drainage. In the project area, the river is about 250 feet wide at the OHWM and has relatively low sinuosity. The river supports a series of riffles and pools, and the depth was estimated to be 1 to 10 feet with a cobble bottom. Indicators of the OHWM observed in the field included evidence of inundation, prevalence of persistent perennial vegetation, and sediment benching.

Wetlands

Wetland 1- Colorado River Fringe

Wetland 1 (0.020 acre; Figure 2) is a seasonally flooded riparian fringe along the Colorado River characterized by an overstory of Russian olive ([FAC]), cottonwood, and sprouts of tamarisk. The wetland is located at the southwestern portion of the project area and extends east along the Colorado River. The herbaceous stratum is dominated by scouring rush (Facultative Wetland (FACW)), American licorice (Facultative (FAC)), Canadian horseweed (Facultative Upland (FACU)), reed canarygrass (FACW), and Baltic rush (FACW). One soil pit (SP-1) was collected in Wetland 1, and SP-2 was collected in uplands near the northern edge of Wetland 1. The wetland is situated along the riparian fringe of the Colorado River, allowing it to support wetland vegetation. Areas to the east of Wetland 1 supported sparse upland herbaceous vegetation in the understory (cheatgrass, intermediate wheatgrass), with similar overstory as wetland areas (primarily Russian olive).

SP-1 supported the three indicators needed to constitute a wetland. Dominant vegetation at SP-1 consisted of scouring rush (FACW) as well as American licorice (FAC) and met the requirements for hydrophytic vegetation. Hydric soils were present (S5) and consisted of mostly sand deposited at the river banks. A sandy loam of 10YR4/2 was present from 0 to 2 inches, and a 90 percent 10YR4/2 with 10 percent 10YR4/6 concentrations in the matrix.

SP-2 did not meet the criteria required to constitute a wetland. This soil pit was situated on slopes above Wetland 1. The vegetation is a mix of scouring rush (FACW), American licorice (FAC), Canadian horseweed (FACU), and lower percentages of reed canarygrass (FACW). The soil pit dug at SP-2 revealed 20 inches of sandy loam, of 10YR5/3 matrix from 0 to 20 inches. No hydric soil was present, and no wetland hydrology was present.

ERO used the change in slope as well as a change in dominance from wetland vegetation (scouring rush) to upland vegetation (Canadian horseweed) as indication of the wetland boundary.

Threatened, Endangered, Proposed, and Candidate Species

ERO reviewed the project area for threatened, endangered, proposed, and candidate (TEPC) species, protected under the Endangered Species Act (ESA) (Service-IPaC 2022). This summary information is provided for general context; impacts to these species will depend on the activity proposed to take place on the parcel, the boundaries of which are not known at this time. It is likely that this information will need to be refined if a Corps permit is needed for the proposed activities.

Eight TEPC species were identified as having the potential to occur in the project area, discussed below and shown in Table 3. There is no mapped habitat for threatened or endangered species in or near the project area. The gray wolf (*Canis lupis*) is most likely to be present in wilderness and remote areas; the project area is surrounded by residential development and municipal infrastructure. The proposed action does not include a predator management program; therefore, the gray wolf does not need to be analyzed. The monarch butterfly, *Danaus plexippus* is included on the IPAC as having potential habitat in the project area. This species may occur due to presence of potentially suitable habitat (milkweed); however, monarch butterfly is a candidate for listing on the ESA, and analysis is not required.

The river is also designated critical habitat for the Yellow-billed Cuckoo (*Coccyzus americanus*). Most of the critical habitat mapped in the project area does not have the physical and biological factors needed to be classified as suitable habitat as it is dominated by annual weeds and is in disturbed condition.

The Colorado River and its 100-year floodplain in the project area is designated critical habitat for the Colorado pikeminnow (*Ptychocheilus lucius*) and the razorback sucker (*Xyrauchen texanus*). These species may be affected if activities occur in the floodplain of the river, or in “live water” in the river itself. Other Colorado River TEPC fish species, including the endangered bonytail chub (*Gila elegans*), and humpback chub (*Gila cypha*), are not likely to be impacted by the project as there would be no depletions as a result of the project. There is no suitable habitat in the project area for Colorado hookless cactus (*Sclerocactus glaucus*).

Table 3. TEPC species with potential to occur in the project area.

Common Name	Scientific Name	Status*	Habitat	Habitat Present or Potential to be Affected by Project?
<i>Mammals</i>				
Gray wolf	<i>Canis lupus</i>	E	Wolves can thrive in a wide range of habitats; a highly adaptable species that occurs in temperate forests, mountains, and grasslands	No - this project does not include a predator management program
<i>Insects</i>				
Monarch Butterfly	<i>Danaus plexippus</i>	C	Grasslands with milkweed	Yes- Mixed grasses and milkweed habitat may be present in wet areas along drain or river
<i>Birds</i>				
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	T	Deciduous riparian woodlands, with dense cottonwood and willow, and sometimes tamarisk.	Yes; a portion of the mapped proposed critical habitat does not have the physical or biological characteristics necessary for critical habitat classification.
<i>Fish</i>				
Bonytail chub	<i>Gila elegans</i>	E	Found within the Colorado River and its tributaries.	No; may be affected by depletions to downstream habitat
Colorado pikeminnow (=squawfish)	<i>Ptychocheilus lucius</i>	E	Found within the Colorado River and its tributaries.	Designated critical habitat in Colorado River and 100-year floodplain in project area.
Humpback chub	<i>Gila cypha</i>	E	Found within the Colorado River and its tributaries.	No; may be affected by depletions to downstream habitat
Razorback sucker	<i>Xyrauchen texanus</i>	E	Found within the Colorado River and its tributaries.	Designated critical habitat in Colorado River and 100-year floodplain in project area.
<i>Flowering Plants</i>				
Colorado hookless cactus	<i>Sclerocactus glaucus</i>	T	On exposed gravel-covered clay hills; in saltbrush or sagebrush flats; or in pinyon-juniper woodlands.	No

Source: Service-IPaC 2022

Yellow-Billed Cuckoo

The western yellow-billed cuckoo is listed as "threatened " under the ESA. The species breeds in large blocks of riparian habitat; in particular, mature cottonwood woodlands with dense understory foliage. Based on historical accounts, the species was localized and uncommon along Colorado drainages while being locally common in other western areas. The species was probably never common in western Colorado and is now extremely rare. Proposed critical habitat is mapped along the southern end of the

project area (Service-IPaC 2020; Figure 2). The riparian area includes mature dense cottonwood habitat about 100 feet wide along the river. Suitability of the habitat is likely low for the species, due to the narrow width. However, consultation with the US Fish and Wildlife Service would be required prior to development within the mapped critical habitat.

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Appendix A Photo Log

Appendix A - Photo Log
Wetland Delineation Report, 2855 C ½ Road, Mesa County, Colorado
July 28, 2020

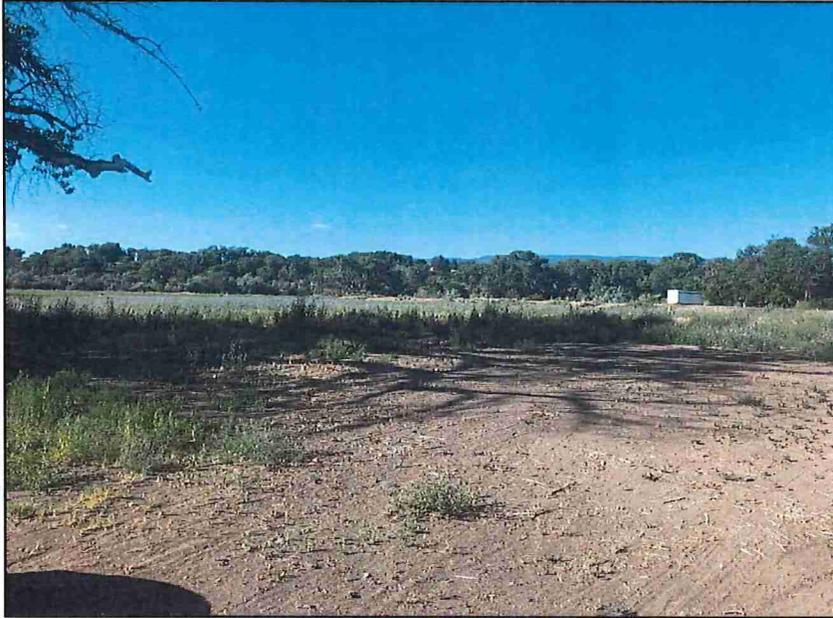


Photo 1. Overview of property from the northern project area, view south.



Photo 2. Overview of project area from the southern end, view north.

Appendix A - Photo Log
Wetland Delineation Report, 2855 C ½ Road, Mesa County, Colorado
July 28, 2020 and August 22, 2022

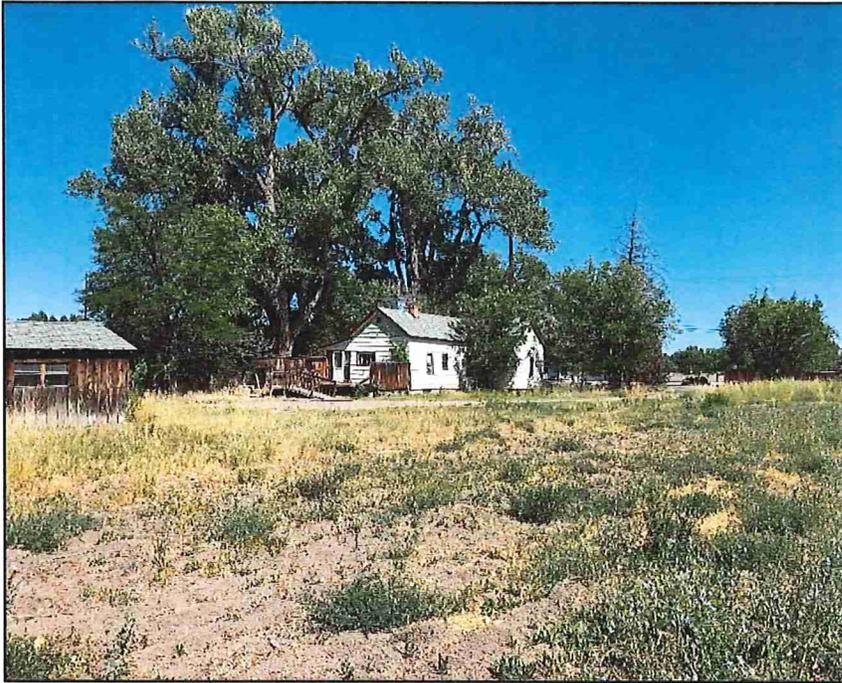


Photo 3. Homesite, view northeast from the northern project area.



Photo 4. No name drain, view north along west boundary (August 2022)

Appendix A - Photo Log
Wetland Delineation Report, 2855 C ½ Road, Mesa County, Colorado
July 28, 2020

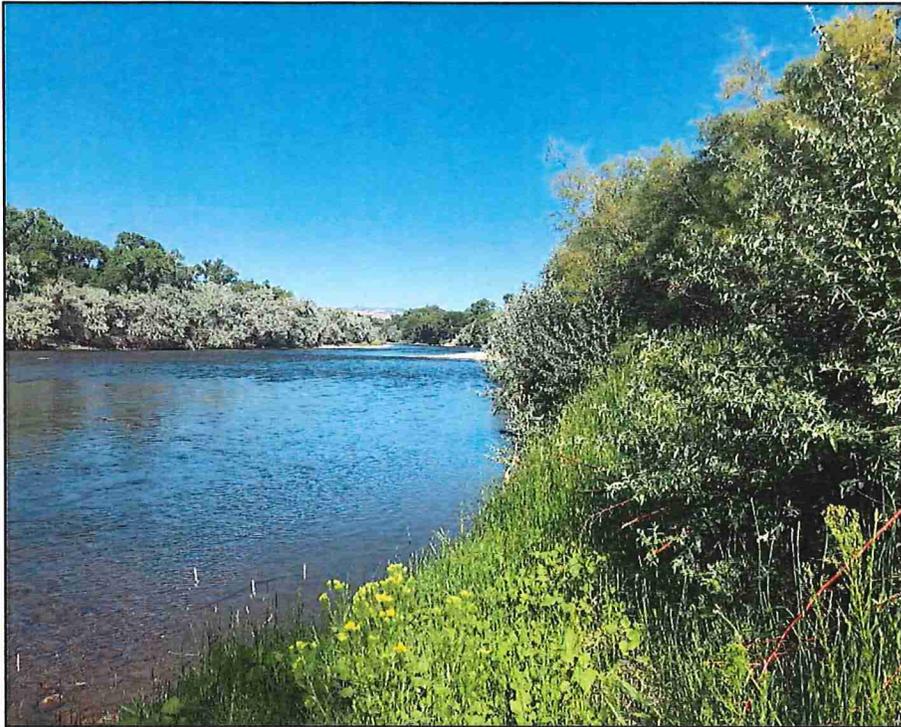


Photo 5. Wetland 1 along the Colorado River at the southern project area, view west.



Photo 6. Wetland 1 along the Colorado River at the southern project area, view southeast.

Appendix B USGS Soil Map

Soil Map—Mesa County Area, Colorado

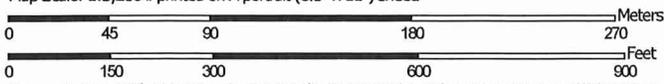


Soil Map may not be valid at this scale.

108° 31' 33" W



Map Scale: 1:3,200 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/28/2020
Page 1 of 3

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mesa County Area, Colorado
 Survey Area Data: Version 11, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 13, 2010—Aug 8, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

- | | |
|--|---|
|  Area of Interest (AOI) |  Spoil Area |
|  Soil Map Unit Polygons |  Stony Spot |
|  Soil Map Unit Lines |  Very Stony Spot |
|  Soil Map Unit Points |  Wet Spot |
|  Special Point Features |  Other |
|  Blowout |  Special Line Features |
|  Borrow Pit |  Water Features |
|  Clay Spot |  Streams and Canals |
|  Closed Depression |  Transportation |
|  Gravel Pit |  Rails |
|  Gravelly Spot |  Interstate Highways |
|  Landfill |  US Routes |
|  Lava Flow |  Major Roads |
|  Marsh or swamp |  Local Roads |
|  Mine or Quarry |  Background |
|  Miscellaneous Water |  Aerial Photography |
|  Perennial Water | |
|  Rock Outcrop | |
|  Saline Spot | |
|  Sandy Spot | |
|  Severely Eroded Spot | |
|  Sinkhole | |
|  Slide or Slip | |
|  Sodic Spot | |

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
999	Water	1.9	7.5%
Ba	Massadona silty clay loam, 0 to 2 percent slopes	3.5	13.6%
BaS	Massadona silty clay loam, saline surface, 0 to 2 percent slopes	0.3	1.1%
Be	Green River silty clay loam, 0 to 2 percent slopes	6.3	24.2%
Gm	Green River clay loam, 0 to 2 percent slopes	7.8	30.2%
Ro	Bebeever and Green River soils, and Riverwash, 0 to 2 percent slopes	6.0	23.3%
Totals for Area of Interest		25.9	100.0%

Appendix C Routine Wetland Determination Datasheets

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 20-166 ACH 2855 C 1/2 ROAD City/County: Mesa County Sampling Date: 7/29/20
 Applicant/Owner: Austin Civil Group State: CO Sampling Point: SP-1
 Investigator(s): A Powers, K Powers Section, Township, Range: S19 T15 R1E
 Landform (hillslope, terrace, etc.): terrace above river Local relief (concave, convex, none): None Slope (%): 3%
 Subregion (LRR): D Lat: 39.051439 N Long: -108.574140 W Datum: NAD83
 Soil Map Unit Name: Bebevar and Green River soils, and Riverwash 0-2% slopes NWI classification: PSS1L
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation n, Soil n, or Hydrology n significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation n, Soil n, or Hydrology n naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: <u>Slopes 3% toward river conditions somewhat drier than normal</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: <u>4' sq</u>) 1. <u>Scirpus hypnoides</u> <u>40</u> <u>Y</u> <u>FACW</u> 2. <u>Glycerhiza lepidota</u> <u>15</u> <u>Y</u> <u>FAC</u> 3. <u>Eriogonum canadensis</u> <u>2</u> <u>N</u> <u>FACU</u> 4. <u>Phalaris arundinacea</u> <u>2</u> <u>N</u> <u>FACW</u> 5. <u>Juncus balticus</u> <u>2</u> <u>N</u> <u>FACW</u> 6. _____ 7. _____ 8. _____ _____ = Total Cover				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum <u>39</u> % Cover of Biotic Crust _____				
Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Remarks:				

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR4/2	100					Sandy loam	
2-20	10YR4/2	90	10YR4/0	10	C	M	Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

v. sandy soils - depositional @ ruin tanks

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): _____
 Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soils moist but not saturated

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 70-166 ACG 2855 1/2 ROAD City/County: Mesa County Sampling Date: 7/29/20
 Applicant/Owner: Austin Civil Group State: CO Sampling Point: SP-2
 Investigator(s): A Powers, K Powers Section, Township, Range: S19, T15, R1E
 Landform (hillslope, terrace, etc.): upper terrace Local relief (concave, convex, none): none Slope (%): 3%
 Subregion (LRR): D Lat: 39.051449 N Long: 108.524115 W Datum: NAD83
 Soil Map Unit Name: Bebevar and Green River soils, and Riverwash 0-2% slopes NWI classification: PSS1C
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: <u>20' from water (active), 2-3' higher than SP-1</u>	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
<u>Tree Stratum</u> (Plot size: _____)				Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
1. _____				Total Number of Dominant Species Across All Strata: <u>4</u> (B)
2. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75</u> (A/B)
3. _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
4. _____				
_____ = Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
<u>Herb Stratum</u> (Plot size: _____)				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Equisetum hyemale</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Gnaphalium obtusifolium</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Phalaris arundinacea</u>	<u>2</u>	<u>Y</u>	<u>FACW</u>	
4. <u>Glycyrrhiza lepidota</u>	<u>2</u>	<u>Y</u>	<u>FAC</u>	
5. _____				
6. _____				
7. _____				
8. _____				
_____ = Total Cover	<u>24</u>			
<u>Woody Vine Stratum</u> (Plot size: _____)				
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>76</u>	% Cover of Biotic Crust _____			
Remarks: <u>Veg. sparser</u>				

SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 5/3	100					sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

No hydric soil ind.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No 1° or 2° indicators; sandy floodplain

July 24, 2025

Ms. Tamra Allen
City of Grand Junction Planning
250 North 5th Street
Grand Junction, Colorado 81501

**Re: CUP-2021-616 – C1/2 Road Gravel Pit
Request For Two Year Project Extension**

Dear Ms. Allen:

The purpose letter is to request a two-year extension to the Conditional Use Permit (CUP) approved for the C-1/2 Road Gravel Pit project located at 2855 C-1/2 Road in Grand Junction, Colorado.

The CUP for this was approved by the City of Grand Junction on September 8, 2023. Once the applicant received the CUP approval, we initiated the State of Colorado Division Of Reclamation Mining and Safety (DRMS) permit approval process and were informed by DMRS that a new groundwater monitoring sampling and analysis was adopted in September 2023 which now requires five quarters of groundwater analysis before being able to submit an application for sand and gravel mining.

Because of this new requirement, the applicant was required to prepare and submit a groundwater monitoring and analysis sampling plan and groundwater well installation. This work was completed in May 2014, which started the first quarter of analysis. Our final quarter of groundwater analysis will be completed at the end of August 2025.

Therefore, the soonest the applicant can submit an application to the DMRS is September 2025. We anticipate the DMRS permit approval process taking nine to twelve months to complete, so the soonest the applicant would be able to start operations at this site is September 2026.

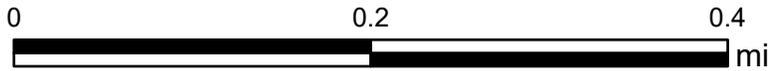
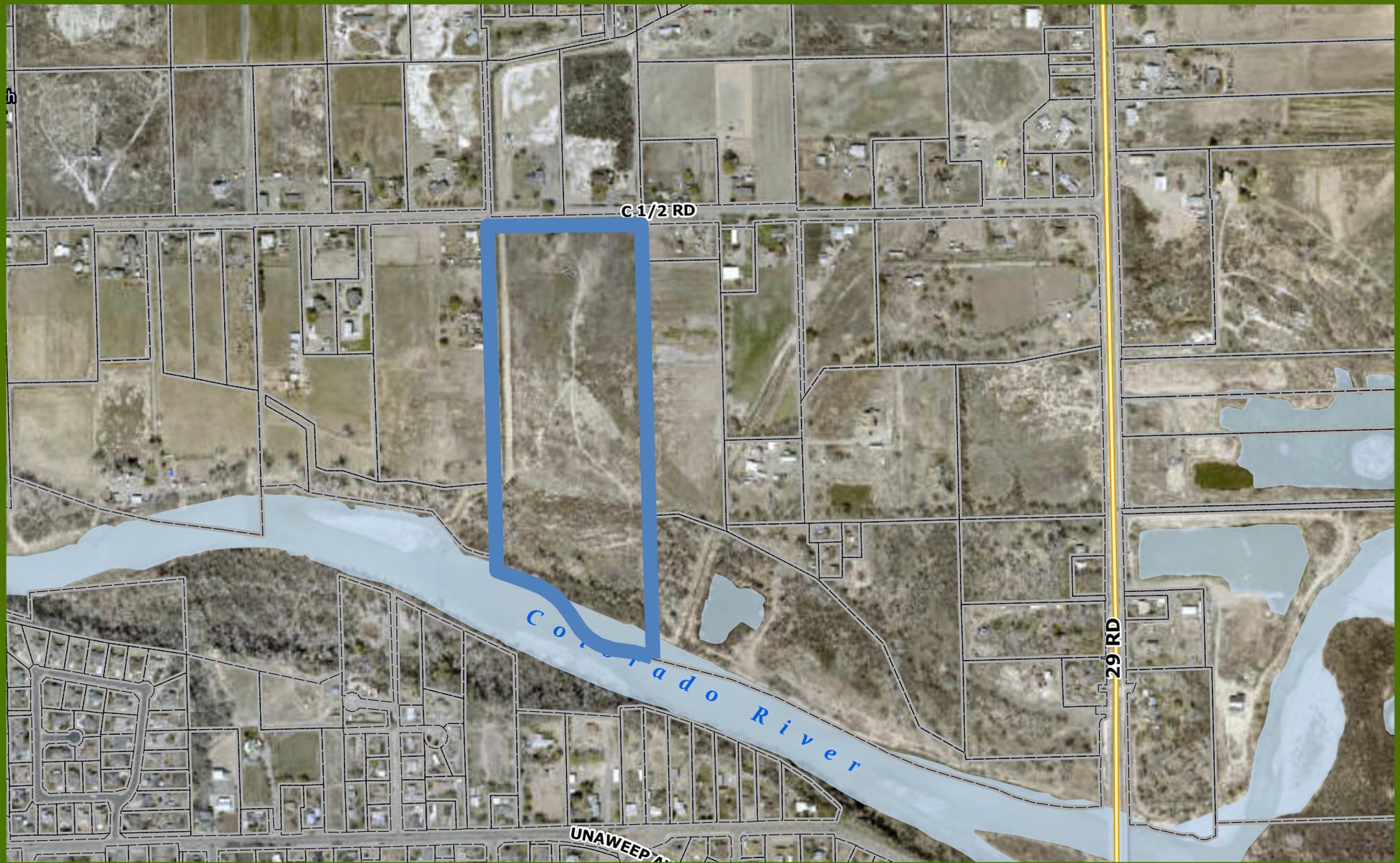
We appreciate your consideration in this request and if you need any additional information, please give us a call at 970-250-9910.

Sincerely,

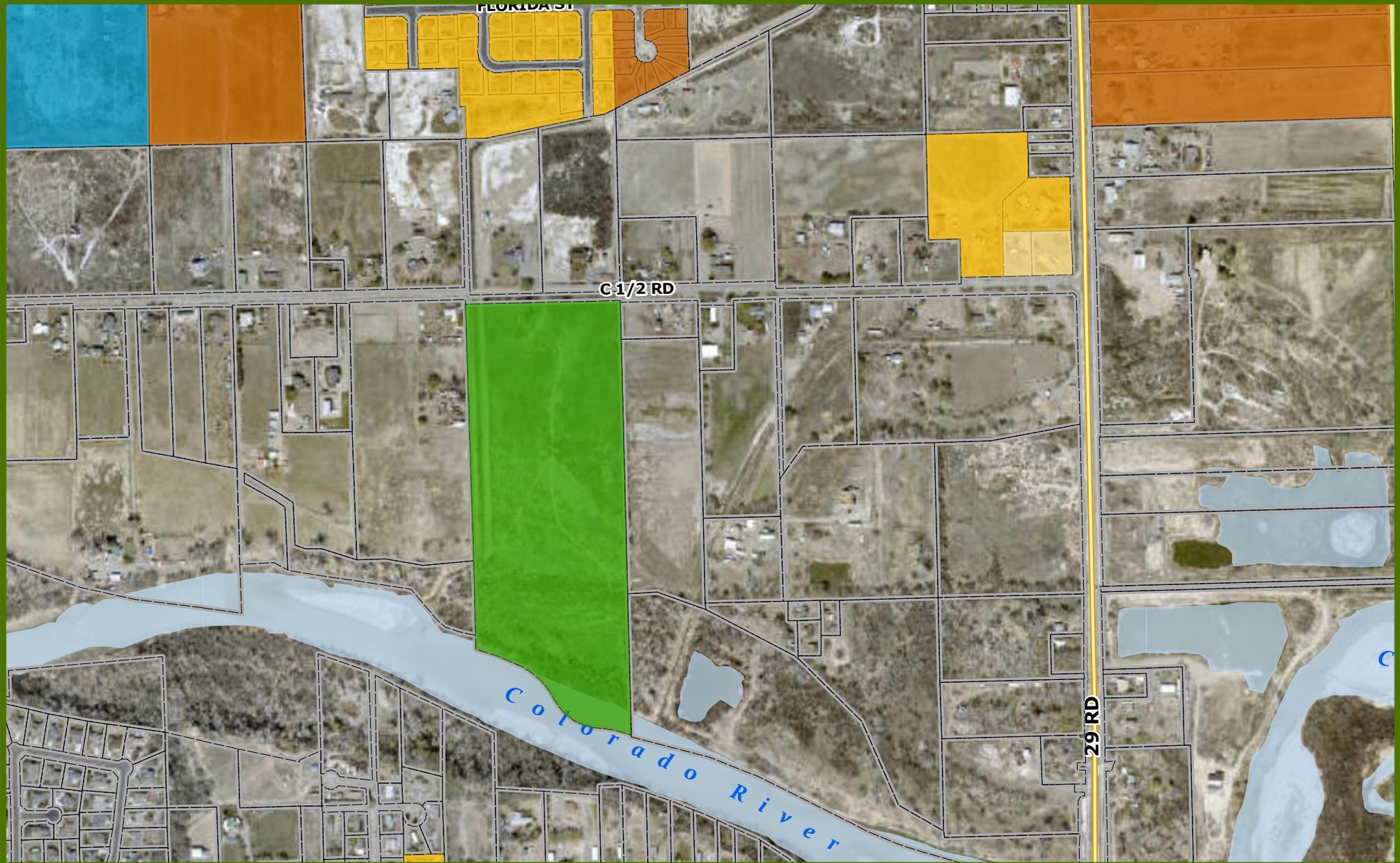


Martin Azcarraga
M & D Enterprises, LLC

Site Map



Zoning Map



Printed: 12/26/2025
1 inch equals 0 miles
Scale: 1:6,780
Packet Page 257



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: July 11, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Consider a Request by M & D Enterprises for a Conditional Use Permit to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a CSR (Community Services and Recreation) Zone District Located at 2855 C 1/2 Road

RECOMMENDATION:

Staff recommends conditional approval of the Conditional Use Permit.

EXECUTIVE SUMMARY:

The Applicant and owner of the parcel, M & D Enterprises, LLC, is proposing to establish a gravel extraction operation on the property located at 2855 C ½ Road along the north bank of the Colorado River just west of 29 Road. A Conditional Use Permit for the mining use is required in the Community Services and Recreation (CSR) zone district.

BACKGROUND OR DETAILED INFORMATION:

Gravel Extraction Industry

Colorado Revised Statutes Title 34 governs mineral resources. Section 34-1-305, Preservation of Commercial Mineral Deposits for Extraction specifically states that “no board of county commissioners, governing body of any city and county, city, or town, or other governmental authority which has control over zoning shall, by zoning, rezoning, granting a variance, or other official action or inaction, permit the use of any area known to contain a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.”

Thus, the City complied with state statute when it zoned the property at the time of annexation to CSR which allowed for the gravel extraction to be conducted. The CSR zone district is consistent with the Comprehensive Plan as it implements the Residential

Medium land use category assigned to this property.

Sand and gravel are key building materials required for most development projects within the Grand Valley, including both public and private capital improvements projects. Road base, asphalt, concrete, and building foundations all depend on access to these materials. From a geologic perspective, accessible sand and gravel deposits are found most prominently near the Colorado River, making this site an important local resource for developers, builders, and contractors. Ongoing growth in the Grand Valley continues to increase demand for these materials and this proposed extraction operation would provide locally sourced materials to aid in meeting the demand as well as keep costs of raw materials lower due to its close proximity to growth areas.

2020 One Grand Junction Comprehensive Plan and Pear Park Plan

The adopted Comprehensive Plan and the Pear Park Plan applicable to this site include goals and policies regarding the extraction of mineral resources and reclamation of mining sites.

Comprehensive Plan

The proposed mineral extraction use proposed for this parcel is consistent with the following section of the Comprehensive Plan:

Plan Principle 2: Resilient and Diverse Economy

Goal 3: Promote Business Growth for a Diverse and Stable Economic Base

G. Continue to allow responsible mineral and resource extraction and processing as well as businesses that support these industries.

Pear Park Plan

The Pear Park Plan recognizes that gravel and sand are necessary resources for a community. It is needed for construction projects to serve a growing population and is essential to the local economy. The plan states that gravel deposits should be extracted according to a rational plan that avoids waste of the minerals and causes the least practicable disruption of the ecology and quality of life of the citizens of affected areas.

With input from the Pear Park area gravel industry and using the 1978 Mineral Resources Survey of Mesa County, a Pear Park Neighborhood Plan Mineral Resources Map was included as part of this Plan (see plan attached to staff report). The 1978 Mineral Resources Survey of Mesa County states that the "Colorado River terrace deposits exist in the Pear Park area and these deposits are about 12 to 22 feet thick with 10 to 15 feet of overburden." Gravel extraction in the planning area occurs along the north side of the river wherever access is available and practical. Much of the gravel is used for building materials and highway projects. This site is clearly shown on this map as a potential gravel resource area.

Mesa County and the City of Grand Junction are very interested in the reclamation of sites after the resources are removed. The Colorado Mined Land Reclamation Board has developed standards and procedures for reclamation plans. Within their authority,

the County and City work with mining permit applicants to identify appropriate uses and landscape forms for the reclamation plan. Preferred uses are those consistent with the adopted land use plan or providing quality recreation or open space and wildlife habitat opportunities.

Site Conditions

The 27.8-acre property is located at 2855 C ½ Road along the north bank of the Colorado River, just west of 29 Road. The owner/operator and permittee is M & D Enterprises, LLC.

The current site condition is predominantly vacant former agricultural land, with weeds/grasses groundcover and shrubby vegetation along the north bank of the Colorado River. Much of the existing vegetation along the river has been cleared in anticipation of construction of the future segment of the Riverfront Trail in this area. The site will be reclaimed to a groundwater lake and surrounding rangeland. Upon successful review of this Conditional Use Permit, a Colorado Division of Reclamation, Mining, and Safety (CDRMS) 112 Construction Material Reclamation Permit Operation Application will be submitted to the CDRMS for this project.

Operations Summary and Mining Plan

The C ½ Road gravel extraction operation (pit) will excavate, process, and send offsite construction materials from an 18.3-acre affected area. Much of the product from the C ½ Road pit will supply raw material for concrete production facilities in the area, especially to be used for City and private construction purposes in the vicinity.

The site will be mined over 10 years; day-to-day excavation will focus on one smaller area at a time and progressively shift around the area as time progresses. The operations will include screening, crushing, and conveying equipment in addition to large vehicles moving the mined materials.

Earthwork operations will begin at the south end and move to the north end of the site, maintaining the required setbacks from the Colorado River. The topsoil will be removed and stockpiled in berms around the perimeter of the excavation site. Next, the sands and gravel will be mined using track hoes, front-end loaders, and bulldozers. To process the sand and gravel, screens and crushers located near the center of the site will be utilized. Once the materials are processed, they will be piled onsite or loaded into trucks to be taken off site. No asphalt or concrete manufacturing will take place onsite. Given the high water table, material stockpiles will be established to allow for drying. After the sand and gravel have been removed, the area will be backfilled and compacted using the stockpiled overburden material, overburden from the next area to be mined, and imported fill materials as needed. The project will be regraded to reflect the final grades depicted on the Reclamation Plan, including the establishment of the reclamation pond. A more detailed plan of operations will be provided with the State application.

Access for passenger vehicles used by the Applicant’s staff will be from existing C ½

Road. Haul trucks leaving the site will use the same access to C ½ Road. The primary haul route will then go west on C ½ Road to 28 Road then north to Riverside Parkway or east on C ½ Road to 29 Road. There will be no left turns allowed onto 29 Road from C ½ Road.

Right-of-way width exists on C ½ Road for any future improvements needed to develop it as a Minor Collector as depicted on the Grand Junction Circulation Plan. A 14-foot multipurpose easement will be dedicated along C ½ Road as shown on the Site Plan. The proposed exhibit and legal description of the easement shall be provided to the City to be incorporated into a conveyance document prepared by the City for the applicant's signature.

Surrounding Land Use

The surrounding land uses include other vacant land as well as large lot single-family residential homes. All surrounding property is outside of City limits and zoned RSF-R (Residential Single Family Rural) in Mesa County. The site of the proposed gravel extraction operation was recently annexed into the City and zoned CSR which is an implementing zone district for the Residential Medium Land Use depicted in the Comprehensive Plan Future Land Use Map. Location of this operation within an existing rural area, with other nearby sand and gravel pits on the east side of 29 Road, the needed construction materials can be provided to public and private users at reasonable cost without disturbance of more densely populated residential neighborhoods, commercial corridors, or public spaces such as parks and schools.

Reclamation

Reclamation will occur as portions of the permit area are mined. Final reclamation of the permit area will occur after all mining activities have been completed. Final use of the permit area is proposed to be rangeland with a groundwater lake for the benefit of local wildlife or potentially recreational use due to its proximity to the Riverfront Trail. Once revegetation has been completed on the site, the drainage patterns will be improved since surface water runoff flows will be routed to the alluvial aquifer of the Colorado River directly via the lake in place following reclamation. No exposed soils or other disturbed ground will be present that will generate soil losses that are greater than pre-mine conditions. No other stormwater control structures such as detention basins will be needed during the life of or after the extraction operations until further development of the land. The total disturbance of the CUP area is 18.3 acres. The post-mining land use of rangeland and a lake will be compatible with the current existing land uses in the area but does not preclude the property from being rezoned and/or developed for residential use in the future.

The Reclamation Plan also shows the location of trails to be constructed on the site per the City's Active Transportation Corridor Map. One trail is to run east-west through the site as part of the Riverfront Trail system and the other is a north-south trail along the west side of the site that will connect the Riverfront Trail system to C-1/2 Road and will continue north along an unnamed natural channel under the jurisdiction of the Grand Valley Drainage District. The City will require easements for both trails and it is the

applicant's responsibility to construct both trails. It is anticipated that the north-south trail will not be constructed until the time of site reclamation, but an easement will be granted prior to commencement of mining operations. However, construction of the east-west trail is anticipated to occur prior to reclamation as the State of Colorado Division of Parks and Wildlife is presently designing that segment of the Riverfront Trail from the eastern edge of The Eddy property (just east of 27 1/2 Road alignment) to 29 Road. Thus, a blanket easement to the City for trail construction across the entire 100-foot setback of the mined area from the Colorado River is required as a condition of approval, with the understanding a more specific easement will be granted to the City for the trail once an alignment is determined based on the trail design. If the City/State/Riverfront constructs the trail prior to reclamation, the applicant will still need to pay for the cost of construction of the portion that is on their property. The applicant may also opt to construct the trail themselves at any time if desired.

In addition to the Reclamation Plan, a Landscape Plan for the site has been submitted as part of the Site Plan Review process which indicates planting conditions during the gravel mining operations, including the provision of required street frontage landscaping and areas of natural vegetation to be undisturbed and retained.

Slopes in the extraction will be mined to their final 3:1 slope, therefore no backfilling will be required. Throughout the reclamation process, topsoil will be replaced to a depth of 0-24 inches (12 inches on average) on all disturbed areas except those areas that will become the groundwater lake and the access roads. Disturbed areas will be seeded with fertilizer and straw mulch applied.

Schedule

Mining will start as soon as all permits have been obtained and continue over the life of the pit which is anticipated to be up to 10 years, with an additional 2 years needed for reclamation.

Neighborhood Meeting

A Neighborhood Meeting was held on June 29, 2021 via the Zoom virtual platform. In addition to the applicant's representative and City staff, the meeting was attended by nine persons. Participants asked questions about future use of the property, dust and noise mitigation during mining operations, traffic and C 1/2 Road improvements.

ANALYSIS

Conditional Use Permit

Section 21.02.110(c) of the Zoning and Development Code outlines the criteria by which a Conditional Use Permit is reviewed. Analysis of the proposal relative to the criteria is included below.

(1) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c);

The proposed development site and associated plans included with the CUP application indicate that all standards of the CSR zone district will be met. This proposal includes a concurrent Site Plan Review to be approved upon successful completion of the CUP application. The Site Plan will ensure compliance with all district standards. The most pertinent standards of the zone district are discussed below.

Setbacks – This section defines and requires measurements for the following parameters that apply to this application; lot area, lot width, street frontage, setbacks, building height, and story height. This section also defines and requires measurements for the following parameters, all of which are not applicable to this application; blank wall area, transparency, and density/intensity. There will not be any buildings on the site; thus, setbacks do not apply.

Development in a Mixed-Use Zone District (CSR) – Section 21.03.07(f) CSR: Community Services and Recreation, is relevant to this application, due to the property being zone CSR at the time of annexation. The purpose of CSR zoning is to provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. CSR zoning explicitly states that the district may be used for extractive operations, specifically gravel pits. The final primary post-mine land use of the site as rangeland and a groundwater pond could provide recreational opportunities while also providing an open space corridor and habitat for some wildlife. Development of a gravel pit on this parcel will also act to limit development in an area susceptible to flooding, another goal of the CSR zone district designation. Mining operations on the zoned CSR will conform to the appropriate Code standards.

Given this analysis of zone district standards, Staff finds this criterion has been met.

(2) Use-Specific Standards. Section 21.04.030 (k) of the Zoning and Development Code outlines the criteria by which a mineral extraction operation such as this proposed gravel pit is reviewed.

Refer to the analysis included in the following section of the staff report. Based on the analysis, this criterion has been met.

(3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The primary complementary use required for the gravel operations project is the transportation infrastructure, provided C ½ Road is improved as proposed. The applicant will pay for its share of the improvements along the frontage of their property prior to commencement of mining operations and the improvements will be completed by the City and Mesa County. Most of the truck traffic for the operations will be internal

to the area construction materials operations. Haul trucks will access C 1/2 Road when traveling to and from the mining site. No new roads will be required.

Staff finds this criterion has been met.

(4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures as outlined below.

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers, and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

As indicated on the Site Plan to be approved with the CUP, setbacks from the permit boundaries, perimeter berms and screening fences will be used in order to protect the privacy of adjacent properties from the operations.

Staff finds this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

Gravel Extraction operations will be done in phases around the property to limit the amount of disturbed area at any given time. Activity is removed from the Colorado River to allow for the wildlife corridors. Except for areas to be cleared for construction of the Riverfront Trail, areas of existing vegetation within 100 feet of the Colorado River are preserved in the project as shown on the Landscape Plan. Environmental protection will be addressed further in the CDRMS 112 Application.

Staff finds this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

Proposed screening fences and berms along the east and west property lines adjacent to existing residences will provide dust control, while operating hours, phased extraction, and appropriate setbacks all contribute to establishing site compatibility and integration. Since most of the mining will take place below the water table, material excavated from the mine will be inherently wet and thus poses

a low risk of generating excessive dust. Active dust suppression measures will also assist in preventing the generation of fugitive dust and the associated odors that may occur with dust migrating off-site, including the application of water for dust control on haul roads and excavation areas as needed. In addition, long term stockpiles will be vegetated to minimize water consumption for dust control as well as to prevent soil loss from said stockpiles.

The crushing/screening plant operation also uses water to control dust with water sprays at the entrance and on the screen deck. It is anticipated that the material will not require a large amount of water to control dust during processing due to its inherently wet nature. If additional dust suppression is needed at any time, additional watering will take place as determined by the Facility Manager and in accordance with GJMC.

The following Best Management Practices will be in place for the operation:

- a. All mining will occur below the existing topography, which will act to limit the migration of dust and air pollution from the site
- b. Disturbance footprint will be limited to the smallest for feasible operations
- c. Crushing and screening equipment will be equipped with water sprays in order to keep material wet
- d. Haul roads, processing and stockpile floors, and the mining area floor will be watered as needed
- e. Stockpiles will be maintained moist either from processing or from truck watering
- f. Stockpiles to be in place longer than 90 days will be seeded with the permanent seed mix

Placement of topsoil on reclaimed slopes will be seeded in the first favorable season following the placement of topsoil.

Any activity such as vehicular repair occurring before sunrise or after sundown will be on an as needed basis. Lighting for this purpose will be full cut-off fixtures as required by Code. Lights will not be in use between sundown and sunup during normal operations. This will prevent the generation of glare visible from off-site.

Solid and liquid waste will be managed through the Storm Water Management Plan (SWMP) and the Spill Prevention, Control, and Countermeasure Plan created in support of the CDRMS 112 Application. Fire hazards will be minimal at the site due to the nature of the material being handled, non-combustible sand and gravel. No hazardous material will be stored on the site. Compliance with the site development standards discussed herein will ensure compatibility with adjacent uses.

Processing equipment will be separated from the adjacent property by a distance of at least that of the nearest setback. Setbacks can be seen on the attached Site Plan/Excavation Plan. Design compatibility will be further addressed in the CDRMS

112 Application. As previously discussed, specific operational controls will minimize/mitigate any impacts on adjacent on neighboring properties such as noise, dust, lighting, and odor.

Riverfront Trail. If constructed prior to reclamation of the site, the adjacent public Riverfront Trail will be buffered from the gravel extraction operations at the site in several ways as listed below:

- a. All mining will occur below the existing topography, which will act to limit the impacts from the site on the trail.
- b. The existing vegetation between the trail and the mining pit will be undisturbed by operations, including the trees and bushes found along the CUP property's southern boundary.
- c. Disturbance footprint will be limited to the smallest for feasible operations.
- d. As shown on the Site Plan, the Riverfront Trail alignment will be within the 100-foot setback from the edge of the Colorado River. This location will inherently provide a natural buffer with some existing vegetation retained between the trail and the mining operations.
- e. Mining will commence in the southern portion of the permit area and proceed northward. This means that as mining occurs, the disturbance will become progressively further from the trail, limiting the impacts to the trail with time.

Given this analysis, Staff finds this criterion has been met.

Use Specific Standards

Section 21.04.030 (k) of the Zoning and Development Code outlines the criteria by which a mineral extraction operation such as this proposed gravel pit is reviewed. The purpose of this subsection is to establish reasonable and uniform limitations, safeguards and controls to wisely utilize natural resources and to reclaim mined land.

Analysis of the proposal relative to the criteria is included below.

(1) Purpose.

- (i) Gravel extraction and/or processing activities should occur on parcels of sufficient size so that extraction and reclamation can be undertaken while still protecting the health, safety and welfare of the citizens.
- (ii) Where gravel extraction and/or processing is adjacent to zoning or land uses other than I-1 or I-2, mining, handling and batch processing activities may be restricted, buffering may be required and/or disturbance/reclamation may be accelerated to be compatible with the adjacent zone or use.

The proposed gravel pit will be sited on 27.8 acres which is a large enough site to protect the health, safety, and welfare of the public and all activities can take place within the setbacks required by the regulations. Buffering measures include a 6-foot

screening fence around the property, landscaping along the C ½ Road frontage and a berm will provide a buffer to adjacent properties. Existing vegetation within setbacks will largely be left in place unless removal is required to implement elements of the Landscape and Site Plans.

(2) Procedure.

(i) Commercial extraction of mineral deposits shall not begin or occur until an excavation and land reclamation plan have been approved in writing by the Colorado Mined Land Reclamation Board.

A Construction Materials Regular 112 Operation Reclamation Permit will be requested from the State of Colorado after a determination is made by the City to issue a Conditional Use Permit (CUP). The applicant would like assurance that the CUP can be issued before moving forward with the project and submitting the 112 Permit to the State.

(ii) A plan approved as part of a CUP and/or a reclamation/development schedule being followed under previous regulations fulfills this requirement.

There is no previous approved plan.

(iii) Asphalt, cement and/or other batch plant operations shall be subject to CUP requirements.

No asphalt, cement or batch plants will operate with this permit. All material is to be hauled off-site or to the nearby concrete/asphalt batch plant.

(iv) A plan for a use under this subsection shall contain, in addition to those relevant requirements outlined for a CUP, the following standards (A) through (K), all of which Staff finds have been addressed.

(A) Detailed description of the method of extraction and reclamation to be employed, including any necessary accessory uses such as, but not limited to, crushers, batch plants and asphalt plants;

Of the total 27.8 acres, 18.3 acres will be mined for sand and gravel. While the site will be mined over 10 years, actual day-to-day excavation will focus on one smaller area at a time and progressively shift around the areas as time progresses. The operations will include screening, crushing, and conveying equipment for gravel processing in addition to the track hoes and front-end loaders. Refer to the previous section on the Operations and Mining Plan. A more detailed plan of operations which must be consistent with that described here will be provided with the State application.

(B) An extraction plan showing the areas to be mined, location of stockpile area, location of structures, general location of processing equipment, with

accompanying time schedules, fencing if applicable, depth of deposit, tons in the deposit, and other pertinent information;

The proposed Site Plan depicts the extraction area. It is approximately 18 acres in total and averages 15 feet deep, with a higher concentration of gravel/cobbles near the southern portion of the site. The anticipated yield of sand and gravel is an estimated 450,000 tons over the projected 10 years. Topsoil and overburden materials will be moved to the east and west sides of the property, out of the floodway. Stockpiled materials and sand/gravel processing areas will generally be in the center of the site.

Reclamation of the site will be completed no more than two years after sand and gravel mining termination. The additional two years is required to deplete all stockpiled sand and gravel and complete reclamation efforts. Complete efforts include construction of the Riverfront Trail and the north-south trail if not yet constructed by that time.

(C) A detailed reclamation plan showing proposed reclamation with time schedules including, but not limited to, finish contours, grading, sloping, placement, and amount and type of revegetation, post-extraction land use plans and any other relevant information;

The reclamation and revegetation plan must follow requirements and guidelines of the applicable State permits and the City requirements. Reclamation will be completed a maximum of 12 years after the start of sand and gravel operations, and sooner if gravel operations conclude earlier than anticipated. In general, the facility will be returned to its original condition with an approximately 11.5-acre reclamation pond in the center of the property for wildlife habitat and drainage.

Once all sand and gravel resources have been mined and stockpile materials are depleted, the site will be graded to the final contours shown on the reclamation plan map. The sand and gravel mined areas will be backfilled and compacted with on-site overburden and imported fill if needed, excepting the reclamation pond area. All internal gravel haul roads will be eliminated. The site will have a slight gradient to the south, with slopes no greater than 1 percent. Based on local recommendations, the site will be revegetated with an appropriate mix of grasses that do not require irrigation.

(D) Topography of the area with contour lines of sufficient detail to portray the direction and rate of slope of the land covered in the application;

Drawings identifying existing conditions and a reclamation plan are included with the CUP application. The slope of both the existing site and after reclamation will be 0.5 percent.

(E) Type, character, and density of proposed vegetation both during excavation and as a component of rehabilitation;

The existing site is approximately 70 percent covered with vegetation that includes elm, knapweed, chicory, thistle, cheatgrass, bindweed, kochia, Russian olive, cottonwood, and tamarisk. Much of the existing vegetation is classified as noxious. As previously stated, the revegetation will be accomplished with a locally approved seed mix.

(F) The operator's estimated cost at each of the following segments of the reclamation process, including where applicable, backfilling, grading, reestablishing topsoil, planting, revegetation management, irrigation, protection of plants and soil prior to vegetation establishment and administrative cost;

The estimated costs are included in the applicant's General Project Report as summarized below, although they do not include the construction cost of trail(s):

Grading \$8,000
Planting \$7,000
Revegetation Management \$1,000
TOTAL ESTIMATED COST \$16,000

(G) A drainage plan and report prepared by a Colorado registered professional engineer with consideration of natural drainage, drainage during excavation and drainage after reclamation such that the proposed reclamation and excavation will have no adverse effect in excess of natural conditions. Where applicable, the Director may require a floodplain permit (see GJMC 21.07.010, Flood damage prevention);

A drainage report was included with the CUP application and reviewed by the City Development Engineer.

(H) Traffic analysis, which reviews road capacity and safety conditions/considerations for and within the neighborhood, as that term may be defined and applied by the Director. The Director may reduce or enlarge the neighborhood to be analyzed upon a finding of a hazard or hazardous condition. The traffic analysis shall generally conform to and address TEDS standards (GJMC Title 29) and shall include but not be limited to ingress/egress, parking and loading, on-site circulation, number of trucks per day and the capacity of roads, streets, bridges, intersections, etc.;

A traffic analysis was provided with the CUP application. Access to the site will remain a single point on C ½ Road at approximately the same location as existing access. Prior to approval of plans to begin the operations, the applicant will pay its share of the cost to make improvements to C ½ Road. The City and Mesa

County will share the remainder of the cost. The applicant is agreeable to this cost-sharing approach to improving C ½ Road.

(I) An erosion control plan for runoff and wind-blown sediments shall be provided for the mining operation and the reclamation;

A Stormwater Management Plan (SWMP) was included in the CUP/Site Plan Review application which details measures that will be undertaken to control erosion caused by runoff. The SWMP was reviewed by Mesa County Engineering and the applicant is required to obtain required permits prior to the City signing plans to begin operations.

(J) Additional information that is required because of unique site features or characteristics may be required by the Public Works and Planning Departments; and

Trails per the City's Active Transportation Plan are shown on the Site Plan and Reclamation Plans. A 15-foot trail easement for the north-south trail will be dedicated to the City prior to plans being signed and commencement of mining operations. The north-south trail will be constructed by the applicant at time of reclamation. Construction of the Riverfront Trail may occur prior to reclamation. Therefore, the applicant is to provide a temporary 100-foot-wide blanket easement across the 100-foot river setback for mining operations at the time plans are to be signed to begin operations. A narrower easement will be provided at the time of trail construction, whether by the applicant, the City, or the Colorado Department of Wildlife and Parks. If constructed by others, the applicant is still required to pay its share of the construction cost.

(K) Upon approval, the excavation and reclamation plans shall be filed with the City and recorded with the Mesa County Clerk and Recorder. Any change in excavation or reclamation plan shall be prohibited unless amended through the Conditional Use Permit process.

The excavation and reclamation plans will be recorded as required by Code pending favorable action by the Planning Commission. If these plans change upon review and finalization with the State permit, the Applicant may be required to amend this CUP if approved.

(3) Standards.

The following standards (i) through (xxvi) are to be addressed by the Applicant, all of which Staff finds have been met.

(i) Mineral extraction, washing, crushing, cement and asphalt batch planting and other mined products related uses shall be subject to an approved excavation permit, well permit, air pollution permit, reclamation plan and any and all other

permits, certifications or requirements of the State or federal agencies having jurisdiction as required;

The applicant understands that State and/or other applicable permit(s) will be a condition of approval for this CUP.

(ii) Excavation or deposit of overburden is not permitted within 30 feet of an abutting parcel, an easement, an irrigation ditch or canal or right-of-way unless by written agreement of the owner of such property, easement, irrigation ditch, canal or right-of-way;

A 30-foot setback will be maintained from property/permit boundary as indicated on the Site Plan provided with the CUP application.

(iii) Excavation within 125 feet of an existing residence is not permitted unless by written agreement of the owners and occupants of the residence. No rock crushing, asphalt/cement plant or other similar equipment or operations shall take place any closer than 250 feet of a residence. The Planning Commission may require a greater distance if the operation is abutting a residential zone district. Excavation, loading, handling, processing, and batch operations adjacent to residentially zoned parcels shall not exceed 65 decibels at the property line of any adjacent parcel;

There are three residences adjacent to the property and two residences and an Accessory Dwelling Unit (ADU) north of C ½ Road. A minimum 250-foot buffer will be provided between each residence and all rock crushing activities, and a minimum 125-foot buffer for all mining activities as shown on the Site Plan.

(iv) At a minimum, 100 feet greenbelt setback shall be provided from jurisdictional wetlands or navigable watercourses as the same are defined by the U.S. Army Corps of Engineers (USACE). The Director upon recommendation and consent of the USACE may vary this standard;

A 100-foot greenbelt setback is provided from the Colorado River along the southern edge of the property. This is the same as the 100-foot water setback detailed on the Site Plan. No wetland disturbance is planned at this time based on the Wetland Delineation Report included with the CUP application. Refinement would be necessary if a U.S. Army Corps of Engineers permit is required, but that appears unlikely.

(v) Existing trees and vegetation shall, to the extent practicable, be preserved and maintained in the required setback to protect against and reduce noise, dust and erosion. The Director may require vegetative screening and/or buffering in accordance with this code in order to minimize the impact to dissimilar adjacent uses or zoning districts;

Existing trees and vegetation, to the extent practicable, will be preserved and maintained in required setbacks to protect against and reduce noise, dust, and erosion. Setbacks are shown on the Site Plan.

(vi) The owner or operator shall submit a traffic analysis;

As previously discussed, a traffic analysis was completed as part of the CUP application. Improvements to C ½ Road are required and the applicant shall share in the cost of the improvements as previously discussed.

(vii) The Director of Public Works may place restrictions on right-of-way use after review of the traffic analysis. Restrictions may include but are not limited to the owner or operator being responsible for the extraordinary upgrade and maintenance of the designated haul route;

A haul road plan was included in the application. Access to and from the project site will be from C ½ Road only, with westbound trucks going left to 28 Road and north to Riverside Parkway and eastbound trucks going right to 29 Road. No left-hand turns are allowed on 29 Road.

(viii) Streets, bridges and highways designated as haul routes shall be maintained by the owner/operator in a reasonably clean condition. This may include, depending on local conditions, watering, oiling, or sweeping as determined by the Director;

Provided the operations plan and standard Best Management Practices are followed, this standard will be addressed.

(ix) Hours of operation shall be restricted to 6:00 a.m. to 6:00 p.m. The Director may authorize different hours; however, the Director may also restrict as part of the CUP the hours of operation near residential or urbanized areas;

The planned hours of operation will be 7:00 am to 5:30 pm, typically Monday through Friday. However, there are infrequent needs to provide some flexibility to work later into the night or perhaps on a weekend to accommodate work schedules when a project may need to be worked on at night or on a weekend (e.g. typically a City or other public project) to minimize disruption to traffic.

(x) In no event shall a slope of steeper than 2:1 be left for dry pits. A pit with a slope of 3:1 or steeper shall not exceed a depth of 10 feet. The floor of excavation pits, whether wet or dry, shall be left in a suitable condition;

The excavation of the gravel pit will follow these guidelines.

(xi) The owner/operator shall not excavate, store overburden or mined material or dike the property in such a manner as to increase any drainage or flooding on property not owned by the operator or damage public facilities and/or property;

There is no offsite drainage generated by the site. All runoff occurring within the property will be contained in earth berms at the edge of the site.

(xii) Prior to starting operation, where the operation is adjacent to subdivided and/or developed commercial or residential property, the Director may require buffering and/or screening. Required fencing, screening and/or buffering shall not be removed until reclamation has been completed;

The site will have a minimum buffer of 30 feet around the entirety of the property and will also follow the required excavation and crushing buffers. A 6-foot screen fence will also be installed, not be removed until reclamation is complete. This information will be provided in greater detail in the CDRMS 112 application.

(xiii) After mining has been completed, the site shall not to be used to stockpile sand and/or gravel except in I-1 and I-2 with a CUP. In any event the owner/operator is to reclaim the site as rapidly as possible;

Once mining is complete, all processed materials will be removed and the site will be reclaimed per the plans approved with the CUP as well as the CDRMS 112 permit.

(xiv) Operations shall comply with the noise, vibration and other applicable standards and requirements of this code. If there are conflicting or competing provisions in this code, the most stringent shall apply;

Operations will work within the applicable standards of the Zoning and Development Code. This information will be provided in detailed documents to be included with the State permit application.

(xv) All air emissions shall comply with standards established by the Mesa County Health Department, State Health Department and Colorado Air Quality Control Commission;

This project will comply with all applicable standards. This information will be provided in detailed documents to be included with the State permit application and an Air Permit will be secured from the Colorado Department of Public Health and Environment as required.

(xvi) All water use and/or discharge shall conform to standards established by law and administered by the Environmental Protection Agency (EPA), the Colorado Department of Public Health and Environment (CDHPE), the City of Grand Junction and the Mesa County Health Department;

Water use and/or discharge will conform with applicable standards. This information will be provided in detailed documents to be included with the State permit application and permits from Mesa County and the Colorado Department of Public

Health and Environment (CDPHE) will be obtained prior to plans being signed by the City to begin mining operations.

(xvii) All slopes shall be stabilized. Land remaining at the natural water level must be revegetated in a manner compatible in type as/with the immediately prevailing area. Revegetation plans are required and shall minimally meet the standards of the Colorado Mine Land Reclamation Board;

A Reclamation Plan is included with the CUP application, and revegetation will take place as in accordance with State guidance. This information will be provided in detailed documents to be included with the State permit application.

(xviii) All disturbed areas shall be revegetated in accordance with the vegetation plan;

All disturbed areas will be revegetation with a suitable seed mix in accordance with the Reclamation Plan and State requirements. The State permit will include a revegetation plan. In addition, a Landscape Plan was submitted for the Site Plan Review that addresses this standard.

(xix) Following initial revegetation efforts, the revegetated area shall be maintained for a period of three years or until all vegetation is firmly established in the reclamation area;

The reclaimed area will be maintained for a period of three years to ensure that vegetation is firmly established. The CDRMS 112 Application will address this standard and includes the revegetation success criteria.

(xx) A timetable for reclamation shall be placed on each project. Timelines, including but not limited to milestones, if any, shall be dependent upon the type and size of reclamation effort;

Reclamation shall be completed approximately two years after mining operations are complete.

(xxi) Proof of a reclamation bond shall be submitted, along with the required reclamation plan;

A Reclamation Plan has been included with the CUP application materials and proof of a reclamation bond will be included as part of the conditions of approval. This information will be provided in detailed documents to be included with the State permit application.

(xxii) A development schedule shall be submitted describing the life span of the project in years (ranges are acceptable) and, if applicable, the years per phase;

The mining will take place in one phase lasting approximately ten years. Reclamation is expected to be completed two years after mining is completed.

(xxiii) If the development schedule is not met the Conditional Use Permit:

(A) May be revoked;

(B) The Director may grant a two-year extension per request;

(C) The Planning Commission shall have the power, after hearing, to revoke any conditional use permit for any violation;

(D) Upon at least 10 days' written notice to the owner, the Planning Commission may hold a hearing to determine the nature and extent of the alleged violation, and shall have the power, upon showing of good cause, to revoke the permit and the plan and to require reclamation of the land;

(E) If not extended or revoked, a new application and extraction plan will need to be submitted and reviewed in the manner described in this subsection;

(F) An extension request shall provide information in writing detailing the reasons for the request. The Director shall consider the stated reasons, as well as the extent conditions have changed in the area, if any, before granting an extension;

(G) If a written request to extend the development schedule is submitted to the Director it shall include but not necessarily be limited to the factors and reasons for the requested extension. New conditions may be imposed as a part of the granting of an extension. New conditions, if any, may be appealed to the Planning Commission to be considered at a public hearing;

(H) The Director may forward any extension request to the Planning Commission;

(I) Extension requests will be evaluated by the Director and/or Planning Commission on the same basis and with the same information as per the Conditional Use Permit process;

The Applicant understands that the development schedule shall be met and the parameters by which revocation and extension may occur.

(xxiv) If the use has not operated or if no material has been extracted in accordance with the development schedule or any extension thereof, the conditional use permit shall expire;

The Applicant understands that the Conditional Use Permit shall expire if the use has not operated or if no material has been extracted within the development schedule.

(xxv) Signage for public safety is required; and

A freestanding sign will be erected near the proposed entrance at the north end of the project site to post State of Colorado required identification information. The sign will be less than 1.5 square feet.

(xxvi) Fencing around the perimeter of the property is required.

As indicated on the Site Plan, a 6-foot perimeter screening fence will be provided as part of the construction process. The fence will be removed when mining operations are complete, and the permit area is reclaimed.

Findings of Fact and Staff Recommendation

After reviewing the request for a Conditional Use Permit (CUP) to establish a gravel extraction operation on the property located on a 27.8-acre parcel at 2855 C ½ Road (parcel 2943-194-00-248), file number CUP-2021-616, the following findings of fact have been made:

1. In accordance with Section 21.02.110 of the Grand Junction Zoning and Development Code, the criteria have been met.

Staff recommends approval of the request for a CUP to establish a gravel extraction operation on a 27.8-acre parcel at 2855 C ½ Road (parcel 2943-194-00-248), subject to the conditions listed below.

1. The applicant shall obtain a Colorado Division of Reclamation, Mining, and Safety (CDRMS) 112 Construction Material Reclamation Permit Operation to include other related information and permits including proof of bond for reclamation and air quality permits as needed prior to commencement of mining operations. The Director shall determine if the permit and reclamation plan approved by the State meets all necessary standards as indicated in this report and in the GJMC. If the Director determines otherwise, the matter shall be reconsidered by the Planning Commission for approval and/or denial of the CUP for failure to meet the conditions.

2. The applicant shall obtain all applicable Mesa County and CDPHE stormwater permits prior to plans being signed and commencement of mining operations on the site.

3. The applicant shall dedicate a temporary 100-foot-wide blanket easement across the southern portion of the site for construction of the east-west Riverfront Trail to be refined after design of the trail and prior to its construction, whether by the applicant, the City or the State of Colorado Department of Parks and Wildlife; a multipurpose easement along C ½ Road; and an easement for the north-south trail, prior to plans

being signed and commencement of mining operations on the site.

4. The applicant shall pay construction costs of the east-west Riverfront Trail through its property, even if constructed by others by either direct payment or by executing a Development Improvements Agreement (DIA) with security prior to plans being signed and commencement of mining operations on the site. The applicant may also opt to construct the trail subject to final design by the Colorado Department of Parks and Wildlife.

5. The applicant shall pay its share of construction costs for the improvement of C 1/2 Road in the amount of \$154,760 prior to plans being signed and commencement of mining operations on the site.

6. Per the Haul Route Map provided with the CUP application, trucks shall not make left turns from C 1/2 Road to 29 Road.

SUGGESTED MOTION:

Chairman, on the C 1/2 Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.

Attachments

- 1. Location Maps and Photos
- 2. Application Materials with Neighborhood Meeting Notes
- 3. Site, Grading and Drainage, Reclamation and Landscape Plans
- 4. Haul Route Map
- 5. Pear Park Plan Mineral Resources Map
- 6. Public Comments Received



December 1, 2025

Andy Azcarraga
M & D Enterprises, LLC
1058 23 Road
Grand Junction, CO 81505

Re: C 1/2 Road Gravel Pit, File No. M-2025-049
Receipt of 112c Construction Materials Reclamation Permit Application

Dear Andy Azcarraga:

Your 112c Construction Materials Reclamation Permit application for the C 1/2 Road Gravel Pit, which is located in Mesa County, has been filed. All comment and review periods began on December 1, 2025. The decision date for your application is scheduled for March 1, 2026.

Newspaper publication of a notice (published once a week for four consecutive weeks) regarding the filing of your application and transmittal of a copy of the notice to all owners of record of surface and mineral rights, holders of any recorded easements, and all owners of record of lands that are within 200 feet of the boundary of the affected land is required within 10 days of submittal. You must submit proof of the notice and mailings, such as Certified Mail Return Receipt Requested, to the Division prior to the decision date.

The Division is reviewing your application to determine whether it is adequate to meet the requirements of the Act. We will contact you if additional information is needed. Any changes or additions to the application on file in our office must also be reflected in the public review copy which has been placed with the Mesa County Clerk and Recorder.

Please be reminded that all operators must contact the Colorado Department of Public Health and Environment, Water Quality Control Division regarding storm water permits.

If you have any questions, please contact me by telephone at (970) 210-1272, or by email at Amy.yeldell@state.co.us.

Sincerely,

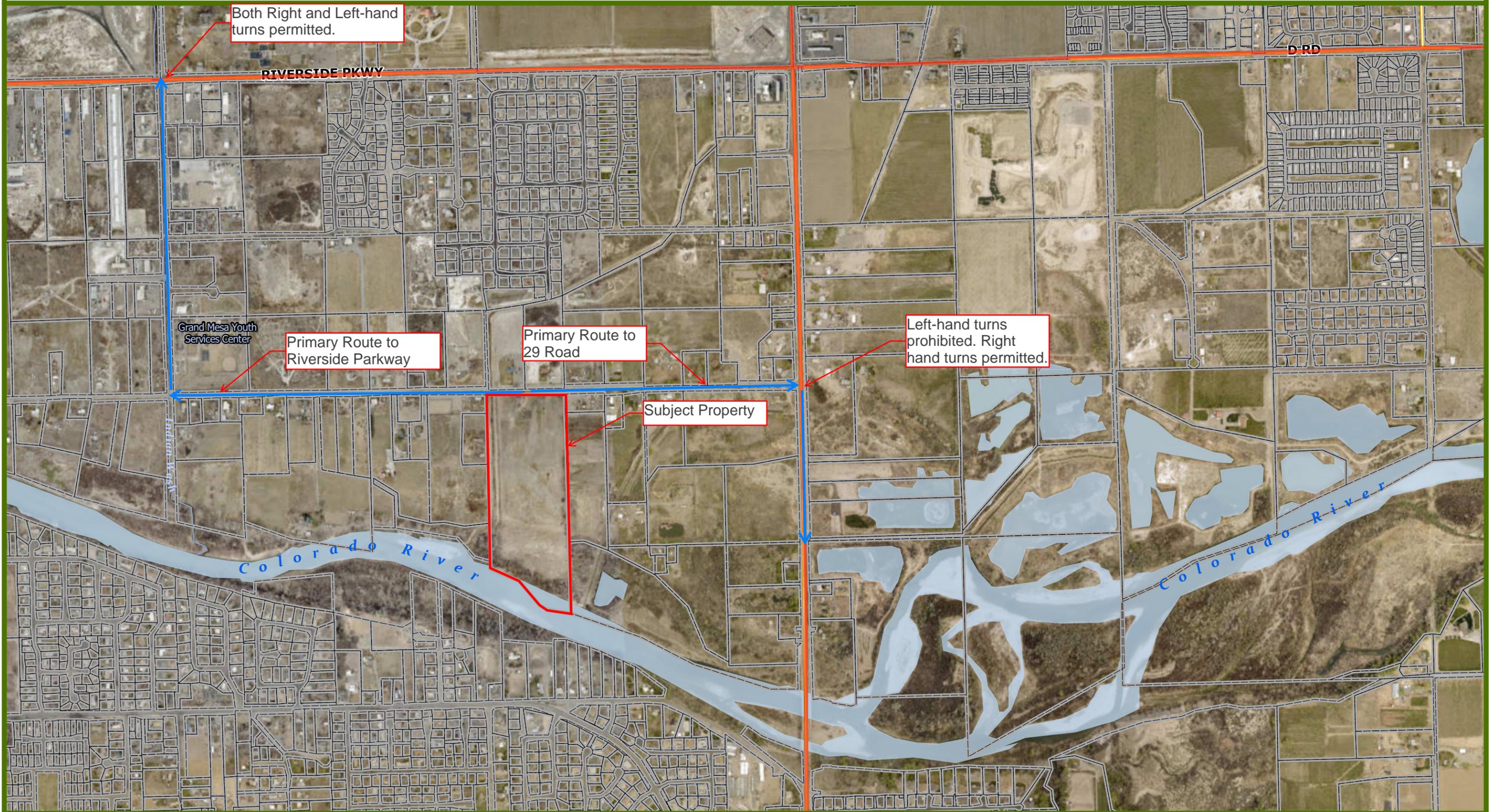
Amy C. Yeldell
Environmental Protection Specialist

cc: Dillion Foster

M-AP-04



City of Grand Junction



Both Right and Left-hand turns permitted.

Grand Mesa Youth Services Center

Primary Route to Riverside Parkway

Primary Route to 29 Road

Subject Property

Left-hand turns prohibited. Right hand turns permitted.

Colorado River

Colorado River



Printed: 2/16/2021
1 inch equals 752 feet
Scale: 1:9,028



Grand Junction Planning Commission

Regular Session

Item #5.

Meeting Date: January 13, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road - **This item to be moved to the January 27th, 2026 Planning Commission Hearing**

RECOMMENDATION:

Staff recommends conditional approval.

EXECUTIVE SUMMARY:

Camelback Gardens, LLC and Upland Homes, Inc. (the Applicants) propose the Camelback Gardens Development (Development), a residential project on approximately 10.29 acres located at 381 and 409 High Desert Road.

The Applicant is requesting approval of a PD ODP for the proposed Development. Approval of the ODP would rezone both properties from PD to PD with a new development framework. The Development is anticipated to be constructed in phases over an approximately 17-year timeframe.

The subject property is currently vacant. Adjacent to the site is approximately 15 acres of open space that was previously dedicated to the City by the Applicants for public benefit to facilitate clustered development. Under the clustering provisions, the conserved open space may be included in the density calculation. Based on this methodology, the proposed Development has a resulting density of 3.6 dwelling units per acre (du/ac), which is within the permitted range of 2.0 to 5.5 du/ac for the Residential Low land use designation in the 2020 Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

The properties in question were originally annexed into the City as part of the Ridges Majority Annexation in 1992 and were included within the Ridges Metropolitan District, which had been established in Mesa County prior to annexation. As part of the annexation, the lands were zoned Planned Residential (PR) and RSF-4, and the City accepted development approvals previously granted by Mesa County within the Ridges Metropolitan District, including all applicable standards and conditions.

The subject properties were originally included within the Ridges PD, which was governed by an Amended Final Plan approved by the Planning Commission and City Council in the mid-1990s. While portions of the Ridges PD were developed and platted, substantial areas within the PD boundary, including the subject properties, remained undeveloped and were not subject to recorded final plats or exercised development approvals.

Pursuant to Section 21.02.150(f)(1) of the 2010 Zoning and Development Code, the Ridges PD has lapsed and is no longer in effect due to the passage of time, extended non-use of development approvals, and the absence of subsequent implementing actions necessary to vest development rights under the approved plan. Accordingly, the subject properties are no longer governed by an active Planned Development framework.

Approval of the proposed Camelback Gardens PD ODP is therefore necessary to reestablish a legally valid zoning and development framework for the site.

The Camelback Gardens PD application was originally submitted in 2023 and is therefore reviewed under the Zoning and Development Code in effect at the time of submittal (2010 Code). Although the City adopted a new Zoning and Development Code in 2024, the application remained active during the review process and is appropriately evaluated under the 2010 Code, with consideration of current infrastructure conditions and consistency with the 2020 Comprehensive Plan.

Location and Surrounding Land Use

The subject properties are located south of State Highway 340 (Broadway) within the Redlands area of the City. The developable portion of the site consists of approximately 10.29 acres of vacant, undeveloped land characterized by native vegetation, rolling terrain, and natural drainage features. No structural or site improvements currently exist on the properties.

The surrounding development is predominantly residential in character. To the north and east, the subject properties abut developed single-family residential neighborhoods within The Ridges subdivision. To the south, the site is bordered by established single-family residential neighborhoods such as Redlands Mesa subdivision. To the west, the properties are adjacent to larger areas of undeveloped land and publicly accessible open space, as well as privately-owned golf courses, which provide a transition between developed neighborhoods and surrounding natural areas.

The site contains areas of rock outcroppings and slopes exceeding 30 percent, which limit the extent of feasible development. While a limited number of steep slope areas occur within the site itself, the majority of slopes exceeding 30 percent and associated rock outcroppings are located immediately adjacent to and abutting the site, influencing the overall development pattern and site layout. These areas do not constitute ridgelines and are therefore not subject to the City's Ridgeline Development Restrictions. However, development on the site would be subject to applicable Hillside Development standards. The proposed development responds to these constraints by concentrating development on less steep areas and preserving steeper terrain and sensitive areas as open space.

The subject properties and much of the surrounding area are zoned PD, reflecting legacy development approvals associated with The Ridges PD, portions of which have since lapsed. Surrounding residential subdivisions to the east and south have been developed under approved planned development frameworks, while adjacent open space areas remain undeveloped.

The subject properties are designated Residential Low in the 2020 Comprehensive Plan. This designation supports low-density residential development, generally ranging from approximately 2.0 to 5.5 dwelling units per acre, and encourages the preservation of open space and natural features through clustered development patterns.

Site Access and Transportation System

Vehicular access to the subject properties is provided by existing local streets. Primary access to the site is from the north via Rana Road and from the south via High Desert Road. Both Rana Road and High Desert Road function as local residential streets and connect the site to the surrounding neighborhood street network.

The subject properties are located within an established residential area of the Redlands, where the transportation system is designed to serve local traffic associated with residential development. The proposed access configuration utilizes existing public streets and does not require new arterial or collector roadway connections. Traffic generated by the proposed development is anticipated to be accommodated by the existing local street network, subject to compliance with applicable City access and transportation standards at the time of subdivision review and development.

Availability of Utilities

All utilities are available and adjacent to the Development site. Water service to the subject properties is provided by the Ute Water District. Sanitary sewer service is provided by the City of Grand Junction. Irrigation water is provided by Redlands Water and Power. Electric and natural gas service to the site are provided by Xcel Energy.

The subject properties are located within Tier 1 (Urban Infill) of the City's Growth Plan. Tier 1 areas are characterized by the presence of existing urban services and infrastructure within City limits, where development is intended to occur through infill and redevelopment of vacant or underutilized parcels. Development within Tier 1 is

generally directed to areas where public facilities and services are already available, limiting the need for infrastructure extensions while allowing for residential growth. The subject properties' location within the Redlands area represents a Tier 1 infill opportunity consistent with the City's growth management policies.

Proposed Use and Zoning Overview

The Camelback Gardens PD establishes a residential zoning framework that permits a mix of single-family detached, single-family attached, and multifamily housing within the Redlands area of the City. The PD approach is intended to allow flexibility in site design and housing types while maintaining overall density and compatibility with surrounding residential development.

Rather than relying on a conventional straight-zone subdivision model based on individual lots and minimum lot dimensions, the proposed PD utilizes a footprint-based development pattern with shared open space. This model allows buildings to be clustered while preserving the surrounding natural landscape as common open space, which functions in place of individual private yards.

By concentrating development and minimizing disturbance to the site, the proposed PD supports a low-maintenance and water-wise residential environment, preserves native vegetation, and responds to site constraints such as topography and natural features. This approach is consistent with the intent of the PD zoning district and the Residential Low land use designation by allowing design flexibility while achieving orderly development and long-term land use compatibility.

Public Benefit Overview

The proposed Camelback Gardens PD provides public benefits consistent with the intent of the PD zoning district and the applicable criteria set forth in Section 21.02.150 of the Zoning and Development Code.

(a) More Effective Infrastructure

The subject properties are located within the City's Tier 1 Urban Infill area, where urban services and infrastructure are already available. The proposed PD directs residential development to vacant parcels within an established neighborhood, utilizing existing water, sewer, electric, and transportation systems and limiting the need for new infrastructure extensions. In addition, the associated land exchange results in more rational property boundaries, which improves the efficiency of site layout, utility connectivity, and long-term infrastructure planning.

(b) Reduced Traffic Demands

The subject properties are located within an established residential area that is directly connected to an extensive multi-modal trail network that functions as part of the City's active transportation system. The proposed PD improves direct, low-stress pedestrian and bicycle connections between the site and regional trail facilities, including trailheads

that serve outdoor recreation destinations.

These connections support the goals of the Council's adopted 2023 Pedestrian and Bicycle Plan by increasing the number of direct and low-stress connections to key destinations, thereby reducing reliance on vehicle trips for recreational access and short local trips. By integrating trail access into the site layout and providing ride-in/ride-out connectivity, the development can be considered an implementation of the Plan's connectivity metrics related to access to parks, open space, and trailheads.

(c) Greater Quality and Quantity of Public and/or Private Open Space

The proposed PD includes a coordinated land exchange that results in a net improvement to the quality, usability, and maintenance of open space. Under the proposed exchange, approximately 12,782 square feet of unimproved and irregularly shaped City-owned Ridges Open Space would be conveyed to the applicant, with a portion later dedicated back to the City as High Desert Road right-of-way. In exchange, the City would receive newly created and improved open space and trail corridor easements within the Camelback Gardens development totaling approximately 15,079 square feet, including 9,482 square feet of developed public park land and two constructed trail corridor easements totaling 5,597 square feet. The public park area will be dedicated to and owned by the City and fully open to the public, with maintenance responsibilities assumed by the homeowners' association (HOA).

The ODP map also illustrates off-site trail improvements proposed by the applicant as part of the land exchange, with segments outlined in green indicating proposed new trail construction and segments outlined in blue indicating proposed trail maintenance. In addition to the public park dedication, the ODP includes a community garden that will be privately owned, maintained, and used by the HOA and its residents. Collectively, these improvements convert fragmented and unimproved areas into functional, maintained open space, establish clearer boundaries between public and private lands, and improve long-term stewardship without increasing City maintenance obligations.

(d) Other Recreational Amenities

The land exchange and associated PD enhance recreational amenities by formalizing and expanding trail connectivity within The Ridges Open Space. New trail connections and spurs would be constructed to increase access points into The Ridges trail system and provide more intuitive and continuous routes for pedestrians and cyclists, including connections to established destinations such as the Water Tower Loop. The project also proposes coordination with the City of Grand Junction Parks and Recreation Department to improve existing trails and replace informal or braided routes with more sustainable alignments, protecting native vegetation and soils while improving the overall user experience.

At the neighborhood scale, the development includes a public park that will be dedicated to and owned by the City and fully open to the public, with maintenance

responsibilities assumed by the HOA. In addition, the Outline Development Plan identifies a community garden that will be privately owned, maintained, and used by the HOA and its residents. Together, these amenities provide recreational and social opportunities at both the neighborhood and community scale while clearly delineating public and private responsibilities.

(e) Needed Housing Types and/or Mix

The PD permits a range of housing types, including single-family detached, single-family attached, and multifamily units within a single coordinated development. This mix supports smaller household sizes and provides housing options that are underrepresented in conventional large-lot subdivisions, contributing to a more diverse housing supply consistent with the Residential Low land use designation.

(f) Innovative Designs

The proposed PD utilizes an alternative development model that departs from conventional lot-based subdivision design. Buildings are arranged within defined footprints, with shared open space serving in place of individual private yards. This model allows flexibility from minimum lot size, setback, and buffering standards where appropriate, while supporting a low-maintenance, water-wise development pattern that preserves native vegetation and responds to site constraints.

(g) Protection and/or Preservation of Natural Resources, Habitat Areas, and Natural Features

Development is concentrated in lower portions of the site with low to moderate slopes, while steeper terrain, rock outcroppings, and adjacent open space areas remain undisturbed. Natural topography and existing vegetation are incorporated as screening and buffering elements, reducing the need for constructed barriers and supporting preservation of scenic and natural resources.

(h) Public Art

Public art is not proposed as part of the PD and is not identified as a public benefit under this application.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed PD and ODP was held in person on March 28, 2022, in accordance with §21.02.080(e) of the Zoning and Development Code. At the neighborhood meeting, participants raised questions regarding stormwater management, potential impacts on surrounding properties, parking and vehicle limitations, project phasing and build-out timeline, trail alignment and connectivity, homeowners' association governance, existing zoning, proposed density, and the overall scale of the development.

Notice was completed consistent with the provisions in §21.02.080 (g) of the Zoning and Development Code. The subject property was posted with application signs on March 1, 2023. Mailed notice of the public hearings before the Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet of the project boundaries on January 2, 2026, and notice of the Planning Commission public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

Outline Development Plan Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the criteria set forth in that section.

a. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The proposed Camelback Gardens PD is consistent with the goals, policies, and principles of the 2020 Comprehensive Plan, the Grand Junction Circulation Plan, and other applicable adopted plans. The project supports Plan Principle 3.1.b (Intensification and Tiered Growth) by directing residential development to a Tier 1 Urban Infill location within existing City limits, where public facilities and services are already available and capable of maintaining adopted level-of-service targets. Development in this location promotes efficient use of existing infrastructure and aligns with the City’s growth management strategy.

The proposal advances Plan Principle 3.6.e (Context-Sensitive Development) by establishing a PD framework that allows flexibility in building placement, massing, and site design to respond to surrounding development patterns, topography, and natural features. This approach supports development that contributes positively to neighborhood character while preserving open space and natural resources.

Consistent with Plan Principle 5 (Strong Neighborhoods and Housing Choices) and Plan Principle 5.1.c (Neighborhood Amenities), the proposed PD establishes a zoning framework that permits a range of housing types, including single-family detached dwellings, duplexes, townhomes, and multifamily buildings, within a coordinated development that incorporates shared open space and neighborhood-scale amenities. The PD model allows for smaller building footprints and reduced private yard areas, resulting in a low-maintenance housing option that may better serve households seeking to downsize while remaining in the community. According to the 2019 Grand Valley Housing Needs Assessment, the average household size is 2.12 persons, indicating that many households occupy housing larger than their current needs. By allowing smaller-footprint homes supported by shared amenities, the proposed PD expands housing choice, helps address over-housing, and supports increased residential density while maintaining neighborhood character, consistent with Comprehensive Plan direction.

The project further supports Plan Principles 5.1.c and 5.3.d (Neighborhood Amenities) and 5.4.a (Neighborhood Connections) by providing publicly accessible park space, community-scale amenities, and enhanced pedestrian and trail connectivity that link the development with surrounding neighborhoods and open space areas. These elements strengthen daily usability and support both active and passive recreation.

The proposal aligns with Plan Principle 7.1.a (New Parks) through the dedication and construction of new public park land, and with Plan Principle 7.1.c (Open Space, Greenways, and Trails Network) by improving trail connectivity within The Ridges Open Space. The associated land exchange and preservation of steeper terrain and natural features further support Plan Principle 7.2.e (Land Conservation) by achieving both recreational access and natural resource protection.

The proposed Development includes a new local street connection between High Desert Road and Rana Road, which are currently not connected for vehicular access. This connection is consistent with the Grand Junction Circulation Plan, which classifies both roadways as local streets, and supports Plan Principle 5.4.a (Neighborhood Connections) by improving connectivity between existing neighborhoods and providing additional routes for local travel. The introduction of this connection increases transportation system redundancy by providing multiple points of access and circulation within the neighborhood, reducing reliance on a single roadway and improving overall network reliability during routine conditions, construction activities, or temporary closures. In addition, enhanced emergency access allows police, fire, and medical services to reach the area more efficiently by offering alternative response routes, improving response times, and supporting safer evacuation options if needed, while maintaining compatibility with the surrounding street network.

Based on the above analysis, staff finds that this criterion is met.

b. The rezoning criteria provided in GJMC 21.02.140;

This criterion is discussed in greater detail in the “Rezoning Analysis” section of this staff report, and staff finds that it is met.

c. The planned development requirements of Chapter 21.05 GJMC;

This criterion is discussed in greater detail in the “Planned Development Requirements Analysis” section of this staff report and staff finds that it is met.

d. The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The subject properties are not located within any corridor guidelines or overlay districts. Accordingly, staff finds this criterion to be met.

e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

The subject properties are located within an established urban area where public services and facilities are already available and capable of serving additional development. Domestic water, sanitary sewer, and irrigation infrastructure are present within the surrounding street network and in close proximity to the site. These systems can be extended into the development to serve the proposed project in accordance with City standards and applicable service provider requirements, without the need for off-site extensions to major public infrastructure systems.

The local street network surrounding the site is developed and maintained in good condition, with access provided via High Desert Road and Rana Road, which connect to Ridges Boulevard and State Highway 340 (Broadway). While portions of the surrounding street network include non-standard sections typical of the area, the proposed development includes construction of a new local street connection between High Desert Road and Rana Road built to current City standards. This connection improves circulation, enhances emergency access, and increases transportation system redundancy, supporting the ability of public services to respond efficiently.

Emergency services are provided by the City of Grand Junction. The site is located within Fire Area "F," with service provided by Fire Station No. 5, located approximately 3.5 miles from the site. Police services are provided by the Grand Junction Police Department. The location of the site within City limits, combined with existing and proposed roadway connectivity, supports reasonable emergency response times. Final development will be required to comply with applicable Fire Department and Police Department access, water supply, and safety standards.

Therefore, staff finds this criterion to be met.

f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

The proposed PD provides adequate circulation and access to serve all development pods and areas identified in the ODP. Primary access to the site is provided from High Desert Road and Rana Road, both of which function as local streets within the surrounding neighborhood network. The internal circulation system is designed to extend from these existing roadways and provide vehicular, pedestrian, and emergency access to each development pod.

A key component of the circulation system is the proposed new local street connection between High Desert Road and Rana Road. This connection establishes a continuous internal roadway network that improves access to individual pods, reduces reliance on a single point of ingress and egress, and increases overall system redundancy. The internal street layout is intended to be constructed to applicable City standards and will accommodate service vehicles, emergency access, and on-street parking where

appropriate. Any proposed shared driveways and private accessways within the development will be owned and maintained by the homeowners' association.

In addition to vehicular circulation, the development incorporates pedestrian and trail connections that link internal streets, open spaces, and adjacent neighborhoods with the surrounding trail system. These connections support safe and convenient movement throughout the site and provide access to both on-site amenities and nearby recreational destinations.

Therefore, staff finds this criterion to be met.

g. Appropriate screening and buffering of adjacent property and uses shall be provided;

The proposed PD incorporates a combination of natural features, site design, and built elements to provide appropriate screening and buffering between development pods and adjacent properties. Except for Pod C, the majority of the development pods are naturally buffered from surrounding residential neighborhoods and open space areas by existing slopes, rock outcroppings, and changes in grade, which provide effective visual separation and reduce the need for extensive structural buffering.

Development is generally concentrated within the lower portions of the valley on low to moderate slopes, allowing the surrounding topography to function as a natural buffer along the perimeter of the site. Building footprints and internal circulation are aligned to respond to these natural features, further minimizing visual and physical impacts on adjacent properties.

Where the Development directly abuts previously developed residential parcels, perimeter buffering will be provided through a combination of fencing and landscaping, subject to the Subdivision Perimeter Enclosure requirements of Section 21.07.090. The specific design and location of these buffering elements will be reviewed and finalized at the time of subdivision and Final Development Plan review. Collectively, the use of existing topography, thoughtful site layout, and code-compliant perimeter enclosure measures ensures that the proposed development provides appropriate screening and buffering while maintaining compatibility with surrounding residential uses and adjacent open space.

Therefore, staff finds this criterion to be met.

h. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed PD establishes an appropriate range of residential density for the overall property and for the development pods identified in the ODP. The ODP proposes a maximum of 90 dwelling units across approximately 25 acres, inclusive of both developable land and associated open space areas. Pursuant to Section 21.02.150(b) of the 2010 Zoning and Development Code, planned developments may incorporate common open space into density calculations when such open space is permanently

preserved and functionally integrated into the development. In this case, the proposed open space areas are contiguous with and serve the residential pods and are therefore appropriately included in the overall density calculation.

When calculated across the full PD area, including qualifying open space, the resulting overall density is approximately 3.6 dwelling units per acre (du/ac). This density falls within the Residential Low land use category identified in the 2020 Comprehensive Plan, which contemplates densities ranging from 2.0 to 5.5 du/ac. As such, the overall density of the PD is consistent with Comprehensive Plan guidance for this area.

Therefore, staff finds this criterion met.

i. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the underlying default zone district and retains its fundamental scale, height, and density characteristics. The ODP requests targeted deviations from certain RL-5 bulk standards to support a clustered, footprint-based development model that preserves open space and natural features while remaining consistent with the Residential Low land use designation.

Standards Preserved from RL-5

The ODP preserves several core RL-5 standards to maintain compatibility with surrounding development and the Comprehensive Plan:

- A maximum building height of 40 feet is retained across all pods.
- Overall site density remains within the Residential Low range when calculated across the full PD area, inclusive of qualifying open space.
- Side setbacks adjacent to another residential parcel remain consistent with RL-5 at 5 feet.
- The development remains residential in character, with no expansion of permitted uses beyond those consistent with RL-5 and the PD framework.

Targeted Deviations from RL-5 Bulk Standards

The ODP proposes the following deviations from RL-5 standards to enable clustering and efficient site design:

- Minimum Lot Size: The minimum lot size is reduced from 4,000 square feet (RL-5) across all development pods to allow for a building-footprint platting model. Minimum lot sizes are proposed at 2,400 square feet in Pods A and B and 1,200 square feet in Pods C through G, as shown on the ODP. This deviation is fundamental to the clustering approach, allowing residential units to be concentrated on lower-grade portions of the site while preserving larger

contiguous areas of open space and natural terrain under common ownership.

- Front Setbacks: The minimum front setback for principal structures is reduced from 20 feet (RL-5) to 15 feet across all pods. Where a garage faces the street, the front setback for the garage portion is increased back to 20 feet, while the principal structure may remain at 15 feet. For side-loaded garages, a 15-foot front setback applies. This approach supports pedestrian-oriented design and avoids the visual dominance of street-facing garages.
- Side Setbacks: Where a pod abuts another residential parcel, the 5-foot side setback required by RL-5 is maintained. Where a pod abuts open space, the side setback is reduced to 0 feet, allowing buildings to orient toward preserved natural areas and further concentrate development away from sensitive features.
- Rear Setbacks: The RL-5 rear setback of 15 feet is reduced to 10 feet where a lot abuts another residential parcel and to 0 feet where it abuts open space. This deviation supports compact building placement while maintaining appropriate separation between residential uses.
- Maximum Lot Coverage: The maximum lot coverage is increased from 60 percent (RL-5) to 100 percent to accommodate the footprint-based platting approach, under which all land outside the building envelope is owned and maintained by the homeowners' association.
- Lot Width: Minimum lot width is reduced from 40 feet (RL-5) to 30 feet in Pods C, D, E, F, and G only, while Pods A and B retain the 40-foot width. This selective reduction aligns with the clustered development approach and reflects variations in pod layout and adjacency to open space.

The reduction in minimum lot size is a deliberate and necessary component of the PD's building-footprint platting model, under which only the building envelope is platted and all land outside the footprint is owned and maintained by the homeowners' association. This approach allows residential units to be clustered on the most developable portions of the site, rather than spread uniformly across the property as would occur under standard RL-5 lot requirements.

By reducing minimum lot sizes from 4,000 square feet to the pod-specific areas shown on the ODP, the development can concentrate building footprints while permanently preserving surrounding slopes, rock outcroppings, and native vegetation as common open space. This clustering achieves natural feature preservation without increasing overall site density beyond the Residential Low range and while retaining RL-5 height limits and parcel-to-parcel setbacks that ensure compatibility with surrounding neighborhoods.

Therefore, staff finds this criterion to be met.

j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; The applicant has provided a detailed and

structured Development Phasing Schedule for the Camelback Gardens PD that establishes clear timelines for buildout while allowing flexibility to respond to site conditions and market demand. The project is proposed to be developed in three phases, with individual development pods assigned to each phase based on factors such as site topography, housing type, and anticipated price point. Within each phase, pods may be developed in any order.

The phasing schedule includes specific deadline requirements for each phase, requiring that at least one pod within a phase obtain a first planning clearance or record a first plat by the identified expiration date. These benchmarks extend from Phase 1 beginning in 2028 through Phase 3 concluding in 2043, providing a predictable development horizon while ensuring that approvals do not remain vested indefinitely without activity. The schedule further requires that once development of a pod has commenced, it is completed in accordance with the approved phasing plan, reinforcing orderly and incremental development.

Importantly, the phasing schedule is tied to lapse and reversion provisions, such that failure to meet the established deadlines for a given phase would result in the PD and ODP approvals lapsing for that phase, with zoning reverting to the default RL-5 standards. This mechanism ensures accountability, aligns with the City's planned development regulations, and provides the City with a clear remedy should Development not proceed as approved. Any request to modify or extend the phasing schedule would be subject to review under the code provisions in effect at the time of the request.

Therefore, staff has found this criterion to be met.

Rezoning Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the rezoning criteria set forth in GJMC 21.02.140;

a. Subsequent events have invalidated the original premises and findings; and/or

The subject properties were previously zoned as part of The Ridges PD, which has since lapsed for the undeveloped portions of the site pursuant to Section 21.02.150(f)(1) of the 2010 Zoning and Development Code due to failure to develop in accordance with the approved development schedule. As a result, the original premises and findings supporting The Ridges PD are no longer operative for the subject properties, necessitating a new zoning framework to govern future development.

Since the original zoning approvals, the surrounding area has undergone substantial residential development, largely under planned development frameworks that respond to topographic constraints, infrastructure availability, and site-specific conditions. The subject properties are now surrounded by established residential neighborhoods and conserved open space, creating a context materially different from that contemplated at

the time of the original PD approval.

In addition, the City adopted the 2020 Comprehensive Plan, which designates the site as Residential Low within a Tier 1 Urban Infill area. This designation reflects updated policy direction emphasizing infill development, housing choice, preservation of natural features, and efficient use of existing infrastructure. The original Ridges PD assumptions regarding land use patterns and density predate this policy framework and are no longer aligned with current Comprehensive Plan guidance.

Therefore, staff finds this criterion to be met.

b. The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character and condition of the area surrounding the subject properties at 381 and 409 High Desert Road have changed since the original zoning approvals in ways that support the proposed amendment and are consistent with the 2020 Comprehensive Plan. The site is now located within a largely built-out residential context in the Redlands area, characterized by established neighborhoods, conserved open space, and an interconnected street and trail network. This context differs materially from the conditions that existed at the time of the original Ridges PD approval, when much of the surrounding area remained undeveloped.

Over time, residential development in the vicinity has occurred primarily under planned development frameworks, reflecting the area’s topographic constraints and the need for flexibility in site design. As a result, the prevailing development pattern in the area is one of clustered residential neighborhoods integrated with open space and trail systems, rather than conventional straight-zone subdivisions. This evolution in development character supports the use of a PD zoning approach to address site-specific conditions while remaining consistent with the Residential Low land use designation.

In addition, the surrounding area has benefitted from incremental improvements to public infrastructure and recreational amenities, including expanded trail connectivity and enhanced access to existing transportation facilities. These changes have reinforced the area’s role as a residential neighborhood oriented around access to open space and recreation, consistent with Comprehensive Plan policies encouraging infill development that leverages existing infrastructure and amenities.

The 2020 Comprehensive Plan designates the subject properties as Residential Low within Tier 1 (Urban Infill), reflecting current policy direction that did not exist at the time of the original zoning decision. The proposed rezoning to a new PD aligns the regulatory framework with the present-day character of the area and the Plan’s emphasis on context-sensitive residential development, housing choice, and preservation of natural features.

Therefore, staff finds this criterion to be met.

c. Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject properties are located within the City of Grand Junction and are served by existing public and community facilities appropriate for residential development. Domestic water, sanitary sewer, irrigation, electric, and gas services are currently available in close proximity to the site and can be extended into the development without the need for major off-site infrastructure expansion. The proposed rezoning does not introduce a land use or intensity that would exceed the capacity of existing utility systems serving the surrounding residential area.

Public safety services are also adequate to serve the proposed development. The site is within the service area of the City's police department and is served by Fire Station No. 5, which provides fire and emergency medical response to the Redlands area. The proposed street connection between Rana Road and High Desert Road improves local circulation and emergency access, providing additional route options and system redundancy for emergency response and utility maintenance.

The proposal includes the creation of new public park space and formalized trail corridors that enhance recreational access while minimizing long-term City maintenance obligations. Open space areas, internal streets, shared driveways, and certain recreational amenities will be owned and maintained by the HOA, ensuring that maintenance responsibilities are addressed without increasing demand on City resources.

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

The applicant asserts that the proposed development represents a unique housing concept and would add diversity to the City's housing stock. While staff acknowledges that the project introduces a specific development model and design approach, this criterion focuses on the availability of appropriately designated land citywide, not the uniqueness of a particular proposal or developer vision.

The housing types and densities contemplated by the proposal— including single-family attached, townhomes, and multifamily development—are already permitted within existing residential zoning districts elsewhere in the city, including districts that allow medium-density residential development. There is no evidence in the record demonstrating that an insufficient supply of land exists within those zoning districts to accommodate the proposed land uses.

Further, the applicant has not provided data or analysis showing a shortage of suitably zoned land for residential development at similar densities, nor has the City made a finding that such a shortage exists. The desire to develop a specific site under a PD

framework does not, by itself, establish that other adequately zoned properties are unavailable.

Accordingly, staff finds that this criterion has not been demonstrated to be met.

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

The proposed rezoning provides community and area-wide benefits that align with multiple goals and policies of the 2020 Comprehensive Plan, particularly those related to responsible growth, housing choice, neighborhood connectivity, and access to amenities. The subject properties are located within a Tier 1 (Urban Infill) area, where the Plan prioritizes development that makes efficient use of existing infrastructure and services while accommodating changing housing needs. By enabling infill development on vacant land within an established residential area, the amendment supports managed growth patterns and reduces pressure to develop outlying or rural areas.

The amendment facilitates a range of housing types and a development model that responds to documented community needs for smaller, lower-maintenance housing options and shared amenities. The Comprehensive Plan recognizes that much of the City's vacant residential land is designated for conventional single-family housing and encourages diversification of the housing stock to better serve households of varying sizes, ages, and lifestyles. The PD framework allows for clustering, shared open space, and reduced individual lot maintenance, providing alternatives that are less expensive to serve and better aligned with evolving demographic trends.

The community also derives benefit from improved neighborhood connections and access to recreational amenities. The proposed street connection between High Desert Road and Rana Road improves local circulation, emergency access, and network redundancy, enhancing overall neighborhood functionality. In addition, the project formalizes and improves trail connections that integrate the site into the broader Redlands trail network, advancing Comprehensive Plan goals related to walkability, active transportation, and access to parks and open space.

Finally, the amendment promotes context-sensitive development by allowing building placement and site design to respond to existing neighborhoods, topography, and natural features. This approach reinforces the character of the surrounding area while providing shared gathering spaces such as parks, trails, and community amenities that contribute to strong neighborhood identity and social interaction. Therefore, staff finds this criterion to be met.

Planned Development Requirement Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the rezoning criteria set forth in GJMC 21.05;

a. 21.05.020 Default standards. The use, bulk, development, improvement and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter 21.03 GJMC. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and if approved shall be explicitly stated in the zoning/rezoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

Section 21.05.020 of the GJMC requires that each PD identify an underlying default zone district from which use, bulk, and development standards are derived, and that any deviations from those standards be explicitly stated and approved through the PD zoning ordinance. For the Camelback Gardens PD, the applicant has identified RL-5 as the default zone district.

Staff finds that the overall character of the proposed PD is consistent with the RL-5 default zone. The project retains the fundamental residential scale, intensity, and form anticipated by RL-5, including a maximum building height of 40 feet, residential-only uses, and an overall density that remains within the Residential Low range when calculated across the full PD area, inclusive of qualifying open space. Side setbacks adjacent to other residential parcels are preserved at 5 feet, maintaining compatibility with surrounding development patterns.

Importantly, clustering is permitted by right within the RL-5 zone district, reflecting the City's intent to allow flexibility in lot design to preserve open space and natural features while maintaining overall density limits. The proposed PD builds upon this existing clustering allowance by establishing a more detailed and site-specific regulatory framework appropriate for the property's topography, environmental constraints, and long-term management model.

The ODP proposes a limited number of project-specific deviations from RL-5 bulk standards, which are clearly identified and quantified in the ODP materials. These deviations relate primarily to minimum lot size, lot width in select pods, front, side, and rear setbacks in specific conditions, and maximum lot coverage. Staff finds that these deviations are targeted, intentional, and directly tied to the PD's clustered, building-footprint platting model, rather than representing a shift away from the underlying default zone.

In particular, the reduction in minimum lot size and increase in lot coverage enable a footprint-based development approach in which only the building envelope is platted, and all remaining land is held in common ownership by a homeowners' association. This approach allows residential units to be concentrated on the most developable portions of the site while preserving slopes, rock outcroppings, and native vegetation as

common open space—an outcome consistent with the purpose of clustering provisions already allowed in RL-5.

While some bulk standards reflect elements found in higher-density residential districts, staff finds that these deviations do not alter the overall residential low character of the development. The PD retains RL-5 height limits, maintains separation between residential parcels, and does not increase overall site density beyond what is permitted under the Comprehensive Plan. All deviations are explicitly identified and proposed to be approved through the PD zoning ordinance, as required by Section 21.05.020.

Therefore, staff finds this criterion to be met.

b. 21.05.030 Establishment of uses. (a) Uses Allowed. At the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning. (b) Adoption and Modification of Authorized Uses. The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

The Camelback Gardens PD identifies RL-5 as the default zoning district and limits allowed uses to residential and accessory uses that are consistent in type, intensity, and density with the Residential Low land use designation. At the time of rezoning, the PD establishes a defined list of authorized uses, all of which are subject to applicable permit and approval processes.

Allowed uses within the PD are limited to single-family detached, single-family attached, duplex, and multifamily residential, along with community gardens and open space amenities. These uses are either permitted by right within the RL-5 zone district. No commercial, office, or institutional uses are proposed, and the PD does not introduce use types that would otherwise require a higher-intensity zoning designation.

The distribution of housing types within the PD is intentionally structured to respond to the existing character of surrounding neighborhoods and to provide a contextual transition in scale and intensity across the site. The southern portion of the development (381 High Desert Road) is adjacent to the Redlands Mesa subdivision, where residential lot sizes generally range from approximately 0.3 to 0.8 acres. In recognition of this context, the PD limits housing types in this area primarily to single-family detached and single-family attached units, maintaining compatibility with the established development pattern to the south.

The northern portion of the site (409 High Desert Road) abuts the Cobblestone Ridges, Sand Cliff Court, and Rockwood on the Ridges subdivisions, where lot sizes typically range from approximately 0.09 to 0.2 acres. Given this existing neighborhood pattern,

the PD allows a broader range of residential housing types in this area, including duplexes, townhomes, and multifamily units, while still maintaining an overall low-density residential character. This graduated approach allows the development to step intensity appropriately across the site rather than applying a uniform housing model.

c. Generally. Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied. Planned development shall comply with GJMC 21.02.150.

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the default zone district and generally complies with the applicable development standards of that district, as required by GJMC 21.05.020 and 21.02.150. Where deviations from RL-5 standards are proposed, they are limited in scope, explicitly identified in the ODP, and requested to support a clustered, footprint-based development model that preserves open space and natural features while maintaining Residential Low density.

All proposed deviations are subject to review and approval by the City Council and are expressly established through the PD zoning ordinance. Therefore, staff finds the criterion to be met.

d. Residential Density. Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone.

Dwelling unit density within the Camelback Gardens PD complies with the minimum and maximum density standards of the Residential Low land use designation and the RL-5 default zone. When calculated across the entire PD area, inclusive of qualifying open space, the proposed maximum of 90 dwelling units results in an overall density of approximately 3.6 dwelling units per acre, which falls within the permitted 2.0 to 5.5 du/ac range. Staff finds this criterion met.

e. Minimum District Size. A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD.

The subject properties collectively encompass approximately 10.29 acres, exceeding the minimum recommended size of five acres for a PD. The site size is sufficient to support a coordinated development pattern, internal circulation, open space preservation, and phased implementation. Staff finds this criterion met.

f. Development Standards. Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

The Camelback Gardens PD identifies RL-5 as the default zone district and generally meets the development standards of that district. Where the ODP proposes standards

that differ from RL-5, those deviations are clearly identified, limited in scope, and requested in accordance with the PD provisions of the Code. All proposed exceptions are subject to City Council approval and would be expressly established through the PD zoning ordinance. Staff finds this criterion met.

g. Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that: (i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes; (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space; (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

The Camelback Gardens PD proposes reduced setbacks from the RL-5 default standards in limited and specific circumstances. Staff finds that the requested reductions meet the criteria for approval as outlined in this section.

First, buildings within the PD can be safely designed and are compatible with reduced setbacks. All development remains subject to the International Fire Code and other applicable life, health, and safety codes at the time of subdivision and building permit review, ensuring adequate fire separation, access, and emergency response.

Second, where setbacks are reduced, the design is offset by increased buffering and access to common open space. Reduced setbacks frequently occur where structures abut preserved open space rather than another residential parcel, providing functional separation and mitigating potential impacts. In addition, shared open space, trails, and recreational amenities serve as buffers and enhance the overall site design.

Finally, reduced setbacks support the protection of steep slopes, rock outcroppings, and other environmentally sensitive features by allowing development to be clustered on more suitable portions of the site. This approach minimizes grading and disturbance of natural features while maintaining the overall low residential density. Therefore, staff finds this criterion met.

h. Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The Camelback Gardens PD is required to provide a minimum of twenty percent open space pursuant to the RL-5 default zone standards. The total PD area consists of approximately 25.30 acres, which includes 10.29 acres of developable land and approximately 15.01 acres of preserved open space.

Based on the total site area, the minimum open space required would be approximately 5.06 acres. The proposal provides approximately 15.01 acres of open space, exceeding the minimum requirement by approximately 9.95 acres.

In other words, the PD dedicates approximately 59 percent of the total site area as open space, which substantially exceeds the required twenty percent minimum. This does not include the additional 15,079 square feet (approximately 0.35 acres) of newly dedicated public park and trail corridor land.

The open space is permanently preserved through a combination of common ownership, easements, and public dedication, and is integrated into the site design to support natural feature preservation, buffering, and recreational access. Staff finds this criterion met.

i. Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Where the development abuts previously developed residential properties, fencing and landscape buffering will be installed in compliance with GJMC 21.04.040(i). No deviations from fencing or screening standards are requested in these locations.

Where the development abuts open space, fencing is not required by the Code and none is proposed. In these areas, separation and buffering are provided through preserved open space, topography, and landscaping. Staff finds that the proposed fencing approach complies with applicable Code requirements and that this criterion is met.

j. Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

The Camelback Gardens PD proposes landscaping that complies with GJMC 21.06.040. The applicant is not requesting any deviations from the City's landscaping standards, and all required landscaping will be provided in accordance with the Code.

For residential subdivisions, landscaping is required within commonly held ownership tracts and along perimeter streets, as applicable. Internal streets are not subject to perimeter street landscaping requirements. High Desert Road is not considered a perimeter street for purposes of this development; therefore, perimeter street landscaping is not required along that frontage. Landscaping within common areas and open space tracts will be installed and maintained by the homeowners' association.

The proposed public park will be landscaped in compliance with the City's landscaping standards, including permitted plant materials, and the final design will be coordinated with the City of Grand Junction Parks and Recreation Department. Based on these factors, staff finds that the proposed development meets the landscaping requirements of GJMC 21.06.040 and that this criterion is satisfied.

k. Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

The Camelback Gardens PD will provide off-street parking in compliance with GJMC

21.06.050. The applicant is not requesting any deviations from the City's parking standards. Because the ODP establishes zoning and development parameters rather than final lot configurations or building types, specific parking quantities and layouts cannot be finalized at this stage. Parking compliance will therefore be reviewed at the time of subdivision review, when final housing types, unit counts, and site layouts are established.

Staff finds that this criterion is met.

I. Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The Camelback Gardens PD will comply with applicable street, alley, and easement standards as set forth in Title 29 of the GJMC (Transportation Engineering Design Standards) and GJMC 21.06.060. The applicant is not requesting any deviations from these standards. Because the ODP establishes zoning and general development parameters rather than final engineering design, detailed street sections, alignments, and easement configurations will be reviewed for compliance at the time of subdivision and engineering review.

Staff finds that this criterion is met.

m. Deviation from Development Default Standards. The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include: (1) Transportation amenities including, but not limited to, trails other than required by the multi-modal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters; (2) Open space, agricultural land reservation or land dedication of 20 percent or greater; (3) Community facilities for provision of public services beyond those required for development within the PD; (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

The Camelback Gardens PD proposes limited deviations from the RL-5 default development standards. Pursuant to this criterion, such deviations may be recommended by the Planning Commission and approved by the City Council when the PD provides community amenities in excess of what would otherwise be required by the Code. Staff finds that the proposed development satisfies this requirement through the provision of qualifying amenities under items (1), (2), and (5).

Transportation Amenities

The project provides transportation-related amenities that exceed minimum code requirements through the construction, improvement, and formalization of trail connections beyond those required by the City's adopted multi-modal plan. These include new trail segments, improved trail alignments, and maintenance or reconstruction of existing trails to enhance safety, durability, and connectivity within The Ridges open space system. These trail-related improvements represent amenities above and beyond standard development requirements.

Open Space Dedication

The Planned Development provides open space well in excess of the minimum required by the default zone. The project preserves approximately 15.01 acres of open space, representing approximately 59 percent of the overall site area, which substantially exceeds the required twenty percent minimum. This level of open space dedication is directly enabled by the clustered development approach and constitutes a significant community benefit supporting the requested deviations.

Other Community Amenities

Additional amenities provided by the project exceed minimum code requirements and further justify the proposed deviations. These include the dedication of a publicly accessible park, the establishment of permanent trail corridor easements in areas previously used informally by the public, and the long-term maintenance of open space, trails, and recreational amenities through a homeowners' association. These features enhance public access, improve long-term stewardship, and reduce ongoing City maintenance responsibilities.

Therefore, staff finds this criterion met.

STAFF FINDINGS OF FACT AND RECOMMENDATION

After reviewing PLD-2023-121, a request to consider a Planned Development (PD) and Outline Development Plan (OCP) for the proposed Camelback Gardens development that will rezone the property from PD to PD and establish an overall PD ODP for the entire property, staff makes the following findings of fact.

1. The Camelback Gardens PD ODP meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the rezone of the property and the PD ODP.
2. The Camelback Gardens PD ODP meets the PD and ODP criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.
3. Long-term community benefit will be derived from development of the project.
4. The Applicants have taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and have taken measures to mitigate the aesthetic impact of cuts through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.

5. The default zone districts shall be defined as follows: Low Density Residential – RL-5 (Residential Low 5 du/ac)
6. The project meets criteria to allow approval of deviations to the proposed default zone.
7. District standards depicted on Exhibit 2: Land Use and Default Zones and deviation from minimum open space requirements.

Therefore, Staff recommends approval of the PD ODP for the Camelback Gardens development with an expiration date of December 31, 2043, with the ODP being subject to and conditioned on the Applicants, or its successor(s) in interest if any.

SUGGESTED MOTION:

Madam Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Outline Development Plan Map
3. Exhibit 3. Project Narrative
4. Exhibit 4. Public Comment
5. Exhibit 5. ORD - Camelback Gardens PD

Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Residential"/>	Existing Zoning <input type="text" value="PD"/>
Proposed Land Use Designation <input type="text" value="Residential"/>	Proposed Zoning <input type="text" value="ODP/PD"/>

Property Information

Site Location: Site Acreage:

Site Tax No(s): Site Zoning:

Project Description:

Property Owner Information

Applicant Information

Representative Information

Name: <input type="text" value="Upland Homes, Inc."/>	Name: <input type="text" value="Upland Homes, Inc."/>	Name: <input type="text" value="Colorado Land Advisor"/>
Street Address: <input type="text" value="35168 Hillhouse Ln"/>	Street Address: <input type="text" value="35168 Hillhouse Ln"/>	Street Address: <input type="text" value="300 Main St. Suite 302"/>
City/State/Zip: <input type="text" value="Windsor, CO. 80550"/>	City/State/Zip: <input type="text" value="Windsor, CO. 80550"/>	City/State/Zip: <input type="text" value="Grand Jct/CO/81501"/>
Business Phone #: <input type="text" value="970-396-0986"/>	Business Phone #: <input type="text" value="970-396-0986"/>	Business Phone #: <input type="text" value="970-812-3288"/>
E-Mail: <input type="text" value="scott@uplandhomesco.com"/>	E-Mail: <input type="text" value="scott@uplandhomesco.com"/>	E-Mail: <input type="text" value="landadvisor@coloradolandadv"/>
Fax #: <input type="text"/>	Fax #: <input type="text"/>	Fax #: <input type="text"/>
Contact Person: <input type="text" value="Scott Preisendorf"/>	Contact Person: <input type="text" value="Scott Preisendorf"/>	Contact Person: <input type="text" value="Jeffery Fleming"/>
Contact Phone #: <input type="text" value="970-396-0986"/>	Contact Phone #: <input type="text" value="970-396-0986"/>	Contact Phone #: <input type="text" value="970-812-3288"/>

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

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

Signature of Person Completing the Application Date

Signature of Legal Property Owner Date

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date



State Documentary Fee
Date: December 22, 2022
\$82.50

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$825,000.00) ***Eight Hundred Twenty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **UPLAND HOMES, INC., A COLORADO CORPORATION**, whose street address is **35168 HILLHOUSE LANE, Windsor, CO 80550**, City or Town of **Windsor**, County of **Weld** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 1 OF CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **December 22, 2022**.

ROBERT M. STUBBS

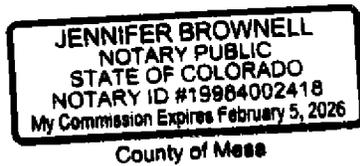
State of **Colorado**)
)ss.
County of **Mesa**)

The foregoing instrument was acknowledged before me on this day of **December 22nd, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: _____

2/5/26
Notary Public



When recorded return to: **UPLAND HOMES, INC., A COLORADO CORPORATION**
35168 HILLHOUSE LANE, Windsor, CO 80550



After Recording Return to:
Upland Homes, Inc
Scott Preisendorf
35168 Hillhouse Lane
Windsor, CO 80550



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Upland Homes, Inc., a Corporation an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: Upland Homes, Inc.

The Entity is a: Corporation
(state type of entity and state, country or other government authority under whose laws such entity was formed)

The mailing address for the Entity is: 35168 Hillhouse Lane, Windsor, CO 80550

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

Scott Preisendorf, President

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: NONE

(if no limitations insert "NONE")

The instrument and recording information, including the County, of the document by which title was acquired is:

Other matters concerning the manner in which the Entity deals with any interest in real property are:

(if no matters, leave this section blank)

EXECUTED this February 25, 2022

BUYER:

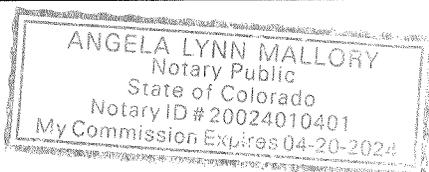

Scott Preisendorf as President of Upland Homes, Inc.

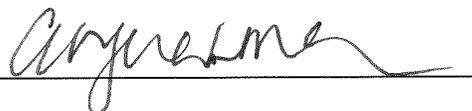
STATE OF COLORADO }
COUNTY OF WELD } **SS:**

The foregoing instrument was acknowledged before me this February 25, 2022,
by Scott Preisendorf as President of Upland Homes, Inc

Witness my hand and official seal.

My commission expires: _____





WARRANTY DEED

ROBERT M. STUBBS, an individual whose legal address is 205 Little Park Road, Grand Junction, CO 81507, as **Grantor**,

hereby grants, sells and conveys for Ten Dollars and no cents (\$10.00) and other Consideration to:

Camelback Gardens Homeowners Association Inc, a Colorado nonprofit corporation, whose legal address is 300 Main St Ste 302, Grand Junction, CO. 81501 as **Grantee**,

the real property which lies within the city of Grand Junction, county of Mesa, state of Colorado legally described as:

Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract K, Tract L, Tract M, Tract N, Tract O, Tract P, Tract Q, Tract R, Tract S, Tract T, Tract U, Tract V, Tract W, Tract X, Tract W, Tract Z, Tract AA, Tract BB, Tract CC, Tract DD, Tract EE, Tract FF, Tract GG, Tract HH, Tract II, Tract JJ, Tract KK, Tract LL, Tract MM, Tract NN, and Tract OO Camelback Gardens along with all Drainage Easements shown on the Plat

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2023.

Dated this _____ Day of _____, 2023.

Robert M. Stubbs – Owner

State of COLORADO)
) ss.
County of MESA)

Subscribed and sworn before me this _____ day of _____ 2023, by Robert M. Stubbs.

Witness my hand and official seal.

My commission expires

Notary Public

When recorded return to:
Colorado Land Advisor, Ltd.
300 Main Street Suite 302
G.J., CO. 81501
ColoradoLandAdvisor.com

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R103157

Parcel 294520253001

Acres 0.000

Assessed To

UPLAND HOMES INC
 35168 HILLHOUSE LN
 WINDSOR, CO 80550

Legal Description

Situs Address

LOT 1 CAMELBACK GARDENS SUBDIVISION PER PLAT RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 2.95AC 381 HIGH DESERT RD

Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2022	\$3,965.64	\$0.00	\$0.00	\$0.00	\$0.00	\$3,965.64
Total Tax Charge						\$3,965.64
Grand Total Due as of 02/08/2023						\$3,965.64

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$28.33	RESIDENTIAL	\$195,000	\$56,550
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$7.75	VACANT LOTS		
CITY OF GRAND JUNCTION	8.0000000	\$452.40	Total	\$195,000	\$56,550
GRAND RIVER MOSQUITO CTRL	1.3210000	\$74.70			
LIBRARY DISTRICT	3.0140000	\$170.44			
COUNTY - DEVELOP DISABLED	0.2570000	\$14.53			
COUNTY GENERAL FUND	9.9960000	\$565.28			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$7.75			
SOCIAL SERVICES	1.6860000	\$95.34			
SCHOOL DIST# 51 GENERAL	26.4220000*	\$1,494.17			
SCHOOL DIST# 51 BOND	11.0280000	\$623.64			
SCHOOL DIST# 51 OVERRIDE 96	2.6310000	\$148.78			
SCHOOL DIST# 51 2004 OVERID	1.9030000	\$107.62			
SCHOOL DIST# 51 2017 OVERRI	3.0930000	\$174.91			
Taxes Billed 2022	70.1260000	\$3,965.64			

* Credit Levy

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R103156

Parcel 294517453002

Acres 0.000

Assessed To

STUBBS ROBERT M
 205 LITTLE PARK RD
 GRAND JUNCTION, CO 81507-1725

Legal Description	Situs Address
LOT 2 CAMELBACK GARDENS SUBDIVISION PER PLAT RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 7.40AC	409 HIGH DESERT RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$6,609.36	\$0.00	\$0.00	\$0.00	\$6,609.36
Total Tax Charge					\$6,609.36
Grand Total Due as of 02/08/2023					\$6,609.36

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$47.22	RESIDENTIAL	\$325,000	\$94,250
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$12.91	VACANT LOTS		
CITY OF GRAND JUNCTION	8.0000000	\$754.00	Total	\$325,000	\$94,250
GRAND RIVER MOSQUITO CTRL	1.3210000	\$124.50			
LIBRARY DISTRICT	3.0140000	\$284.07			
COUNTY - DEVELOP DISABLED	0.2570000	\$24.22			
COUNTY GENERAL FUND	9.9960000	\$942.12			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$12.91			
SOCIAL SERVICES	1.6860000	\$158.91			
SCHOOL DIST# 51 GENERAL	26.4220000*	\$2,490.27			
SCHOOL DIST# 51 BOND	11.0280000	\$1,039.39			
SCHOOL DIST# 51 OVERRIDE 96	2.6310000	\$247.97			
SCHOOL DIST# 51 2004 OVERID	1.9030000	\$179.36			
SCHOOL DIST# 51 2017 OVERRI	3.0930000	\$291.51			
Taxes Billed 2022	70.1260000	\$6,609.36			

* Credit Levy

City of Grand Junction
Fire Department New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: 1/23/2023

Project Name: Camelback Gardens

Project Street Address: 2349 Rana Road

Assessor's Tax Parcel Number: 2945-202-44-001

Project Owner Name: Robert M. Stubbs

City or County project file #:

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area ¹ for each one or two family dwelling will be 2000 square feet.
 - b. All dwelling units will will not include an approved automatic sprinkler system.
Comments:
These will be single family attached townhomes
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements:
N/A
 - b. List each building that will be provided with an approved fire sprinkler system:
N/A
3. List the minimum fire flow required for this project (based on Appendix B and C):
There will be up to 90 single family townhomes with between 1650 sf and 2000 sf 1000 GPM
Comments:

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m. at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2012, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire flow calculation area, 2012 IFC, B104.1 p 445.

**City of Grand Junction
Fire Flow Form**

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

SEE ATTACHED MAP

3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system:

1716 G.P.M. @ 20 P.S.I. ON RANA RD. 3029 G.P.M. @ 20 P.S.I. ON LONETREE (REDLANDS MESA)

4. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: SEE ATTACHED RESULTS

[Or: **1.)** attach a map or diagram with the same information, or **2.)** attach a map/diagram with flow modeling information.]

5. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE Date: 1/24/2023

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.: _____

Signature of P.E.: _____

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water and City water.

² Address: City – 333 West Ave, Bldg A, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 1/24/23 3:30 pm

NFPA Classification:	
Blue	AA
3029.18	

Work Order: 1,351
Operator: DUSTY K/DON T/JOSEPH L

Test Hydrant: 4861
Address: 2306 LONETREE
Cross Street:
Location:
District:
Sub-Division:

Latitude:
Longitude:
Elevation:
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

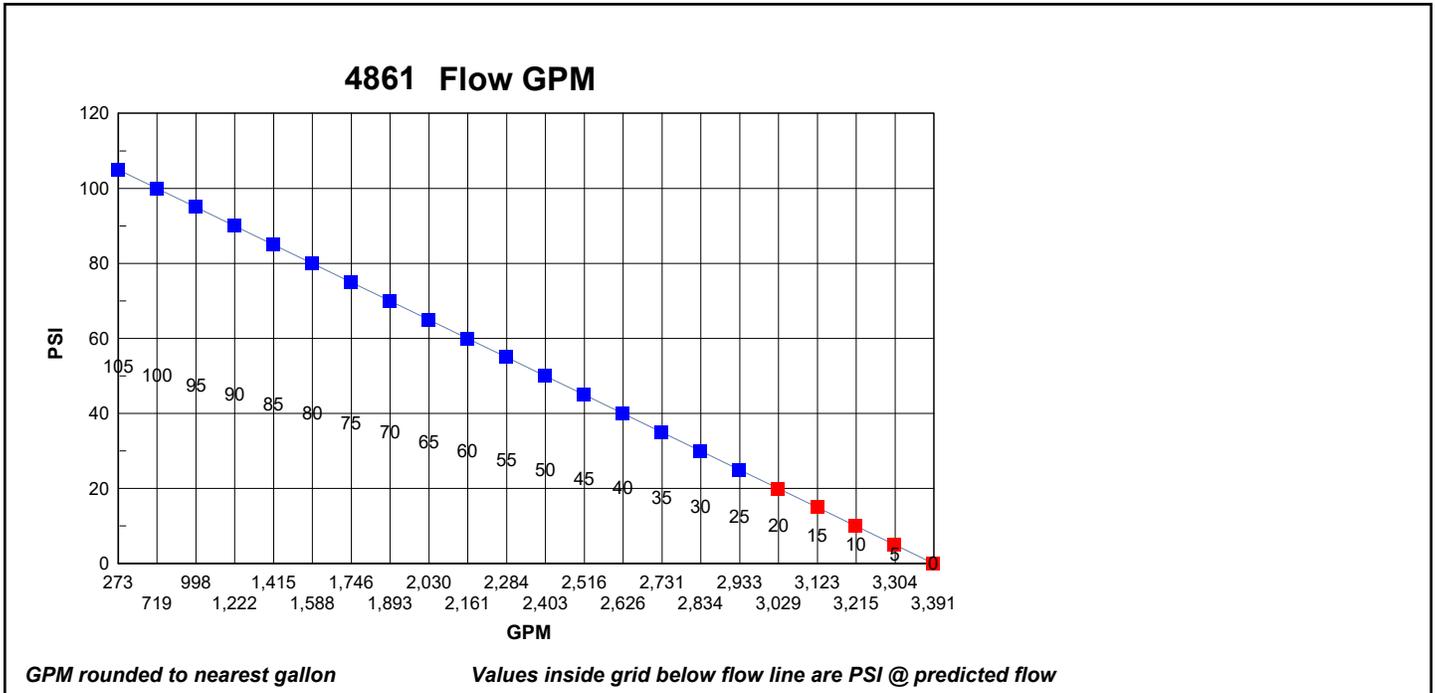
Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/2020
Main Size:

Vandal Proof:
Bury Depth:

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	4862	2.5" Hose Monster	2.50	923.84	4619.22
2:	4862	2.5" Hose Monster	2.50	968.94	4844.68
3:					
4:					
5:					

Pitot / Nozzle PSI: 30.00/33	Total Gallons Used: 9463.90
Static PSI: 106.00	Max GPM during test: 1,892.78
Residual PSI: 70.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 33.96	Predicted GPM @ 20 PSI: 3029.18





CAMELBACK GARDENS

409

381

8"

FLOW HYDRANT

TEST HYDRANT

Vault 190
Pressure Reducer

Air Release
High Desert Rd

Air Release
Hill View Dr



Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 1/24/23 4:00 pm

NFWA Classification:	
Blue	AA
1716.54	

Work Order: 1,349
Operator: DUSTY K/DON T/JOSEPH L.

Test did not reach recommended drop of 25% per NFWA 291

Test Hydrant: 1945
Address: 2356 RANA RD
Cross Street:
Location:
District:
Sub-Division: THE RIDGES SUB

Latitude: 706328.666
Longitude: 4326634.638
Elevation: 4736.53
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

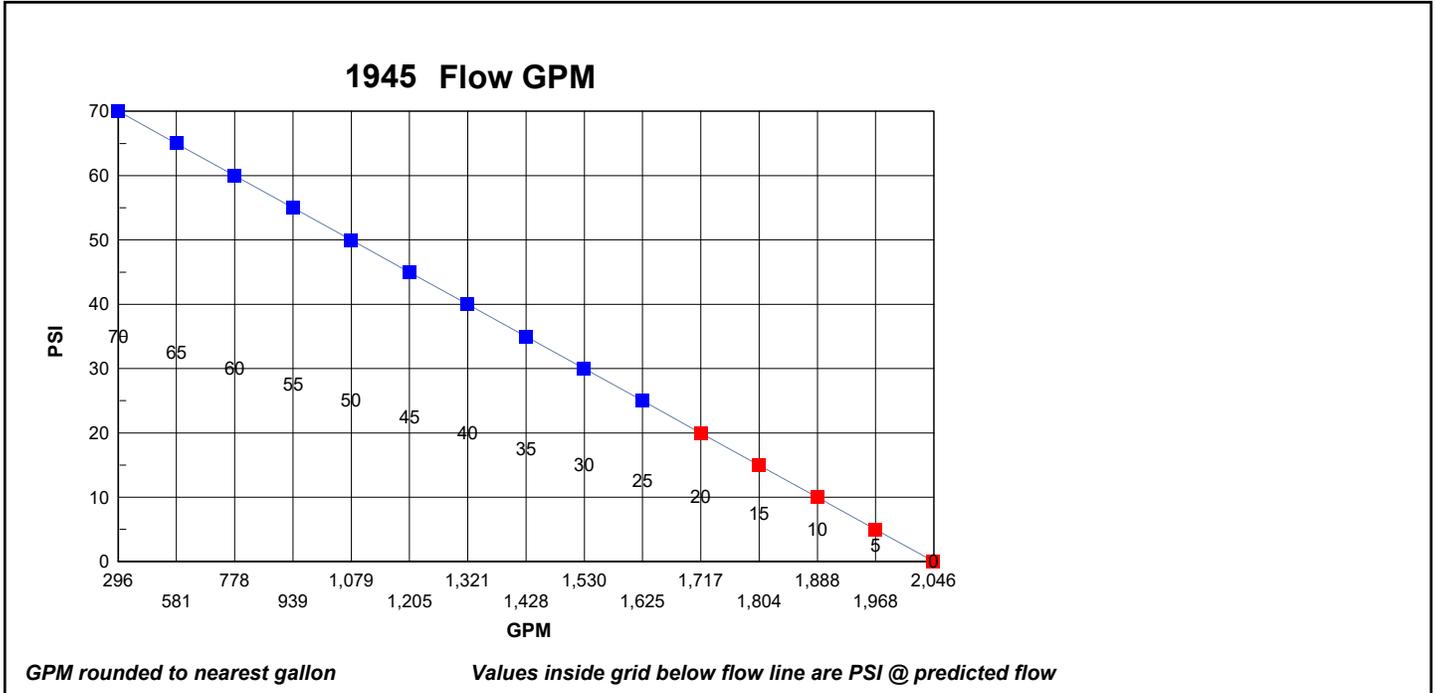
Manuf: Clow
Model: 2500

Installed: 01/01/1987
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	1946	2.5" Hose Monster	2.50	908.32	4541.58
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 29.00	Total Gallons Used: 4541.58
Static PSI: 72.00	Max GPM during test: 908.32
Residual PSI: 56.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 22.22	Predicted GPM @ 20 PSI: 1716.54



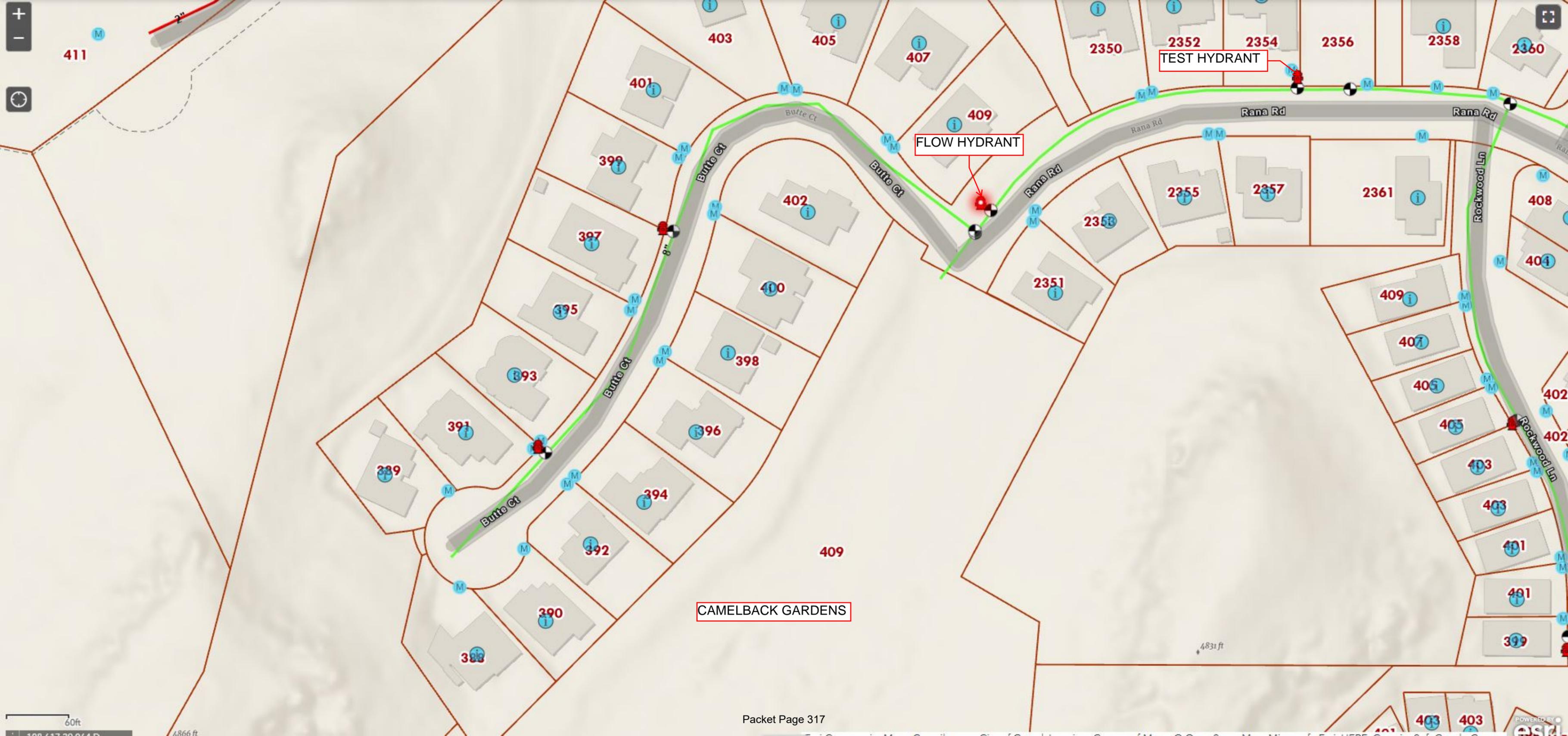


411

TEST HYDRANT

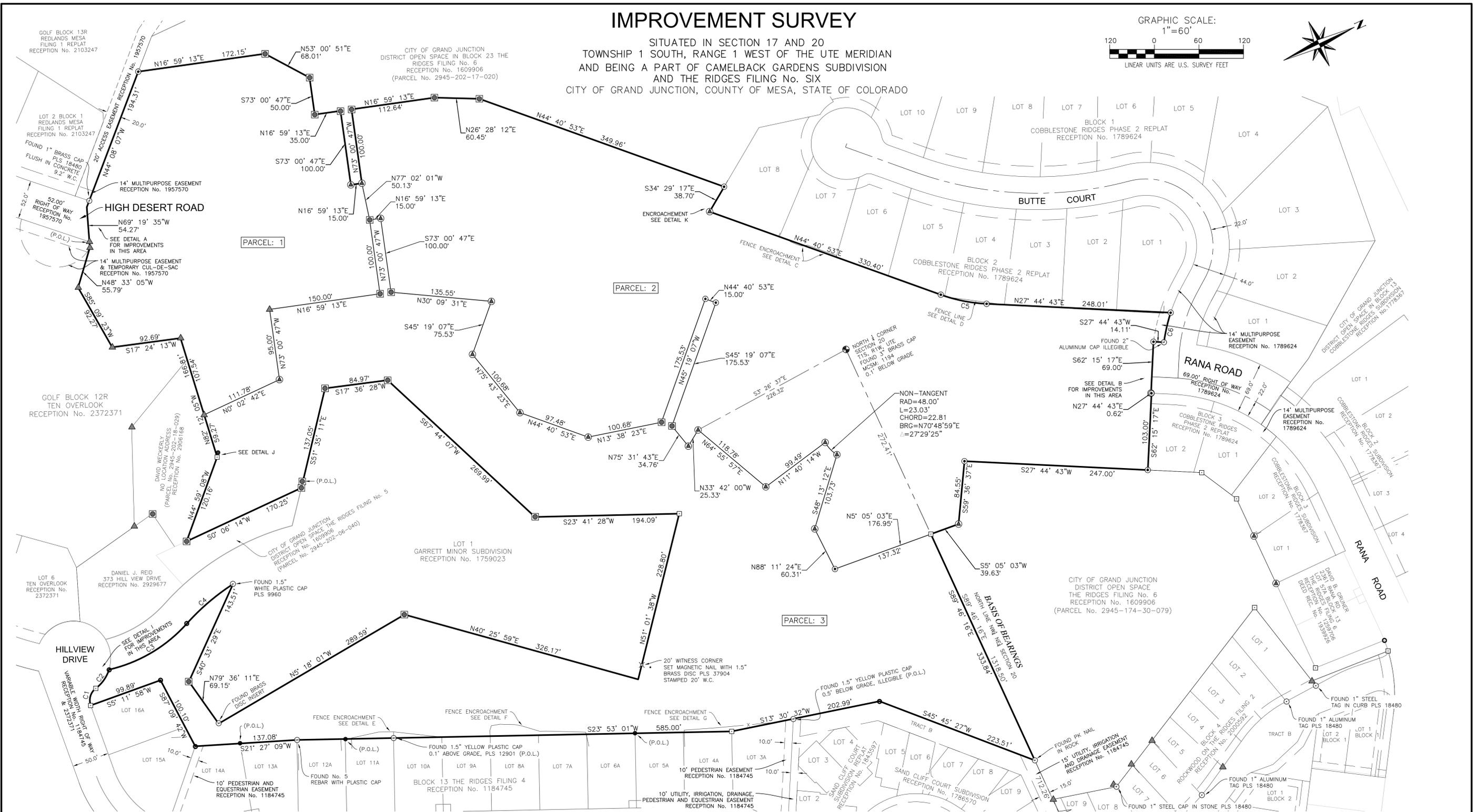
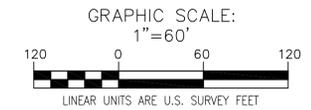
FLOW HYDRANT

CAMELBACK GARDENS



IMPROVEMENT SURVEY

SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



SURVEYOR'S CERTIFICATION:

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

LEGAL DESCRIPTIONS:

- Parcel 1:**
Lot 1,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
- Parcel 2:**
Lot 2,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
- Parcel 3:**
District Open Space,
THE RIDGES FILING No. SIX
County of Mesa, State of Colorado

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP PLS 18480
- FOUND 2 INCH ALUMINUM CAP PLS 18478
- FOUND 2 INCH ALUMINUM CAP PLS 37049
- FOUND 1-1/2 INCH ALUMINUM CAP PLS 12770
- FOUND No. 5 REBAR WITH NO CAP
- FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING FENCE LINE

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ADVANCED TITLE COMPANY ORDER No. ATC-22-10425.
- BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ NE¼ SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED S89°46'16"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2916174 AND 1609906, OF THE MESA COUNTY RECORDS.

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

IMPROVEMENT SURVEY
ROBERT M. STUBBS & CITY OF GRAND JUNCTION
SITUATED IN SECTIONS 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-045 FIELD WORK: KM DRAWN BY: PC CHECKED BY: PC
DATE: 10/28/22 DRAWING NAME: 381 & 409 HIGH DESERT ROAD

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

SHEET 1 OF 2

IMPROVEMENT SURVEY

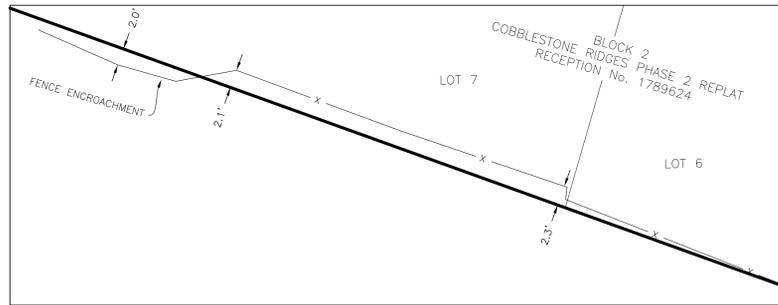
SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	20.00'	25.62'	073° 23' 54"	23.90'	N48° 17' 39"W
C2	50.00'	31.34'	035° 54' 49"	30.83'	N29° 33' 07"W
C3	200.00'	123.48'	035° 22' 25"	121.53'	N05° 31' 03"W
C4	310.00'	81.82'	015° 07' 22"	81.58'	N15° 25' 27"W
C5	213.00'	62.96'	016° 56' 08"	62.73'	N36° 12' 10"E
C6	222.00'	40.70'	010° 30' 12"	40.64'	S52° 06' 33"E

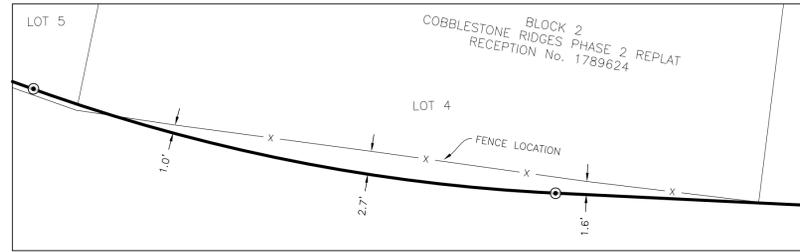


GRAPHIC SCALE VARIES AS SHOWN

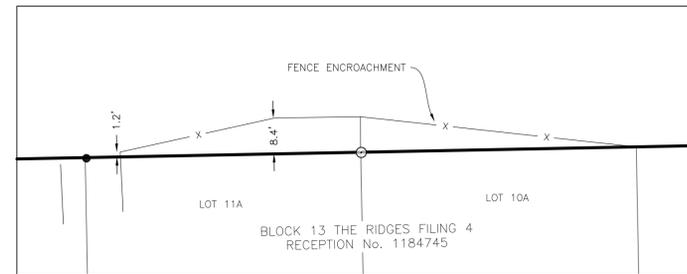
** NON TANGENT CURVE



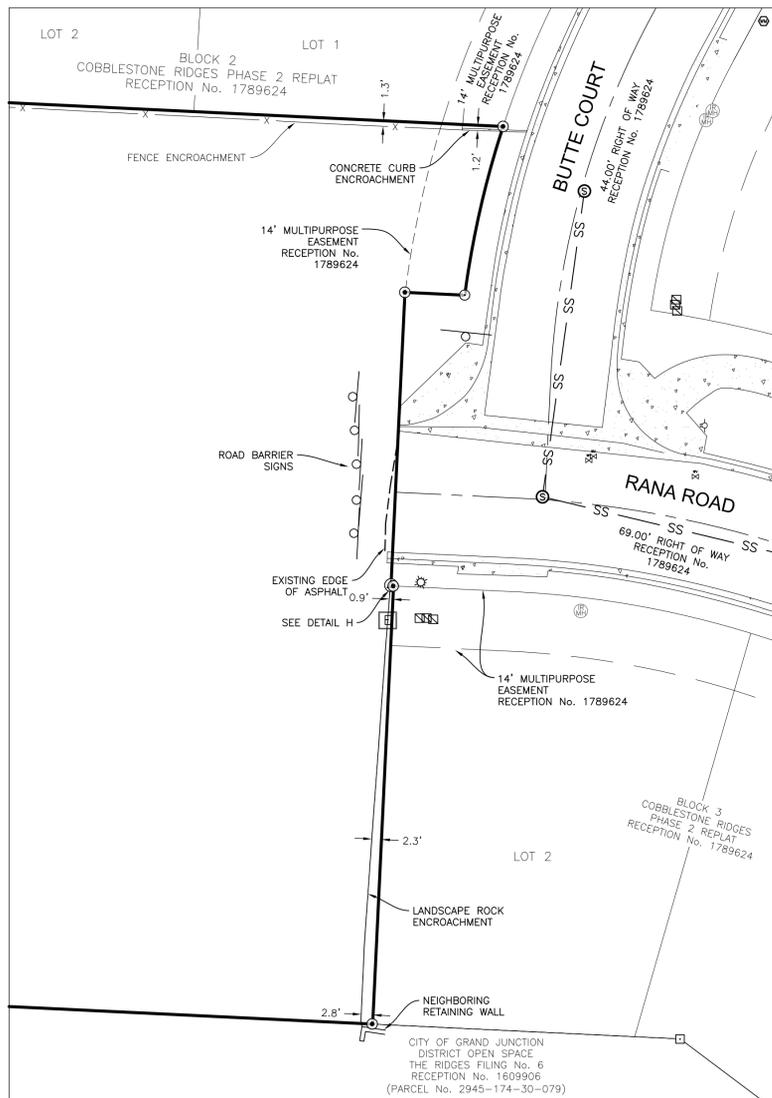
DETAIL C GRAPHIC SCALE 1"=10'



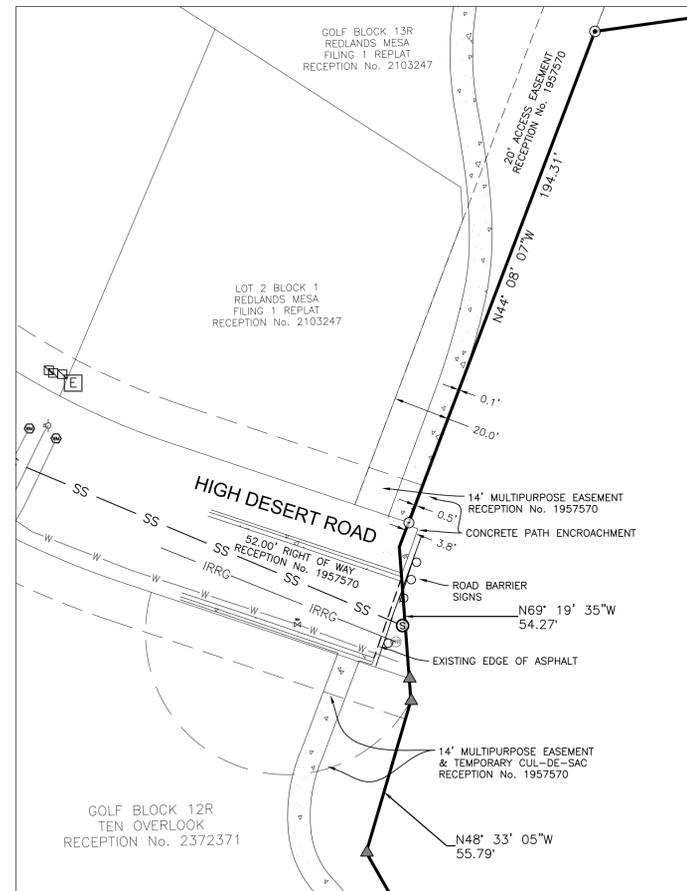
DETAIL D GRAPHIC SCALE 1"=10'



DETAIL E GRAPHIC SCALE 1"=20'



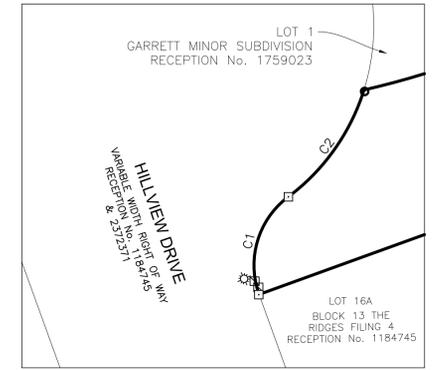
DETAIL B GRAPHIC SCALE 1"=20'



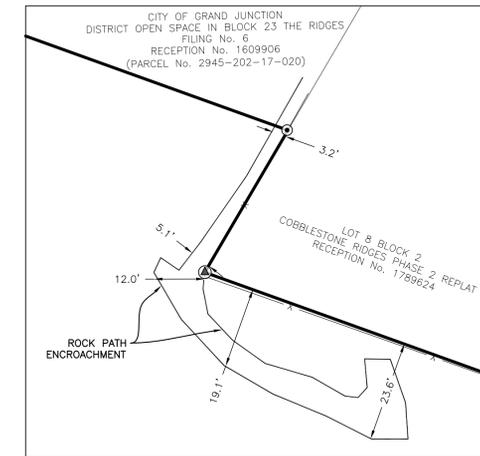
DETAIL A GRAPHIC SCALE 1"=30'

LEGEND:

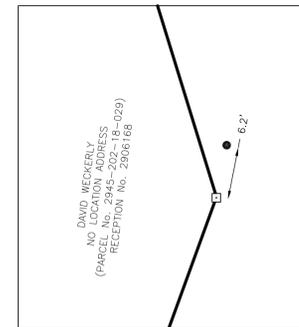
- FOUND SURVEY MARKER AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP PLS 18480
- FOUND 2 INCH ALUMINUM CAP PLS 18478
- FOUND 2 INCH ALUMINUM CAP PLS 37049
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- FOUND No. 5 REBAR WITH NO CAP
- FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION MANHOLE
- EXISTING IRRIGATION FEATURE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE



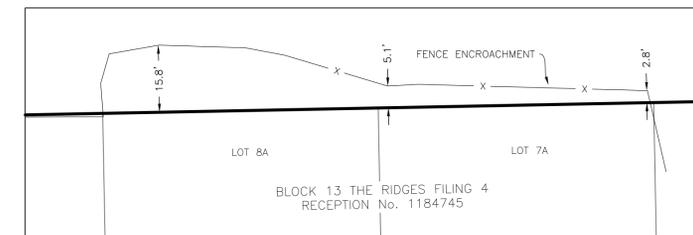
DETAIL I GRAPHIC SCALE 1"=20'



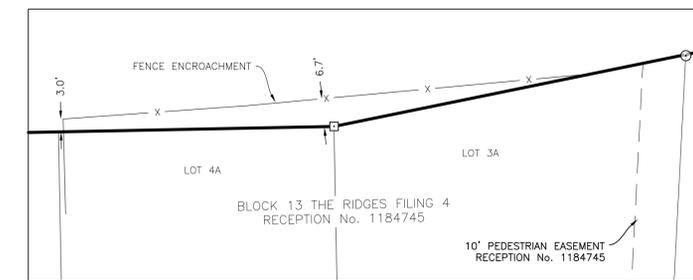
DETAIL K GRAPHIC SCALE 1"=20'



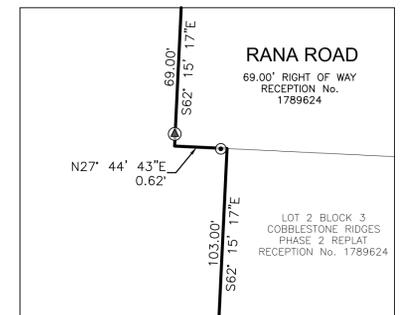
DETAIL J GRAPHIC SCALE 1"=10'



DETAIL F GRAPHIC SCALE 1"=20'



DETAIL G GRAPHIC SCALE 1"=20'



DETAIL H GRAPHIC SCALE 1"=1'

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- SQ SQUARE
- FT FEET
- AVE. AVENUE
- ST. STREET
- CT. COURT
- LN. LANE
- DR. DRIVE
- U.S. UNITED STATES
- L.C.E. LIMITED COMMON ELEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.L. POINT ON LINE

CURVE LABEL ABBREVIATIONS:

- RAD RADIUS
- L ARC LENGTH
- CHORD LONG CHORD DISTANCE
- BRG LONG CHORD BEARING
- Δ CURVE CENTRAL ANGLE

IMPROVEMENT SURVEY

ROBERT M. STUBBS & CITY OF GRAND JUNCTION
SITUATED IN SECTIONS 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-045 FIELD WORK: KM DRAWN BY: PC CHECKED BY: PC
DATE: 10/28/22 DRAWING NAME: 381 & 409 HIGH DESERT ROAD

POLARIS SURVEYING

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

LEGAL DESCRIPTION FOR CAMELBACK GARDENS

Lots 1 and 2

CAMELBACK GARDENS SUBDIVISION as recorded at Reception No. 2978317

County of Mesa, State of Colorado

AND INCLUDING

A tract of land situate in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of The Ridges Filing No. 6 as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20, from whence the East Sixteenth Corner on the North line of Section 20 bears S89°46'16"E a distance of 1318.50 feet for a Basis of Bearings, all bearings herein related thereto; thence S89°46'16"E along the North line of the Northwest Quarter of the Northeast Quarter of Section 20 a distance of 272.41 feet to a point on the Easterly line of Camelback Gardens Subdivision as recorded at Reception No. 2978317 and the Point of Beginning; thence continuing along said North line S89°46'16"E a distance of 333.84 feet to the Westerly line of Sand Cliff Court Subdivision as recorded at Reception No. 1786570; thence S45°45'27"W along said Westerly line a distance of 223.51 feet; thence continuing along said Westerly line, as well as the Westerly line of Block 13 of The Ridges Filing No. 4 as recorded at Reception No. 1184745, S13°30'32"W a distance of 202.99 feet; thence S23°53'01"W along the Westerly line of said Block 13 of The Ridges Filing No. 4 the following four (4) courses and distances;

1. S23°53'01"W a distance of 585.00 feet;
2. S21°27'09"W a distance of 137.08 feet;
3. S87°09'42"W a distance of 100.10 feet;
4. S5°11'58"W a distance of 99.89 feet to the Northerly line of the Right of Way for Hillview Drive as shown on the Plat of said The Ridges Filing No. 4, and the start of a curve to the right;

thence along said Right of Way and curve to the right an arc length of 25.62 feet with a radius of 20.00 feet and a central angle of 73°23'54" whose chord bears N48°17'39"W a distance of 23.90 feet to the start of a curve to the left; thence continuing along said Right of Way and curve to the left an arc length of 31.34 feet with a radius of 50.00 feet and a central angle of 35°54'49" whose chord bears N29°33'07"W a distance of 30.83 feet to the Southeast Corner of Lot 1 of Garrett Minor Subdivision as recorded at Reception No. 1759023; thence along said Garrett Minor Subdivision the following eleven (11) courses and distances

1. 123.48 feet along a non-tangent curve to the left with a radius of 200.00 feet and a central angle of 35°22'25" whose chord bears N5°31'03"W a distance of 121.53 feet to the start of a non-tangent curve to the right;
2. 81.82 feet along said non-tangent curve to the right with a radius of 310.00 feet and a central angle of 15°07'22" whose chord bears N15°25'27"W a distance of 81.58 feet;
3. S40°33'29"E a

distance of 143.51 feet; 4. N79°36'11"E a distance of 69.15 feet; 5. N5°18'01"W a distance of 289.59 feet; 6. N40°25'59"E a distance of 326.17 feet; 7. N51°01'38"W a distance of 228.80 feet; 8. S23°41'28"W a distance of 194.09 feet; 9. S67°44'07"W a distance of 269.99 feet; 10. S17°36'28"W a distance of 84.97 feet; 11. S51°35'11"E a distance of 137.05 feet to the District open space of the Ridges Filing No. 5 as described at Reception No. 1609906;

thence S0°06'14"W along said open space a distance of 170.25 feet to the Northerly line of the Parcel described at Reception No. 2906168; thence N44°59'08"W along said Northerly line a distance of 120.16 feet; thence continuing along said Northerly line N82°12'05"W a distance of 59.27 feet to the Easterly line of the aforementioned Camelback Gardens Subdivision; thence along said Easterly line the following twenty two (22) courses and distances;

1. N0°02'42"E a distance of 111.78 feet; 2. N73°00'47"W a distance of 95.00 feet; 3. N16°59'13"E a distance of 150.00 feet; 4. N73°00'47"W a distance of 100.00 feet; 5. N16°59'13"E a distance of 15.00 feet; 6. S73°00'47"E a distance of 100.00 feet; 7. N30°09'31"E a distance of 135.55 feet; 8. S45°19'07"E a distance of 75.53 feet; 9. N75°43'23"E a distance of 100.68 feet; 10. N44°40'53"E a distance of 97.48 feet; 11. N13°38'23"E a distance of 100.68 feet; 12. N45°19'07"W a distance of 175.53 feet; 13. N44°40'53"E a distance of 15.00 feet; 14. S45°19'07"E a distance of 175.53 feet; 15. N75°31'43"E a distance of 34.76 feet; 16. N33°42'00"W a distance of 25.33 feet; 17. N64°55'57"E a distance of 118.78 feet; 18. N11°40'14"W a distance of 99.49 feet to the start of a non-tangent curve to the left; 19. 23.03 feet along said non-tangent curve to the right with a radius of 48.00 feet and a central angle of 27°29'25" whose chord bears N70°48'59"E a distance of 22.81 feet; 20. S48°13'12"E a distance of 103.73 feet; 21. N88°11'24"E a distance of 60.31 feet; 22. N5°05'03"E a distance of 137.32 feet to the Point of Beginning.

County of Mesa, State of Colorado

Said Parcel contains 17.17 Acres

Neighborhood Meeting Notes for **Camelback Gardens**

A Neighborhood Meeting was held on March 28th 2022 at 5:30 PM at 2351 Rana Road. Approximately 33 people were in attendance at the meeting. 18 people signed in on the sign-in sheet provided.

Mr. Fleming of Colorado Land Advisor talked small talk with people as they looked at the images for the project which were presented on a table. People started gathering and a few people asked how big the homes were going to be? Mr. Fleming advised that the homes would be 2 stories, some 3 stories.

One person asked what the meeting was for? Mr. Fleming replied it was to advise the neighborhood what the project would look like and to answer any questions that they may have about it.

Mr. Fleming started the meeting by introducing himself from Colorado Land Advisor and Dani Acosta from the City of Grand Junction. Dani advised her role in the process and let the crowd know how they could give feedback/voice concerns online. Asked people to sign in on the sign-in sheets.

Several people pointed to the map and wanted clarity on where we were currently standing and where the development was going to be in relation to the golf course and the open space and other homes that are already standing. They also questioned if they were townhouses. Mr. Fleming clarified that they are single-family attached homes and that they have the same footprint as the homes behind them. The question was also asked several times if the homes would have garages and Mr. Fleming advised that yes, the homes would have garages and driveways.

“What consideration was made for the rain runoff?” one man asked. Mr. Fleming explained that in the plan there are micro basins that are part of the solution and the other part is getting water to the big stormwater catch basin for the residential development and pointed this out on the map as well as pointing in the direction of where they would be. The same man asked what he thought would happen to the value of their homes when this new neighborhood went up? Mr. Fleming advised he is an urban planner, not an engineer, and what he studies is how communities are developed and built and what it means to those that move into new developments, and what happens to those who live around them. Anytime you have new developments the value of the homes around it will go up. He then asked if the HOA would limit how many cars people would have? Mr. Stubbs answered that the HOA would restrict vehicles and Mr. Fleming added that each unit would have 4 parking spaces dedicated.

Other questions that were asked and answered by Mr. Fleming....

How long is the build timeline? Mr. Fleming stated approximately 6 years.

Is this subdivision going to have its own HOA? Yes, it will have its own separate HOA.

How far will the homes be from the fence in our backyard? There is a fire code that states how close the homes can be to yours and we're probably looking at 10 feet from the property line. That is a standard setback for the Mesa County building code.

Do you have plans on whether you will be starting building at this end or the other end? It is not 100% guaranteed, once we know more of the utility demands that may give us more direction but most likely this end.

All the trails we have currently go around us and it looks like on this map you are going to put a trail through the middle of the development on their bicycles? Yes, we would make a more defined trail around the neighborhood and we're going to give them a good place to cross through when people are coming off the larger trails.

Where are you at in the process? Dani from the City of Grand Junction explained that this neighborhood meeting is required before the formal application can be made and then there will be a public hearing process. Additionally, she directed people to GJ Speaks to give their input.

What is the existing zoning? Dani answered PUD. What is the target density? Low density and the city will review all of that.

How many houses are there going to be? There are currently about 75 units on the map that we are proposing but our application will say up to 90 units. Can you speak to why you choose this density compared to what we have in our existing neighborhood scale? In our community, we have people who according to Grand Junction Economic Partnership, you can look up their data on their website and I encourage you to do that, in Grand Junction single-person households are about 29% of the houses only have one person living in them, about 37% have two people living in them. The population with 3 or 4 kids is only made up of about 7% or so in the valley.

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Robert M. Stubbs, am the owner of the following real property:

(b) LOT 2 CAMELBACK GARDENS SUBDIVISION PER PLAT
RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 7.40AC

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

I am the sole owner of the property.

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

[Empty box for listing other owners]

I have reviewed the application for the (d) Outline Development Plan pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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

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

Owner signature as it appears on deed: [Handwritten signature]

Printed name of owner: Robert M. Stubbs

State of Colorado)

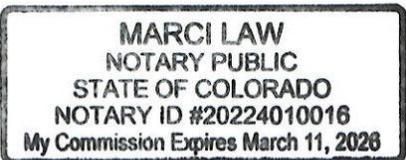
County of Mesa) ss.

Subscribed and sworn to before me on this 6th day of September, 20 22

by Robert M. Stubbs

Witness my hand and seal.

My Notary Commission expires on March 11, 2026



[Handwritten signature] Notary Public Signature



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **GJR65053354-2**

Date: **12/19/2022**

Property Address: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Juli McNeill
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 248-3881 (Work)
(800) 320-4211 (Work Fax)
jmcneill@ltgc.com
Contact License: CO337875
Company License: CO44565

Closers Assistant

Rebecka Temmer
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 248-3884 (Work)
(800) 322-4072 (Work Fax)
btemmer@ltgc.com
Contact License: CO472208
Company License: CO44565

For Title Assistance

Land Title Mesa County Title Team
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 245-0550 (Work)
(970) 245-0089 (Work Fax)
gjresponse@ltgc.com

Buyer/Borrower

UPLAND HOMES INC
Attention: SCOTT J PREISENDORF
Delivered via: Delivered by Realtor

Agent for Buyer

MAVERICK REALTY
Attention: BRANDY CHAFFIN
1114 N 1ST STREET
SUITE 103-118
GRAND JUNCTION, CO 81501
(970) 216-7606 (Work)
realtorbrandyc@gmail.com
joe@j5etc.com
Delivered via: Electronic Mail

Seller/Owner

ROBERT M STUBBS
Delivered via: Delivered by Realtor

Agent for Seller

RE/MAX 4000 INC
Attention: JAN MILLER
120 W PARK DRIVE #200
GRAND JUNCTION, CO 81505
(970) 241-4000 (Work)
(970) 241-4015 (Work Fax)
jankimbroughmiller@gmail.com
kim@thekimbroughtteam.com
Delivered via: Electronic Mail



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **GJR65053354-2** Date: **12/19/2022**
Property Address: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO
81507**
Parties: **UPLAND HOMES, INC., A COLORADO CORPORATION
ROBERT M. STUBBS**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate	\$1,097.00
Tax Certificate	\$27.00
	Total \$1,124.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

- [Mesa county recorded 03/06/2020 under reception no. 2916174](#)
- [Mesa county recorded 07/02/2015 under reception no. 2729182 at book 5744 page 304](#)
- [Mesa county recorded 11/19/1996 under reception no. 1778382 at book 2280 page 601](#)
- [Mesa county recorded 11/19/1996 under reception no. 1778381 at book 2280 page 600](#)

Plat Map(s):

- [Mesa county recorded 04/27/2021 under reception no. 2978317](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: GJR65053354-2

Property Address:

VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507

1. Commitment Date:

12/06/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate
Proposed Insured:
UPLAND HOMES, INC., A COLORADO CORPORATION

\$825,000.00

3. The estate or interest in the Land at the Commitment Date is:

A FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

ROBERT M. STUBBS

5. The Land is described as follows:

LOT 1 OF CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: GJR65053354-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. SPECIAL WARRANTY DEED FROM ROBERT M. STUBBS TO UPLAND HOMES, INC., A COLORADO CORPORATION CONVEYING SUBJECT PROPERTY.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: [GJR65053354-2](#)

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED SEPTEMBER 29, 1910 IN BOOK 163 AT PAGE [32](#) UNDER RECEPTION NO. [94240](#) (AFFECTS E $\frac{1}{2}$ SW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JANUARY 24, 1913 IN BOOK 163 AT PAGE [298](#) UNDER RECEPTION NO. [111473](#) (AFFECTS N $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE [343](#) UNDER RECEPTION NO. [114720](#) (AFFECTS W $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND JANUARY 11, 1909 IN BOOK 70 AT PAGE [487](#) UNDER RECEPTION NO. [80494](#) (AFFECTS S $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).
9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 24, 1913 IN BOOK 163 AT PAGE [298](#) UNDER RECEPTION NO. [111473](#) (AFFECTS N $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE [343](#) UNDER RECEPTION NO. [114720](#) (AFFECTS W $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND DECEMBER 10, 1919 IN BOOK 230 AT PAGE [113](#) UNDER RECEPTION NO. [156352](#) (AFFECTS SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND N $\frac{1}{2}$ SW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: GJR65053354-2

10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE RIDGES, FILING NO. SIX RECORDED JUNE 11, 1981 UNDER RECEPTION NO. [1259706](#).
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED JUNE 11, 1981 IN BOOK 1318 AT PAGE [22](#) UNDER RECEPTION NO. [1259707](#), AND AMENDMENT RECORDED JULY 25, 1990 IN BOOK 1796 AT PAGE [564](#) UNDER RECEPTION NO. [1547336](#).
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF LETTER, RECORDED FEBRUARY 17, 1982 IN BOOK 1357 AT PAGE [352](#) UNDER RECEPTION NO. [1283051](#).
13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 2569, ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, RECORDED MAY 26, 1992 IN BOOK 1901 AT PAGE [753](#) UNDER RECEPTION NO. [1603319](#).
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES RECORDED NOVEMBER 19, 1996 UNDER RECEPTION NO. [1778367](#).
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES PHASE 2 RECORDED NOVEMBER 19, 1996 UNDER RECEPTION NO. [1778368](#).
16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 19, 1996 IN BOOK 2280 AT PAGE [500](#) UNDER RECEPTION NO. [1778369](#).
17. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF THE DEVELOPMENT IMPROVEMENTS AGREEMENT, RECORDED NOVEMBER 19, 1996 IN BOOK 2280 AT PAGE [543](#) UNDER RECEPTION NO. [1778371](#).
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES PHASE 2 REPLAT RECORDED FEBRUARY 28, 1997 UNDER RECEPTION NO. [1789624](#).
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CAMELBACK GARDENS SUBDIVISION RECORDED APRIL 27, 2021 UNDER RECEPTION NO. [2978317](#).



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;

- ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
 Land Title Guarantee Company
 3033 East First Avenue Suite 600
 Denver, Colorado 80206
 303-321-1880

CBRants

Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 A Stock Company
 400 Second Avenue South, Minneapolis, Minnesota 55401
 (612) 371-1111

By *C Monroe* President

Attest *David Wold* Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



660 Rood Avenue, Ste. A, Grand Junction, CO
81501
Phone: (970)255-7677 Fax: (970)808-2332

Visit us at www.advancetitleco.com

Date: October 5, 2022
Order No.: ATC-22-10425
Seller: Robert M. Stubbs and The City of Grand Junction
Buyer: Purchaser To Be Determined
Property: 381 High Desert Road, Grand Junction, CO 81507
409 High Desert Road, Grand Junction, CO 81507
Vacant Land, Grand Junction, CO 81507

Please direct all Title inquiries to:

Sabrina Yanez
Sabrina@advancetitleco.com
970-255-7677

SELLER(S):

Robert M. Stubbs and The City of Grand Junction
Delivery Method: Customer

BUYER(S):

Purchaser To Be Determined
Delivery Method: Customer

Customer:

Colorado Land Advisor
Jeffery Fleming
landadvisor@coloradolandadvisor.com
Delivery Method: Email

We Look Forward to Providing You Title and Closing Services



Wire Fraud Prevention Notice



Wire Fraud is on the rise. Before wiring funds to any party of your transaction, including Advanced Title Company, please call to verify any wiring instructions you may have received. Beware of any changes to the wiring instructions, no matter who you may believe has sent them or who may be requesting funds and verify any changes by using contact information received prior to the change request. Protect yourself from fraud. Always call to verify, change your passwords regularly, be suspicious of links or attachments in email correspondence, use encrypted communication methods where available and be alert for any changes in email contacts.

COMMITMENT FOR TITLE INSURANCE



NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company, a(n) Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Advanced Title Company

Sabrina Yanez

Sabrina Yanez

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Frederick H. Eppinger President and CEO

David Hisey Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE A

- 1. Commitment Date: October 3, 2022 at 12:00 AM
2. Policy to be issued:

Amount
TBD

- a. ALTA Owner's Policy (06/17/06)
Proposed Insured: Purchaser To Be Determined

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
Robert M. Stubbs, as to Parcels 1 and 2; and The City of Grand Junction, as to Parcel 3

5. The Land is described as follows:
Purported Address: 381 High Desert Road, Grand Junction, CO 81507, 409 High Desert Road, Grand Junction, CO 81507 and Vacant Land, Grand Junction, CO 81507

Parcel 1:

Lot 1,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
Click here for Assessor Parcel Information.

For Identification Purposes Only: Parcel No(s): 2945-202-53-001

Parcel 2:

Lot 2,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
Click here for Assessor Parcel Information.

For Identification Purposes Only: Parcel No(s): 2945-174-53-002

Statement of Charges: These charges are due and payable before a Policy can be issued.

Residential TBD Commitment: \$300.00
Extra Parcel(s) Fee: \$200.00

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SCHEDULE A
(Continued)

Parcel 3:

District Open Space,
THE RIDGES FILING NO. SIX
County of Mesa, State of Colorado
[Click here for Assessor Parcel Information.](#)

For Identification Purposes Only: Parcel No(s): 2945-202-06-041

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Evidence satisfactory to the Company and its underwriter of payment of all outstanding taxes, charges and assessments as certified by the County Assessor. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent pursuant to Colorado Revised Statutes § 10-11-122 (1)(b) for any sale and for any loan pursuant to lender instructions. For Information Purposes Only: County Parcel Number(s): Parcel(s): 2945-202-53-001, 2945-174-53-002, 2945-202-06-041.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records, together with additional documents as required by the Company as follows:
 - a. Deed from Robert M. Stubbs to Robert M. Stubbs sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcels 1 and 2. NOTE: This Requirement is necessary to accurately convey the new legal description of both parcels 1 and 2.
 - b. Deed from Robert M. Stubbs to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcels 1 and 2. [Click here for Vesting Deed](#) as to Parcels 1 and 2.
 - c. Deed from The City of Grand Junction to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcel 3. [Click here for Vesting Deed](#), as to Parcel 3.
 - d. NOTE: This commitment is subject to such additional Requirements and Exceptions necessary once the identity of the Purchaser becomes known.
6. Execution of Company's Affidavit as to Debts, Liens, and other matters and its return to Advanced Title

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SCHEDULE B - I
(Continued)

Company. NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), notify the Company within 10 days of receipt of this title commitment.

7. Resolution by the governing board of the seller of Parcel 3 approving the sale of subject property and identifying the party(ies) with authority to sign on behalf of said corporation.
- 8. Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Company immediately for further review prior to closing.**

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE B, PART II Exceptions

Schedule B of the policy or policies to be insured will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

NOTE: Exceptions 1 and 4 may be deleted from the policies, provided the seller and buyer execute the Company's affidavits, as required herein, and the Company approves such deletions. If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), and the Company has not reviewed and approved lien waivers and indemnitor financials, Standard Exception 4 (mechanic lien exception) will not be deleted and no mechanic lien coverage will be furnished. Exceptions 2 and 3 may be deleted from the policies, provided the Company receives and approves the survey or survey affidavit if required herein. Exception 5 will not appear on the policies, provided the Company, or its authorized agent, conducts the closing of the proposed transaction and is responsible for the recordation of the documents.

1. Rights or claims of parties in possession, not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public record or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservation or exceptions in Patents or in Acts authorizing the issuance thereof, minerals of whatsoever kind, subsurface or surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the excepted matters are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

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SCHEDULE B - II
(Continued)

9. Lease(s) if any, in existence and not of record. NOTE: This Exception shall be deleted upon execution of the Indemnity as to Debts, Liens, and Possession affirming there are no existing lease(s) on subject property and will not appear on the final title policy(ies) to be issued.

Exceptions as to Parcel 1:

10. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded April 1, 1912 at [Reception No. 04388](#).
11. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at [Reception No. 1259707](#), and amended by instrument recorded July 25, 1990 at [Reception No. 1547336](#).
12. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at [Reception No. 1259706](#).
13. Plat notes and easements as shown on the plat of The Ridges Filing 6B recorded December 2, 1994 at [Reception No. 1702836](#).
14. Plat notes and easements as shown on the plat of Cobblestone Ridges recorded November 19, 1996 at [Reception No. 1778367](#).
15. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 recorded November 19, 1996 at [Reception No. 1778368](#).
16. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Cobblestone Ridges, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded November 19, 1996 at [Reception No. 1778369](#).
17. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 Replat recorded February 28, 1997 at [Reception No. 1789624](#).
18. Plat notes and easements as shown on the plat of Camelback Gardens Subdivision recorded April 27, 2021 at [Reception No. 2978317](#).

Exceptions as to Parcel 2:

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SCHEDULE B - II
(Continued)

19. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded January 11, 1909 at [Reception No. 80494](#).
20. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 11, 1909 at [Reception No. 80494](#).
21. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded September 29, 1910 at [Reception No. 94240](#).
22. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 29, 1910 at [Reception No. 94240](#).
23. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at [Reception No. 1259707](#), and amended by instrument recorded July 25, 1990 at [Reception No. 1547336](#).
24. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at [Reception No. 1259706](#).
25. Plat notes and easements as shown on the plat of The Ridges Filing 6B recorded December 2, 1994 at [Reception No. 1702836](#).
26. Plat notes and easements as shown on the plat of Cobblestone Ridges recorded November 19, 1996 at [Reception No. 1778367](#).
27. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 recorded November 19, 1996 at [Reception No. 1778368](#).
28. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Cobblestone Ridges, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B - II
(Continued)

is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded November 19, 1996 at [Reception No. 1778369](#).

29. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 Replat recorded February 28, 1997 at [Reception No. 1789624](#).
30. Plat notes and easements as shown on the plat of Camelback Gardens Subdivision recorded April 27, 2021 at [Reception No. 2978317](#).
- Exceptions as to Parcel 3:
31. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 24, 1913 at [Reception No. 111473](#).
32. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded July 7, 1913 at [Reception No. 114720](#).
33. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at [Reception No. 1259707](#), and amended by instrument recorded July 25, 1990 at [Reception No. 1547336](#).
34. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at [Reception No. 1259706](#).

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DISCLOSURES

Order No.: ATC-22-10425

Note: Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district;
- B) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent;
- C) Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor

Note: Colorado Division of Insurance Regulations 8-2-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that **Advanced Title Company** conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- A) That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: This disclosure applies only if Schedule B, Section II of the title commitment herein includes an exception for severed minerals.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

Note: Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein, unless the above conditions are fully satisfied.

STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE **Advanced Title Company** DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of **Advanced Title Company** and its affiliates (“ATC”), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as **Advanced Title Company**, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do/does ATC Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does ATC protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does ATC collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: 618 Rood Avenue, Grand Junction, CO; 81501; 970-255-7677.

Proposed Dimensional Standards - RL5

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (5)
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40

NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- (7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH ITS PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

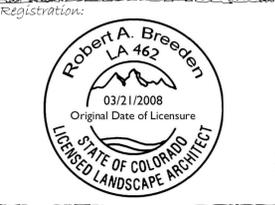
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



Camelback Gardens
 Grand Junction, Colorado

Landscape Architect:
VISION DESIGN STUDIO, INC.
 677 23 Road Grand Junction, CO 81505
 Phone: 970.210.2155 Email: rb@viz.biz
 Web: www.nviz.biz
 Landscape Architecture | Visual Simulation | Graphic Design



Legend

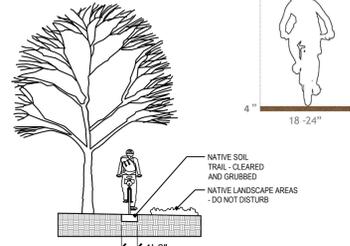
- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

- ODP NOTES:**
1. THERE ARE NO EXISTING WETLANDS ON SITE.
 2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAN.



T3 | Recreational

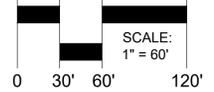
NOTE: ALL TRAIL SECTIONS WILL BE IMPROVED TO T3 STANDARDS. SOME NEW TRAIL CONNECTIONS WILL BE BUILT TO T3 STANDARDS WHILE EXISTING TRAILS WILL BE IMPROVED TO THIS T3 STANDARD. EXISTING TRAILS TO BE IMPROVED ARE NOTED WITH A BLUE DASHED LINE AND NEW TRAILS OR RELOCATED TRAILS ARE NOTED IN A GREEN DASHED LINE.



Trail Connections Section (Typ.)
 1/8" = 1'-0"

Land Use Areas

LAND USE BREAKDOWN	UNDERLYING DENSITY ZONE:	PROPOSED ZONING:	RL5	PD					
LOT 1 (SOUTH)									
RESIDENTIAL:			AREA	SF	AREA	AC	% TOT	DU	
POD A			54,447	SF	1.25	AC	5.1%		
POD B			61,458	SF	1.41	AC	5.7%		
			115,905	SF	2.66	AC	10.8%		
STREETS:			19,671	SF	0.45	AC	1.8%		
			TOTAL:	135,576	SF	3.11	12.7%		
LOT 2 (NORTH)									
RESIDENTIAL:			AREA	SF	AREA	AC	% TOT	DU	
POD C			49,563	SF	1.14	AC	4.6%		
POD D			26,952	SF	0.61	AC	2.5%		
POD E			57,346	SF	1.32	AC	5.4%		
POD F			67,291	SF	1.54	AC	6.3%		
POD G			53,140	SF	1.22	AC	5.0%		
			SUB-TOTAL:	201,152	SF	4.61	18.7%		
PUBLIC LAND & OPEN SPACE:									
PUBLIC AREA			1,550	SF	0.04	AC	0.1%		
PUBLIC AREA-TRACT MM			4,047	SF	0.09	AC	0.4%		
PUBLIC AREA-TRACT NN			9,482	SF	0.22	AC	0.9%		
COMMUNITY GARDEN			8,405	SF	0.19	AC	0.8%		
			SUB-TOTAL:	23,484	SF	0.54	2.2%		
STREETS:			57,382	SF	1.32	AC	5.4%		
			TOTAL:	282,018	SF	6.47	26.3%		
PREVIOUSLY DEDICATED OPEN SPACE:			653,836	SF	15.01	AC	61.0%		
			TOTAL:	1,071,430	SF	24.60	100.0%	3.48	



Submittal:

Sheet Title:
Outline Development Plan

Project: Camelback Gardens
 Date: December 17, 2025
 Scale: 1" = 60'

General Project Report

Camelback Gardens

Outline Development Plan

Developers: Michael Stubbs & Upland Homes, Inc.



Planning + Land Advisor + Civil Engineering + Stormwater Management
300 Main Street | Suite 308 | Grand Junction, CO. 81501 970.812.3288
Designing Colorado's Best PLACES | ColoradoLandAdvisor.com

Camelback Gardens ODP

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300 Main Street | Suite 302 | Grand Junction, CO. 81501 | 970.812.3288
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Jeffery Fleming, PhD - Urban Planner
Colorado Land Advisor, Ltd.
300 Main Street | Suite 302
Grand Junction, CO 81501
970.812.3288

LandAdvisor@ColoradoLandAdvisor.com

As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible. 'Creating One Colorado by Designing Colorado's Best PLACES'

Revision 7 31MAY25

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Introduction

The properties which are subject to this ODP request are located at 381 and 409 High Desert Road in the Redlands area of Grand Junction.

The purpose of this Project Report is to outline the proposed project along with the features and proposed bulk standards which are designed to meet the evolving household culture within Grand Junction. The ODP meets the intent of the Comprehensive Plan with the compatibility of land uses. Improvements within Camelback Gardens will happen within individually platted pods, with the overall plan having a varying consistency which matches the original Ridges PUD. Zoning for the entire property or for each development “pod” will be established through this ODP. With this ODP, the pattern of development is established with densities assigned to the project. Currently the project is envisioned with up to 90 building envelopes.

This project being proposed would be for residential single family, single family attached, and multifamily housing in one of the most desirable neighborhoods of Grand Junction. The ODP takes into consideration outstanding views, easy access to hiking, biking, and the growing Downtown of Grand Junction. Camelback Gardens will be managed by an HOA.

One of the best parts about living in Grand Junction is the ease and quickness of getting to your destination without the headache of traffic. Many of the people that are moving into Grand Junction are here for the adventures.

These adventure seekers are also appreciative of the land that surrounds them. At Camelback Gardens it is easy to see why. These seekers are often made up of smaller household sizes of 1 & 2 persons.

With Denver’s housing markets reaching the average price of over half a million dollars and the population continuing to rise, it is pushing the urban outdoor enthusiast out and West to Grand Junction, ‘Colorado’s Western Capital’. Future homebuyers have different expectations than what is available through existing home inventory.

Camelback Gardens is envisioned to be developed as smaller, modern, energy efficient homes, as well as a few select golf course adjacent home sites.

Public Benefit

Numerous T1, T2, and T3 trails circumnavigate Camelback Gardens. These natural surface trails connect through The Ridges Open Space to paved, fully developed T4 and T5 trail networks. These in-turn connect to the T6 Riverfront Trail system which provide opportunities for all trail user types. Walkers, hikers, trail runners, mountain bikers, and dog owners will be able to go out directly to their private trailhead to connect to this massive trail system.

The Ridges Open Space creates a unique setting which the future Camelback Gardens Final Plan will strive to integrate with.

Trail connections which are now on private property will be constructed to connect Rana Road and High Desert Road to the trail system. These will be entirely new trails.

Existing trails that are immediately adjacent to Camelback Gardens will be improved in cooperation with City of Grand Junction Parks and Colorado Plateau Mountain Bike Trail Association, Inc. (COPMOBA) volunteers,

Each of these improvements provide public benefit upon approval of the proposed ODP.

Public Benefit



(e) Needed housing types and/or mix;

Camelback Gardens PD will fulfill several goals of the 2020 Comprehensive Plan. Smaller footprint housing will provide housing for smaller families (67.6% of households consist of 1 and 2 persons). It will also provide the preferred housing type to younger Millennials. It will add to the diversity of housing choices within the Grand Valley with single family, single family attached, and multi-family uses. It will be compatible with The Ridges PD wherein there are single family, single family attached, townhomes, duplexes, condominiums, and apartments. Camelback Gardens PD provides three possible uses within a single development. Unlike typical single family developments, all outdoor space will be owned and maintained by a homeowners association (HOA). The HOA will provide a high level of maintenance to the future homeowners. The HOA will maintain the landscaping and handle snow removal services. The development model leads us to the need for an PD rather than a standard subdivision. A straight zone would require the development to meet minimum lots size whereas the ODP will provide flexibility to deviate from the minimum lots size. This enables the development to create a model where only the building footprint is platted and all outside maintenance is performed by the HOA. It will be desired by the 'Recreationally Equipped', those people who live to play. Home and yard maintenance gets in the way of their fun so they will seek a development where someone else worries about mowing the grass and shoveling the snow, as in a planned development. The smaller footprint also lowers taxes making the homes slightly more affordable.

Public Benefit

The public benefits component of the Camelback Gardens Zoning Code establishes a new neighborhood of housing which is sometimes referred to as 'middle housing'. This housing is more dense than single family homes built on the traditional 1/3 acre lot which is commonly seen around the valley. By creating an ODP the developer and subsequent home builders will be able to build smaller than average homes which makes them more affordable. With the ODP home building sites being smaller, the real estates taxes are reduced, further reducing mortgage payments. By making the homes and homesites smaller a few more homes will fit onto the site. This means more homes are built within the city and pressure to build outside the city on rural lands is reduced. In doing so, we keep the city in the city and the project contributes to protecting open and natural spaces around the valley.

(f) Innovative designs;

The architecture, floor plans, and roof lines will be all new designs. No house plans from other developments will be used. Each building site will be unique. and the plans will adapt to each specific view corridor and grading challenge. Modern desert architectural influences will be seen in the villas final designs. This housing type deviates from the traditional subdivision 'cookie cutter' single family homes on lots. Camelback Gardens will be platting footprints for buildings and using the natural surrounding environment to serve as "front yard/back yard". This is different in that each individual homeowner does not have their own lawns, outdoor space is shared through the homeowners association. The development model being proposed here is a more sustainable (water-wise and preserving the native flora) along with a low maintenance housing model.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

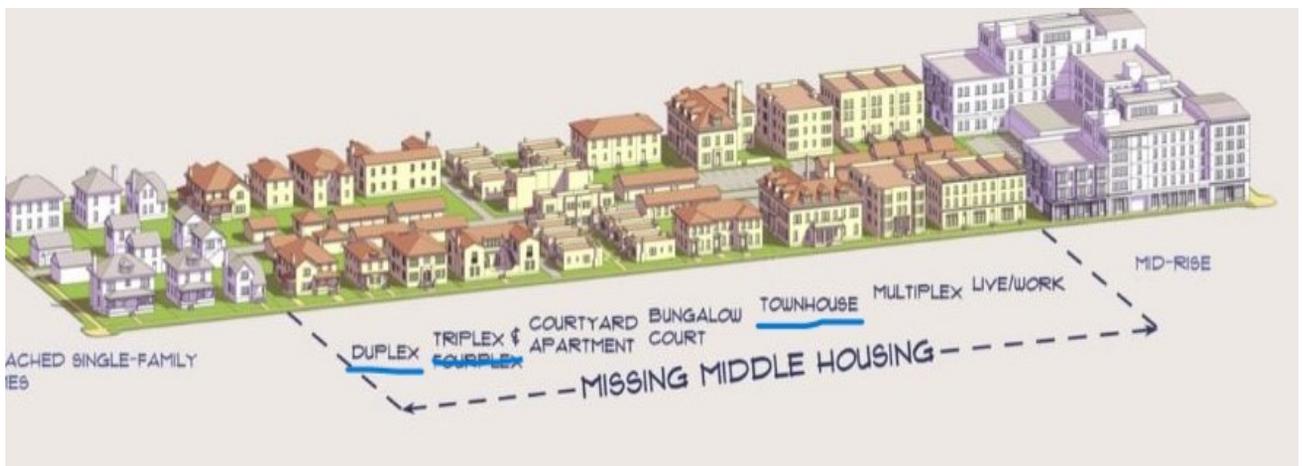
The development of Camelback Gardens will not affect any of the steep grades on the site. Steeper grades and Open Space will not be developed. Development of the project will be in lower portions of the valley on low to moderate grades. The development is well suited for development at a higher density in these areas.

Public Benefit

By developing more housing that is closer to the core of the city, pressure on outlying areas is reduced, urban sprawl is reduced. The project is able to provide screening and buffering by using the rock outcrops and natural topography of the valley. Thus, preserving the same rocks, ridges, and boulders which limits development of the site. Due to this, in areas where development is appropriate a reduction in setbacks is being requested to offset the goal of preservation of natural ridge-lines. Minimum lots size deviations also enable a greater preservation of natural topography and vegetation along the perimeter.

Protection and preservation of natural open space resources and natural features. Note the resulting density of 3.48 DU/AC meets residential low expectations as stated at 21.05.040(b) Residential Density. Future homeowners will partner with the developer's contribution in the Camelback Gardens Homeowners Association (HOA) Fund. The HOA fund will provide a funding source for projects that will benefit the public including building and maintaining sustainable trails; updating and stabilizing parks/open spaces/community service areas; preserving native vegetation and wildlife habitats.

In this case the developer previously dedicated the adjacent Open Space lands in order for them to be set aside for visual enjoyment as well as recreational opportunities. Through this development application the developer is proposing to enhance the Open Space trail system by performing maintenance and reconstruction of portions of The Ridges trail system. These efforts are intended to protect naturally scenic areas by creating a more predictable trail location through building a more curvilinear design. By clarifying the intended trails, less braided trails will be created by users. This helps users to 'stay the trail' and reduce the destruction of native desert plants and cryptobiotic soils.



Public Benefit continued

Characteristics of Middle Housing

Small-Footprint Buildings

These housing types typically have small - to medium-sized footprints. This allows a range of housing types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill in 2024. The building footprints will be compact starting at 1200 square feet.

Lower Perceived Density

Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.

Camelback Gardens development may be considered infill as it is on vacant land within The Ridges and these specific parcels were platted in the 1980's, yet they remain vacant. Furthermore, within the 2020 Comprehensive Plan Growth Tiers are identified which designate both 409 High Desert Rd and 381 High Desert Rd as Tier I Infill.

This request for PD is to allow the project to deviate from the required screening and buffering standards required by a straight zone. The intent for the development is to use the natural topography and flora to serve as buffering and screening. This will also create a greater sense of community in line with the Missing Middle Housing characteristic. This also promotes a lower impact development model that preserves the natural vegetation and topography.

Smaller, Well-Designed Units

Most Missing Middle housing types have smaller units. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context. Smaller-sized townhomes, single family, duplex, and triplex buildings can help developers keep their costs down while attracting a different market of buyers and renters who are not being provided for in existing developments.

Creates Community

Missing Middle Housing creates community through the integration of shared community spaces within the neighborhood and amenities or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize. This is an important aspect in particular considering the growing market of single-person households that want to be part of a community. These smaller households have nearby opportunities for dining and socializing.

The Planned Development will promote a lower impact development model that preserves the natural vegetation. The deviation from privacy fencing standards supports these development goals while building neighborly interactions.

Transportation, Emergency, Egress Services

Access is gained off of Rana Road, which connects to Ridges Blvd off of Ridges Circle. Ridges Blvd then connects to Highway 340/Broadway. Secondly you may take Highway 340 up Ridges Blvd to High Desert Rd. Ridges Blvd, Ridges Circle, and Rana Road are well-maintained and in good condition. They have a non-standard street section due to no curb, gutter, or sidewalks in most areas. We are connecting High Desert Rd to Rana Rd thus completing one of the city's goals for street connectivity. That is beneficial for emergency and utility services. High Desert Rd will be built to standard street width so that it will allow for on street parking. All shared driveways will be owned and maintained by the homeowners association.

The property is located in: Fire Area "F" as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 located at 2155 Broadway, which is around 3.5 miles away from the project site.

The Grand Junction Fire Department currently employs over 90 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to it's service including a new 911 Call Center a few years ago.

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all, the Grand Junction Police Department has approximately 200 full time law enforcement employees.

Access to each dwelling unit will be gained over an HOA owned tract.

Utility Services and Infrastructure

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended to each new dwelling from the 8” inch water main owned and operated by Ute Water Conservancy District. Existing lines are stubbed into the property from Rana Road and High Desert Road. New fire hydrants will be located throughout the development. It is estimated that 15,000 – 22,000 gallons per day will be consumed once the development is fully occupied.

SANITARY SEWER – Camelback Gardens is located within the 201/Persigo Boundary. Therefore, new sewage connections will be made to that system via individual 4” lines. There are currently 8” lines at both ends of the property in High Desert as well as Rana Road which can be connected to.

IRRIGATION WATER – The City of Grand Junction manages The Ridges irrigation water system after the water is taken from the Redlands Water and Power ditch. The City has upgraded the system recently. The system is known to be very reliable. It is anticipated that the existing line in Rana Road will be tapped for service to the development. It may be recommended that a loop be created in order to better serve the development. A loop would likely cross through open space to connect back to existing infrastructure.

NATURAL GAS – XCEL Energy has a line in Rana Road and High Desert Road which will be connected to and extended into Camelback Gardens.

DRY UTILITIES

ELECTRIC - XCEL Energy has a line in High Desert as well as Rana Road that can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

TELEPHONE – Century Link has a line in High Desert as well as Rana Road which can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

CABLE – Spectrum has a line in High Desert as well as Rana Road that can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

CELLULAR - Phone reception for each of the carriers is available with signals ranging from excellent (AT&T) to good (Verizon, Sprint and T-mobile).

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA narrative is available from Colorado Land Advisor)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	14.0	100.0%
Totals for Area of Interest		14.0	100.0%



Site Geology and Hazards

At the time of the investigation the site consists of open land. The site is gently undulating it runs generally along a valley between two buttes. An unimproved road runs across the site west from the end of Rana Rd to the end of High Desert Rd. Vegetation on the site consist of low grasses, prickly pear cactus, and brush. A few pinions and junipers located on, and adjacent, to the site. Numerous piles of fill dirt are located near the central bottom. This fill generally consists of rock fragments, sand, silt, and clay.

The surrounding vicinity of the site includes residential properties as well as Ridges Open Space lands. Open Space/community service lands contain several predominant rock outcroppings. These outcroppings are largely sandstone and some clay stone. These exposed rock outcroppings are stable and present minimal hazards to the site development. As infrastructure is developed a careful investigation will be performed to remove or relocate any loose rocks from the adjacent area.

Development Schedule

DEVELOPMENT PHASING SCHEDULE:

Camelback Gardens Planned Development shall consist of three Phases which were identified based upon site topography, housing style and price point. Pods within each Phase may be developed in any order to allow the flexibility to respond to market conditions.

Development and phasing are subject to deadlines. To satisfy deadline requirements, a Pod must obtain the First Planning Clearance or record the First Plat by the Requirement Expiration Date.

The Development Phasing Schedule within the Camelback Gardens Planned Development is established as follow:

<u>Phase</u>	<u>Pod</u>	<u>Requirement Expiration Date</u>
Phase 1	A,B	First Pod by December 2028 Second Pod by December 2031
Phase 2	C,D,E	First Pod by December 2034 Second Pod by December 2037 Third Pod by December 2040
Phase 3	F,G	First Pod by December 2040 Second Pod by December 2043

1. Development Phasing Schedule constitutes a deadline for which development of a portion within each Phase must commence. Once commenced, the development of a Pod shall be completed in accordance with the Development

Phasing Schedule. Should the Development Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.

2. The PD and ODP shall remain valid for any one Phase so long as a portion of any Pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any Phase fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific Phase shall be considered lapsed.
3. Upon lapse of any Phase's development and phasing schedule, the zoning of the lapsed Phase will revert to the default standards of the RL-5 Zoning District.

Response to PD Criteria

21.02.150 Planned development (PD).

(a) *Purpose.* The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) **More efficient Infrastructure; By designing housing that will have 3-4 off street parking spaces this could allow for narrower street sections. This results would be lower long term costs to the City in maintenance of infrastructure items. With the proposed ODP there is very little new infrastructure to be maintained by the City. The extension of a single public street (High Desert Road) is being proposed which will serve the entire 10.6 acre site. The extensive use of shared driveways has diminished the need for the typical public street usage on the site. The use of private shared drives, private sewer lines, and private water lines will greatly reduce public infrastructure to be maintained by the city and public utilities. By designing housing that will have no less than 4 off street parking spaces per unit this could allow for narrower street sections. This results in lower long term costs to the City in maintenance of infrastructure items.**

Surrounding areas were previously dedicated as Ridges Open Space. Thus the new community gardens and shared driveway areas will be dedicated and owned by the HOA with this development. Trails surround and criss-cross the property via tracts and should be considered part of the transportation network.

(2) **Reduced traffic demands; Camelback Gardens will have a trail system in and around it which will encourage more walking throughout the project, these may be used for recreation as well as going to places like the mailbox. Camelback Gardens will have a developed trail system in and around it which will encourage more walking throughout the project, these will be used for recreation as well as going to places like the mailbox. Trails surround and criss-cross the property and should be considered part of the transportation network.**

Response to PD Criteria

21.02.150 Planned development (PD).

Commuter traffic is likely to be impacted in a small way. Some traffic demands will likely be reduced by the fact that all of the residents of Camelback Gardens will have direct access to hiking and biking trails. They will be able to 'Bike-In/Bike-Out'™ of the development rather than loading up their vehicle with bike and gear and drive to some trailhead to begin their recreational riding ritual. Having immediate access to recreation is another factor in how we make good land use decisions. Camelback Gardens contributes to goals that include a connected active transportation system by increasing the number of direct and low-stress connection to key destinations within the city including trailheads for outdoor recreation. With the building and improving trails such as the Watertower Loop, this development should be considered as a preferred type which builds towards this goal.

(3) The improved trail system will provide a greater quality of public and/or private open space; Adjacent trails with views of the Grand Mesa, Colorado National Monument, Bookcliff Mountains, and Mount Garfield will add to the quality of living in the development. Although the development will be developed at urban densities, all of the surrounding open space was previously dedicated to the city and/or county. This significant feature will create a setting for the parcels to be developed. As a part of the development, the developer will provide monies and labor to improve and make more sustainable the adjacent off-site trail system which circumnavigates the development. These improvements will benefit the entire public. The improved trail system will provide a greater quality of public and/or private Open Space; adjacent trails with views of the Grand Mesa, Colorado National Monument, Bookcliff Mountains, and Mount Garfield will add to the quality of life in Grand Junction. All of the surrounding Open Space was previously dedicated to the city and/or county.

On-site improvements include new park space, new Open Space/community service lands, new garden space, and new connecting trails out into The Ridges Open Space. The improvements on private lands will be owned and maintained by the HOA for the benefit of each of the Camelback Gardens homeowners.

Response to PD Criteria

21.02.150 Planned development (PD).

Future homeowners will partner with the developer's contribution into the Camelback Gardens Homeowners Association (HOA) Fund. The HOA fund will provide a funding source for projects that will benefit the public including building and maintaining sustainable trails; updating and stabilizing parks/Open Spaces; preserving native vegetation; developing an Agrihood COOP for growing and harvesting fruits and vegetables, thus promoting a greener lifestyle rooted in the natural landscapes of The Ridges.

(4) Recreational amenities; and/or Trails will connect throughout the development. These trails can be used for walking, dog walking, hiking, biking, and jogging. A Trail Shade Structure with boulders for seating will be created near the water tower trail connection. Gardening, walking, hiking, biking, bouldering, are all directly reachable from the project. A future garden will provide a setting for community gardening and be a focal point of residents.

(5) Needed housing types and/or mix; the ODP sets up opportunities for housing choices within a single development. There is a mix housing types that will add diversity to the neighborhood consistent with the goals of the Comprehensive Plan. Principle 5 of the Comprehensive Plan talks about Strong Neighborhoods and Housing Choices while Multi-family housing will also be permitted. Unlike typical single family developments the development, through it's HOA, will provide a high level of maintenance to the future homeowners. The HOA will also maintain the landscaping and handle snow removal services. These services will be desired by aging homeowners and young professionals who do not wish to perform common homeowner duties.

Response to PD Criteria

21.02.150(b) Planned development - Outline Development Plan (ODP).

(1) *Applicability.* An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.

(2) *Approval Criteria.* An ODP application shall demonstrate conformance with all of the following:

- (i) *The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; **Camelback Gardens ODP will strive to meet several principals of the 2020 Comprehensive Plan.***

Plan Principle 5: Strong Neighborhoods and Housing Choices

By designing and building homes and neighborhoods which align with today’s preferred lifestyles. Sustainable living coupled with recreational opportunities are at the core of the development. These values align with more and more persons who chose to live in Grand Junction. These elements part of the bond between neighbors. Neighbors won’t be neighbors because they happened to buy in the same development. Neighbors will be drawn to the development by the lifestyle choices afforded them by the amenities within and around Camelback Gardens. This will build a strong neighborhood.

Plan Principle 6: Efficient and Connected Transportation

The connecting of the Redlands Mesa street known as High Desert Road to The Ridges street known as Rana Road will increase efficiencies and reliability for every utility servicing the area. A connected street increases safety. It reduces response times for police and fire. It opens options for getting to where a driver wants to go.

Response to PD Criteria

Comprehensive Plan Principles (continued)

Plan Principle 7: Great Places and Recreation

The local of the proposed Camelback Gardens is highly unique. With panoramic views nestled between two rock outcropped ridges the setting is a 'Great Place'. This great place is circumnavigated by trails within the Ridges open space. These trails provide opportunities for dog walking, hiking, bicycle riding, rock climbing, bouldering, bird watching, and more. The proposed development would enhance these opportunities by creating a more sustainable trail network.

Grand Junction Circulation Plan: High Desert Road is classified as a Local Street. Under this proposal High Desert Road would connect to Rana Road. This connection would increase safety and response times as well as allowing for multiple routes of egress for residents in the area.

The Redlands Neighborhood Plan is severely out of date. The last update is over 20 years old. There is no specific mention of this area of The Ridges within the Redlands Plan. Development as a residential area does fulfill the vision of the Ridges Covenants. Developing at the proposed density would be similar and compatible with other sub-areas of The Ridges where in single family homes, townhomes, condominiums and a few commercial properties have been developed.

It will provide housing for smaller families (67.6% of households consist of 1 and 2 persons). It will provide the preferred housing type to younger Millennials. It will add to the diversity of housing choices within the Grand Valley. It will be compatible with previously approved area plans within the The Ridges PD and the Redlands Area.

Response to PD Criteria

Outline Development Plan (ODP) continued

(ii) *The rezoning criteria provided in GJMC 21.02.140; This ODP application is to specifically identify bulk standards and address issues specific to these parcels.*

(iii) *The planned development requirements of Chapter 21.05 GJMC; “Zoning for the entire property or for each development “pod” is established at ODP”. Camelback Gardens ODP will create: (a) More effective infrastructure; (b) Reduced traffic demands;(c) A greater quality and quantity of public and private open space; (d) Other recreational amenities; (e) Needed housing types and mixes; (f) Innovative architectural designs in order to meet density guidelines; Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone as well as reduced setback criteria has been met.*

(iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25; Camelback Gardens is within the boundaries of The Ridges PD and Redlands Area Plan and will build upon a community which contains diverse housing type and architecture. The Ridges is a mixed density development with limited commercial space. The Redlands Plan is severely out of date at 20 years old.*

(v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development; All necessary infrastructure items are currently available on both ends of the project. Dry utilities, wet utilities, and streets exist at the ends of High Desert Road and Rana Road. These will be extended into the project in order to provide public services and facilities to the development. Access is gained off of Rana Road, which connects to Ridges Blvd off of Ridges Circle. Ridges Blvd then connects to Highway 340/Broadway. Secondly you may take Highway 340 up Ridges Blvd to High Desert Rd. Ridges Blvd, Ridges Circle, and Rana Road are well maintained and in good condition. They have a non-standard street section due to no curb, gutter, or sidewalks in most areas. We are connecting High Desert Rd to Rana Rd thus completing one of the cities goals for street connectivity. That is beneficial for emergency and utility services. High Desert Rd will be built to standard street width so that it will allow for on street parking. All shared driveways will be owned and maintained by the HOA.*

The property is located in: Fire Area “F” as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 which is around 3.5 miles away.

Response to PD Criteria

Outline Development Plan (ODP) continued

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all, the Grand Junction Police Department has approximately 200 full time law enforcement employees.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed; **High Desert Road will be connected through to Rana Road in Camelback Gardens. Units will be connected to High Desert Road via shared driveways. Attention to design will ensure all engineering standards (TEDS) and Fire Department requirements are met.**

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided; **Camelback Gardens will be a residential development abutting residential and open space areas. Where it abuts previously developed parcels a 6 foot fence will be installed on the common property lines. The use of the topography and landscaping will aid in buffering. development of the project will be in the lower portions of the valley on low to moderate grades. Alignment of building footprints also build into the design to create buffering.**

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed; **The previously dedicated open space is being used in the calculations. Each pod uses the immediately adjacent open space in its calculations. The ODP is for up to 90 units on the property. The resulting 3.48 density falls within the low density development category as is seen in much of The Ridges neighborhood. Each Phase will POD has a relatively higher density due to previously dedicated open space, a land exchange, dedication of park space, and, right-of-way being deducted out of the final calculations.**

(ix) An appropriate set of base zone district standards for the entire property or for each development pod/area to be developed. **The purpose of submitting this ODP will be to establish the bulk standards for the uniqueness of Camelback Gardens PD. The underlying RL5 comes close to matching the proposed overall densities. Variations from RL5 are justified on the next page of this GPR and the table on ODP Map.**

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; **The Phasing Plan is outlined on page 15 of this report.**

Response to PD Criteria

21.02.150(b) Outline Development Plan (ODP) continued

Proposed Dimensional Standards - RL5

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (5)
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40

NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- (7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

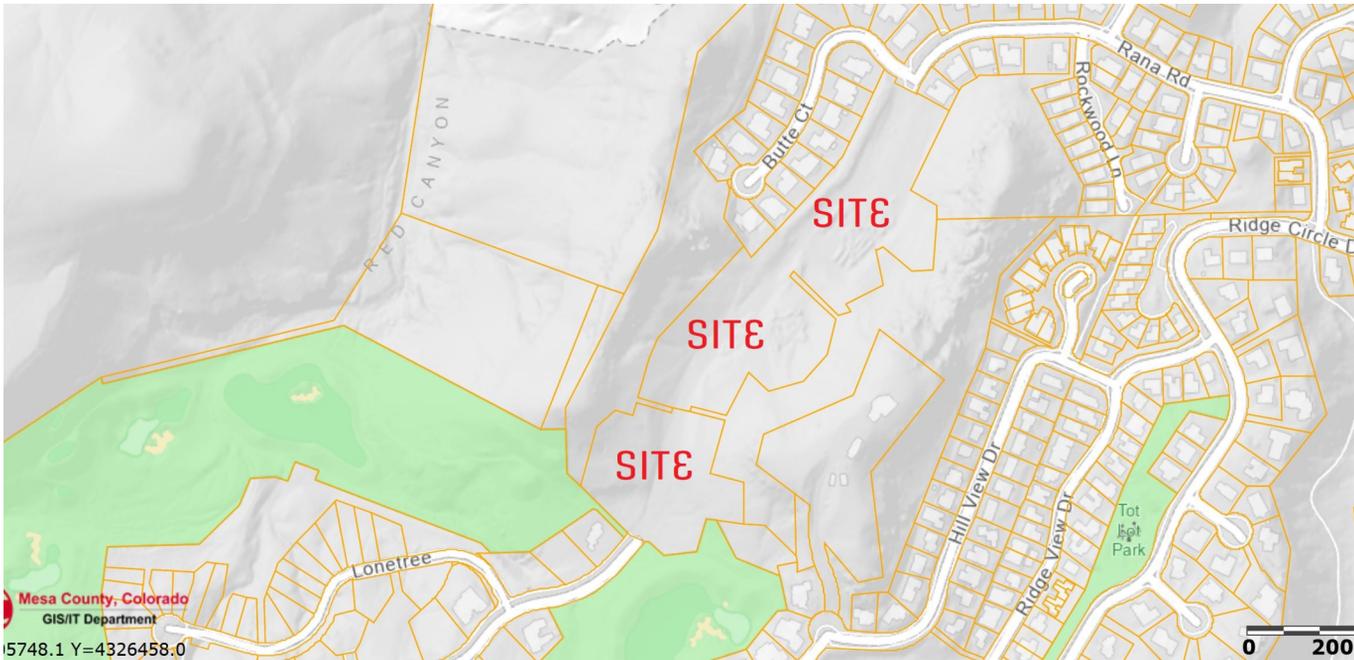
As shown above, all dimensional standards that align with RL5 zone district are in black. Any deviations that the PD is requesting through this ODP process are in red. The intent is to model some bulk standards after RM8 as is common within the Ridges Metro District (RMD). Within the RMD there are a vast array of densities ranging from R2 all the way up to R24. Housing styles cover the spectrum from single family, single family attached, townhomes, and condominiums. Camelback Gardens largely incorporates RL5 in the PD. Changes from this base zone enables the development to more closely align with current market conditions. Residents in the Valley have Endless choices for traditional development. For those seeking to enjoy the recreational lifestyle Camelback Gardens provides and for the maintenance of all exterior landscapes and driveways. This frees up homebuyers to enjoy the new and existing trails surrounding the development. By Creating a clustering of homes we are able to establish tracts of land for trail connections, a park as well as a community garden, This also allows for a higher degree of preservation of natural features and vegetation.

Site Location

The subject site consists of two parcels of land within The Ridges. They are both irregularly shaped. Both parcels are vacant. Ground cover is native landscaping: grasses, a few small trees, and shrubs. The site has a great deal of topography with rock outcroppings and bike trails running through.

The site consists of two parcels of land which total 10.29 acres +/- . Located in Mesa County, Colorado. The latitude and longitude of the approximate center of parcel 2945-202-53-001 is Latitude: 39.061257 and Longitude: -108.618192.

This proposal will include an ODP with varying setbacks to The Ridges open spaces as well as to the abutting developed home lots in The Ridges and in Redlands Mesa.



Response to PD criteria

v. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development,

As stated on page 12 of this report adequate utilities are stubbed into each end of the project, they exist on-site today. A development improvements agreement will be used to guarantee installation during the early phase of each pod.

vi. Adequate circulation and access shall be provided to serve all development pods areas to be developed,

As stated on page 11 of this report an adequate transportation network exists on each end of the project today. Two fully developed streets exist in High Desert Road and Rana Road. Camelback Gardens will connect High Desert Road to Rana Road during the final phases of development, this will increase circulation and safety within the neighborhoods. This is a goal of the Comprehensive Plan.

vii. Appropriate screening and buffering of adjacent property uses and structure shall be provided,

Camelback Gardens will meet the city standards for setbacks to previously developed residential properties. This development is also residential. Landscape buffering and fencing will be installed next to any previously developed residential properties where required by the Code..

viii. An appropriate range of density for the entire property or for each development pod area to be developed,

Land Use Areas and Phasing

LOT 1 (SOUTH)							
RESIDENTIAL:	AREA	SF	AREA	AC	% TOT	DU	PHASE
POD A	54,447	SF	1.25	AC	5.1%		1
POD B	61,458	SF	1.41	AC	5.7%		2
SUB-TOTAL:	115,905	SF	2.66	AC	10.8%		
STREETS:	19,671	SF	0.45	AC	1.8%		
TOTAL:	135,576	SF	3.11		12.7%		
LOT 2 (NORTH)							
RESIDENTIAL:	AREA	SF	AREA	AC	% TOT	DU	PHASE
POD C	49,563	SF	1.14	AC	4.6%		3
POD D	26,952	SF	0.61	AC	2.5%		4
POD E	57,346	SF	1.32	AC	5.4%		5
POD F	67,291	SF	1.54	AC	6.3%		6
POD G	53,140	SF	1.22	AC	5.0%		7
SUB-TOTAL:	201,152	SF	4.61	AC	18.7%		
PUBLIC LAND & OPEN SPACE:							
PUBLIC AREA	1,550	SF	0.04	AC	0.1%		1
PUBLIC AREA-TRACT MM	9,482	SF	0.22	AC	0.9%		4
PUBLIC AREA - TRACT NN	4,047	SF	0.09	AC	0.4%		3
COMMUNITY GARDEN	8,405	SF	0.19	AC	0.8%		6
SUB-TOTAL:	23,484	SF	0.54	AC	2.2%		
STREETS:	57,382	SF	1.32	AC	5.4%		
TOTAL:	282,018	SF	6.47	AC	26.3%		
PREVIOUSLY DEDICATED OPEN SPACE:	653,836	SF	15.01	AC	61.0%		
TOTAL:	1,071,430	SF	24.60	AC	100.0%	3.48	DU/AC

Response to PD criteria

21.02.150 (2)

ix. An appropriate set of base district standards for the entire property or for each development pod area to be developed, and

NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- (7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

PHASING:

THE FIRST FINAL PLAN FOR A CAMELBACK GARDENS POD SHALL BE APPLIED FOR WITHIN 2 YEARS OF THE DATE OF THE APPROVED ORDINANCE.

x. An appropriate phasing or development schedule for the entire property or for each development pod area to be developed.

The first Final Plan would be applied for within 2 years of the date of the approved ordinance and each subsequent phase would be scheduled to start within 3 years of the recording of the prior Phase: Phase 1 by 2027; Phase 2 by 2030; Phase 3 by 2033; Phase 4 by 2036; Phase 5 by 2039; Phase 6 by 2042; Phase 7 by 2045.

Response to Rezone criteria

21.02.140(a) Rezoning.

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

Currently, the property is zoned as (PD) Planned Development. We are requesting that the property be zoned to Planned Development for Camelback Gardens due to changes in the surrounding environment and land use. Surrounding developments such as: The Ridges is a Planned Development; Redlands Mesa is a Planned Development; Red Rocks Valley was developed as a PD; Redlands 360 is being developed as a Planned Development. This style of development is common in the area due to topographic restrictions and changing housing market demands.

The original zoning decision was made with the assumption that the surrounding area would remain mixed density residential. And, since that time, the area has undergone significant residential development, and the property is now more suited for a Planned Development than ever before.

According to the recent land use plan adopted by the city in 2020, the area is now designated as a low density residential district, making the original Ridges PD zoning and density less appropriate. Furthermore, market studies conducted in 2021 indicated that the area is now experiencing an increase in residential traffic, reinforcing the need for a non-traditional residential zoning designation.

The proposed rezoning and density adjustment is consistent with the City's Comprehensive Plan, which encourages mixed-density developments in this area to enhance residential housing opportunities and trail connections.

Given the substantial changes in the area's development, infrastructure, and economic conditions, it is clear that the original zoning designation no longer reflects the current realities of the site. The proposed rezoning to Planned Development would better align with the surrounding land uses and the City's future growth plans. These policies include the encouragement of more affordable housing on smaller lots.

Development approvals include time-based requirements which are shown on Page 15 of this report. The Applicant will track the status of those entitlements. The City adopted an entirely new zoning and Development Code as well as a new Transportation and Development Standards Code in early 2024. Camelback Gardens will adapt to these new expectations for infrastructure as well as policy shifts. Nearby Developments are doing the same.

Response to Rezone criteria

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

In response to the rezoning request and in compliance with the criteria outlined in Section 21.02.140(a) of the Grand Junction Municipal Code, we respectfully provide the following explanation regarding how the character and/or condition of the subject area has changed, and how these changes align with the applicable goals and policies of the City's Plan.

Changes in the Area:

Over the past several years, the subject area has undergone significant transformations in terms of both development and infrastructure improvements. These changes include:

Increased Development Activity: The area has experienced a marked increase in residential, commercial, and mixed-use developments. New construction, including multi-family housing and limited retail spaces, has been completed or is actively being developed. This shift reflects a growing demand for diverse land uses in the area, as well as an increase in population density and associated services.

Infrastructure Enhancements: Key infrastructure improvements have been implemented in the area, such as upgraded transportation networks (roads, bike paths, and pedestrian walkways), enhanced utility services, and the extension of public services. These improvements have directly impacted the functionality and accessibility of the area, supporting a wider range of land uses than what was envisioned in the 1980's including enhanced trail networks which provide recreational opportunities.

Changes in Land Use Patterns: The land use character of the area has evolved from primarily low-density residential zones to mixed-use and medium-density residential areas. This shift reflects a broader regional trend toward urbanization and a desire for more integrated, walkable communities.

Proximity to Commercial and Employment Centers: The subject area's proximity to key commercial districts and employment hubs has further driven demand for residential and mixed-density zoning. The growth of nearby job centers and the expansion of retail areas has made the area more conducive to higher-density, mixed-use development that supports recreationally focused residential activities.

Response to Rezone criteria

Alignment with the Plan Goals and Policies:

The changes described above are consistent with the overarching goals and policies outlined in the City's Comprehensive Plan. Specifically, the proposed rezoning aligns with the following Plan goals:

Goal 1: Encourage Compact, Efficient Development: The changes in land use and development patterns within the area support the City's goal to promote compact, efficient development that reduces sprawl and increases the use of existing infrastructure. The increased density and mixed-use development in the area are in line with this goal, optimizing land use and minimizing the environmental impact of urban expansion.

Goal 2: Promote Sustainable Land Use and Growth: The rezoning proposal is consistent with the City's commitment to sustainable development practices. The changes in land use—towards higher-density residential and mixed-use zones—encourage the efficient use of land and resources, align with sustainability goals, and reduce the need for extensive infrastructure expansion to accommodate growth.

Policy 3.3: Foster Mixed-Use, Pedestrian-Oriented Neighborhoods: As a result of the increased density and the integration of both residential and commercial uses, the rezoning aligns with the City's policy to foster mixed-use neighborhoods that encourage walkability, reduce reliance on automobiles, and enhance quality of life for residents.

Policy 4.2: Improve Connectivity and Mobility: The infrastructure improvements in the area, combined with the proposed rezoning, support the City's goal of improving connectivity and mobility. The rezoning is compatible with the enhanced transportation network, which facilitates ease of access and encourages pedestrian and bicycle use.

Policy 6.1: Promote Economic Vitality: The proposed rezoning will also help foster the City's economic growth objectives by providing opportunities for new businesses, jobs, and services that support both the local economy and surrounding areas. The proximity to commercial hubs and infrastructure improvements further enhances the area's potential for economic development.

Response to Rezone criteria

Conclusion:

The character and condition of the subject area have changed in significant ways over the past few years, and these changes align with the City's Plan goals and policies. The increased density, mixed-use developments, infrastructure improvements, and evolving land use patterns support a zoning amendment that is consistent with the City's vision for sustainable, vibrant growth. Therefore, the rezoning is justified and in line with both the City's long-term planning objectives and the immediate needs of the community.

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

Each Planned Development is unique. The type of development proposed would align with buyers' housing and demographic trends (smaller households, smaller homes, maintenance free living, recreationally connected) as explained on page 9 of this report. Very few land developers have the vision to create such a development. Camelback Gardens will add diversity to the housing choices in the area.

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

Deriving the benefit of delivering a more sought after housing type to the community helps attract more people to the area. The benefit of improving existing open space trails while constructing new sustainable connections across the area enabling recreationalists to traverse from the Lunch Loop area to the 'Watertower Trails' area.

Deriving benefits from safer roads through the connectivity of Redlands Mesas High Desert Road to The Ridges' Rana Road.

Deriving benefits from more reliable utilities through the connectivity of water, gas, electric, cable TV, and telephone lines through Camelback Gardens as Redlands Mesa is connected to The Ridges.

Deriving benefits from more open space and parks dedicated through the development of Camelback Gardens as Redlands Mesa streets, trails, and infrastructure are connected to The Ridges.

Response to Rezone criteria

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

Abutting facilities and utilities are adequate to serve the type of proposed land use. The proposal creates the most efficient design for the city's long term maintenance. Much of what would fall upon the city for maintenance is designed within the homeowners association areas for their maintenance and expense. The proposed project would create connectivity between streets (Rana and High Desert Road) as well as water lines, gas lines, electric supply, telephone and cable TV lines. The proposal would add additional park space which the homeowners association would maintain. The proposal would memorialize areas which the general public has been using without a granted easement.

Development Team

Camelback Gardens Design & Construction Team

Development Designer, Planner & Project Manager

Colorado Land Advisor, Ltd.

Dr. Jeffery Fleming

Landscape Architect & Design

Nvision Design Studio

Rob Breeden PLA

Surveyor

Polaris Surveying

Pat Click, PLS

Architect

Kraai Design Architecture

Eric Kraai, Arch

Civil Engineer

Rhino Engineering Professional Engineers

John Kornfeld P.E.

Geotechnical Engineer

Huddleston Berry Engineering and Testing

Mike Berry P.E.

Structural Engineer

Lindauer Dunn, Inc.

Frank Rinaldi P.E.

Title Company

Advanced Title Company

Walter Janz



From: [Chris Mcanany](#)
To: [Daniella Acosta](#)
Subject: RE: Camelback Development, Rana Road
Date: Sunday, August 11, 2024 3:10:32 PM
Attachments: [image001.png](#)

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Ms. Acosta:

Can you tell me when the Camelback Gardens official development plan will be scheduled for review before the Planning Commission and City Council? We have not heard anything about this project for a while, but I presume the applicant is still moving forward.

As I mentioned in previous communications, my family lives immediately to the west of the project on Butte Court. Several neighbors have expressed concern about this development, and I share their concerns. We are concerned with the following: i) overall density of the project; ii) setbacks; iii) height of structures and looming relative to existing homes. We are also concerned about preserving the existing berm that separates our homes from any new road that will be built by the developer, as well as the existing access that we have to open space.

We hope that staff at the City can advocate for a density that is more in keeping with the rest of the immediate neighborhood.

Chris McAnany
970-270-9416

From: Daniella Acosta <daniellaa@gjcity.org>
Sent: Wednesday, April 20, 2022 1:53 PM
To: Chris Mcanany <mcanany@dwmk.com>
Cc: Senta Costello <sentac@gjcity.org>
Subject: RE: Camelback Development, Rana Road

Hello Mr. McAnany,

Thank you for your email. My office has not received a development application yet. We are

recommending the applicant come in for a Pre-Application Conference before formally submitting a development application. The Pre-application Conference allows for a more in-depth review of engineering site challenges and recommend changes to the design.

The project that the applicant is proposing will need to go through the public hearing process. Notice of all public hearing meeting dates will be provided in the GJ Sentinel, mailed to all property owners within 500 feet of the site and a sign notice will be placed on the property.

Community Development does not yet have the capacity to give individual notice of when an application has been submitted or updates. Once the application is submitted, it will be populated on the City's Submitted Projects Map. I have included the link below. This particular project is classified as a Planned Development, which will be under the Planned Development tab when it is submitted. The dashboard will contain the project number and a link to all project documents for the public to view.

<https://gj-city-data-portal-development-gjcitygis.hub.arcgis.com/apps/ffefbcc354564836907241c780993328/explore>

I am happy to answer any other questions you may have about the process.

Thank you,

Dani Acosta

Associate Planner

City of Grand Junction, Colorado

daniellaa@gjcity.org

(970) 256-4089

City Hall is open Monday through Friday 8 a.m. to 5 p.m. We also conduct business online, by phone or by appointment as needed.



From: Chris Mcanany <mcanany@dwmk.com>

Sent: Wednesday, April 20, 2022 1:10 PM

To: Daniella Acosta <daniellaa@gjcity.org>

Subject: Camelback Development, Rana Road

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Daniella:

We met a few weeks ago at the neighborhood meeting for the development proposed by Jeff Fleming and Mike Stubbs at the end of Rana Road. From the meeting I understood that the developer intended to file an application imminently. Since that time I have not heard anything more.

Has a development application been filed? Please let me know and please regard this email as my request to receive notice of all proceedings that involve those parcels (I am an adjacent property owner).

Thanks for your consideration. From turnout at the meeting it seems safe to believe that there will be a significant amount of neighborhood concern about this project.

Chris McAnany



Christopher G. McAnany

Partner

744 Horizon Court, #300

Grand Junction, CO 81506

(970) 248-5862 (Direct)

(435) 259-2225 (Moab, Utah)

(970) 243-7738 (Facsimile)

mcanany@dwmk.com

www.dwmk.com

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE CAMELBACK GARDENS DEVELOPMENT THEREBY AMENDING THE OVERALL PLAN FOR THE RIDGES LOCATED AT 381 AND 409 HIGH DESERT ROAD

Recitals:

Camelback Gardens, LLC and Upland Homes, Inc (Applicants) are proposing a Planned Development (Project or PD) to be known as Camelback Gardens. Th project is to be constructed on 10.29 acres of land located at 381 and 409 High Desert Road within The Ridges. The proposed PD will establish an Outlined Development Plan (ODP) for the properties to be developed within a 17-year timeframe, which constitutes an amendment to the plan for The Ridges.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD ODP, finding the ODP conforms with the 2020 One Grand Junction Comprehensive Plan Principles and Strategies, the land use designation of Residential Low for the overall Ridges, the rezone criteria, and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable Principles and Strategies, the Residential Low land use designation of the overall Ridges, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBIT A ATTACHED HERETO, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2023-121 IS ADOPTED WITH THE EXHIBIT BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

Lots 1 and 2
CAMELBACK GARDENS SUBDIVISION as recorded at Reception No. 2978317
County of Mesa, State of Colorado

Parcel contains 10.29 acres.

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

EXHIBIT A

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
 For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Proposed Dimensional Standards - RLS

	MIN LOT SIZE (SQ. FT.)	WIDTH (FT.)	MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (ft)
			FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40

NOTES:

- PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- ADJACENT DEVELOPMENT'S RESIDENTIAL PARCELS / OPEN SPACE!
- BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FINISHE.
- THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-S. REFER TO PROPOSED DIMENSIONAL STANDARDS TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

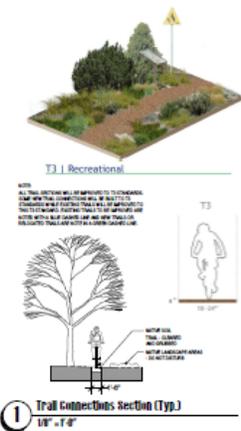
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 28

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTI-FAMILY RESIDENTIAL, COMMUNITY GARDENS
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 78



Land Use Areas

LAND USE BREAKDOWN	EXISTING 2020 ZONING	PROPOSED ZONING	RLS
LAND USE			
LOT 1 (CENTRAL)			
RESIDENTIAL:			
POD A	54,447 SF	1.25 AC	5.1%
POD B	61,458 SF	1.41 AC	5.7%
STREETS	115,809 SF	2.68 AC	10.8%
TOTAL:	187,879 SF	4.34 AC	17.2%
LOT 2 (NORTH)			
RESIDENTIAL:			
POD C	49,563 SF	1.14 AC	4.5%
POD D	26,952 SF	0.61 AC	2.3%
POD E	57,346 SF	1.32 AC	4.8%
POD F	67,291 SF	1.54 AC	5.8%
POD G	53,140 SF	1.22 AC	4.5%
STREETS	18,871 SF	0.43 AC	1.6%
TOTAL:	263,113 SF	6.26 AC	10.0%
PUBLIC LAND & OPEN SPACE:			
PUBLIC AREA	1,580 SF	0.04 AC	0.1%
PUBLIC AREA TRACT 101	8,405 SF	0.19 AC	0.3%
PUBLIC AREA TRACT 101	4,017 SF	0.09 AC	0.1%
COMMUNITY GARDEN	8,405 SF	0.19 AC	0.3%
STREETS	23,464 SF	0.54 AC	2.2%
TOTAL:	45,861 SF	1.05 AC	1.6%
PREVIOUSLY DEDICATED OPEN SPACE:			
TOTAL:	1,071,000 SF	24.69 AC	100.0%



Project Name: Camelback Gardens
 Location: Grand Junction, Colorado

DESIGNER: NATION DESIGN STUDIO, INC.
 1000 W. 10TH ST. SUITE 100
 GRAND JUNCTION, CO 81505
 TEL: 970.244.1430
 WWW.NATIONDESIGNSTUDIO.COM

REGISTERED: PROFESSIONAL LANDSCAPE ARCHITECT
 COLORADO LA 462
 ORIGINAL DATE OF LICENSE: 03/12/2000
 STATE OF COLORADO
 LANDSCAPE ARCHITECT

Legend:
 30%+ SLOPES
 OPEN SPACE / PUBLIC AREA
 MULTI-FAMILY RESIDENTIAL (ATTACHED)
 SINGLE FAMILY RESIDENTIAL (DETACHED)
 EXISTING TRAIL MAINTENANCE
 PROPOSED TRAIL CONSTRUCTION

COOP NOTES:
 1. THERE ARE NO EXISTING WETLANDS ON SITE.
 2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

DATE: 12/17/2025
 PROJECT: Camelback Gardens
 SHEET: Outline Development Plan
 DATE: December 17, 2025
 SCALE: 1" = 60'

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Grand Junction Planning Commission

Regular Session

Item #6.

Meeting Date: January 13, 2026
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, Open and Undeveloped Spaces, and Service and Storage Areas in the 24 Road Corridor

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

In the course of regular review of Volume II Development Regulations of the Grand Junction Municipal Code, staff has identified items within the Zoning and Development Code (Title 21) and the 24 Road Corridor Design Standards (Title 25) that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In the course of regular review of Volume II Development Regulations of the Grand Junction Municipal Code, staff has identified items within the Zoning and Development Code (Title 21) and the 24 Road Corridor Design Standards (Title 25) that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

Proposed amendments are as follows:

GJMC 21.02.050(j)(8) Planned Developments Approved Under Prior Codes.

An incorrect reference to application approval lapse provisions is corrected.

GJMC 21.03.060(e)(4) Mixed-Use Downtown (MU-3) District Specific Standards.

An obsolete reference to open space dedication, which is no longer of effect, is deleted.

GJMC 21.04.030(d)(5)(iv)(B) Use-Specific Standards – Short-Term Rentals (STR)

The requirements that one additional parking space for each bedroom above four bedrooms on the lot and that no additional required parking may be located in front of the principal structure are deleted.

GJMC 21.04.040(c) General Standards for Accessory Uses and Structures.

An incorrect reference to performance standards is corrected.

GJMC 21.05.020(e)(5) Shared Driveway (Autocourt)

Provisions pertaining to ownership are amended to require that a shared driveway shall be in a tract dedicated to the homeowners association (rather than abutting owners only) and that the declaration shall address maintenance responsibility.

A provision limiting the number of units which may abut or use a shared driveway is deleted.

An error in the graphic depicting the minimum width of a shared driveway is corrected.

GJMC 21.05.050 Residential Attached and Multi-Unit Design Standards

The applicability for this section is amended to remove references to single-unit attached residential, such that the section no longer applies to these uses.

Building design elements are amended to remove a requirement that, in cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one functioning entry and one or more transparent windows.

GJMC 21.09.050(b) Access to Public Streets.

The subsection is reorganized to clarify the conditions under which indirect access to a dedicated public road may be allowed for lots within a subdivision. Indirect access is clarified to be provided by a shared drive, loop lane, parking lot, limited common element, or private street (this latter only upon approval by the City Council), except that one lot may take indirect access across another lot via easement.

GJMC 21.09.060 Open and Undeveloped Spaces

The requirement that storm drainage, retention, and detention ponds shall serve as visual amenities, entryways, or opportunities for passive recreation is deleted.

GJMC 25.03.060 24 Road Corridor – Service and Storage Areas

References to “multifamily” are corrected to read “multi-unit residential.”

The requirement that outdoor storage, loading and operations areas be screened from adjacent areas is clarified to remove the ambiguous standard that such screening be attractive. Location requirements, which are stricter than those provided within underlying zone districts, are removed.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The proposed amendment responds to Plan Principle 11, Goal 3, Strategy c., which calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves outcomes by clarifying existing or revised practices and provisions and by removing requirements which are redundant, of little effect, or disproportionate in impact to challenges presented in their implementation.

Staff finds this criterion has been met.

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

The proposed amendment corrects errors and creates no inconsistencies, conflicts, or contradictions with other provisions of the Zoning and Development 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 (ZDC) 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;
Not applicable.

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

specific development issues;

The amendment modifies requirements for parking with short-term rental uses to address the challenge of providing for requisite parking when doing so in a driveway in front of the principal structure is presently precluded.

The amendment modifies requirements for shared driveways by replacing a requirement to dedicate shared driveways to abutting owners with dedication to a homeowners association and requiring that the declaration provide for maintenance. This addresses issues concerning responsibility for ownership and maintenance of the tracts and the shared driveways thereupon. The provision limiting the number of lots which may abut a shared driveway is removed. Fire access and safety are already assured by dimensional requirements, which are consistent with adopted fire code.

The amendment modifies requirements for single-unit attached development by removing such uses from the applicability for the design standards which also apply to multi-unit development. The design standards in this section are appropriate to multi-unit residential but have been restrictive in their implementation to single-unit attached construction. The provision requiring that, in cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one functioning entry and one or more transparent windows, is removed, as the functioning entry requirement is disproportionately burdensome for its impact, and the window requirement can be met by a trivial window and is therefore of little effect.

The amendment modifies requirements for storm drainage, retention, and detention ponds by removing the requirement that such facilities serve as visual amenities, entryway features, or opportunities for passive recreation. The requirement is poorly defined and difficult to implement, in practice achieving little effect.

The amendment modifies requirements for outdoor storage, loading and operations areas within the 24 Road Corridor by removing language concerning location of such areas and the attractiveness of screening. The location requirements are more restrictive than standards applicable to underlying zone districts; however, the latter standards are demonstrably effective in protecting streetscapes and pedestrian traffic.

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

The amendment concerning Mixed-Use Downtown removes an obsolete reference to open space dedication.

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

The amendment concerning Planned Developments clarifies the correct lapse provisions.

The amendment concerning accessory uses and structures clarifies the correct performance standards.

The amendment concerning access to public streets clarifies the intent of presently ambiguous language regarding the provision of indirect access by codifying the specific circumstances under which such indirect access may be allowed.

Staff finds this criterion has been met.

FINDING OF FACT AND STAFF 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 and Title 25 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Chair, on the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, 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 AND 24 ROAD CORRIDOR DESIGN STANDARDS (TITLE 21 AND TITLE 25 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING PLANNED DEVELOPMENT, MIXED-USE DOWNTOWN DISTRICT SPECIFIC STANDARDS, SHORT-TERM RENTALS, ACCESSORY USES AND STRUCTURES, SHARED DRIVEWAYS, ROW DEDICATION, MULTI-UNIT DESIGN STANDARDS, ACCESS TO PUBLIC STREETS, OPEN AND UNDEVELOPED SPACES, AND SERVICE AND STORAGE AREAS IN THE 24 ROAD CORRIDOR

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.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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 and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

...
(j) Planned Development.

...
(8) Planned Developments Approved Under Prior Codes.

(i) Intent. The City's intent is to continue to allow the development PDs approved under prior codes, determining that they remain valid under this Code subject to the lapse provisions of GJMC § 21.02.050(j)(79). To give effect to this intent, interpretation may be required to fully describe applicable terms and requirements and to avoid the continuance of shell PDs that cannot be fully implemented or developed.

...

21.03.060 MIXED-USE DISTRICTS.

...
(e) Mixed-Use Downtown (MU-3)

...
(4) District Specific Standards.

...
(ii) ~~Open Space. Applications for multifamily or mixed use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.~~

...

21.04.030 USE-SPECIFIC STANDARDS

...
(d) Commercial Uses

...
(5) Short-Term Rentals (STR).

...
(iv) Occupancy.

...
(B) ~~A short term rental permit shall only be issued and/or renewed in a Residential zone district when an applicant demonstrates that there is one additional parking space for each bedroom above four bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.~~

...

21.04.040 ACCESSORY USES AND STRUCTURES

...
(c) General Standards for Accessory Uses and Structures.

...
(2) Performance Standards. Accessory structures or uses shall be constructed, maintained, and conducted in compliance with GJMC § 21.04.040(c)(2) 21.04.030(a).
...

21.05.020 REQUIRED IMPROVEMENTS – SHARED DRIVEWAY

...
(e) Multi-Modal Transportation System

...
(5) Shared Driveway (Autocourt)

...
(ii) Ownership. A shared driveway shall be platted in a tract dedicated to the homeowners association. The declaration shall address maintenance responsibility for the tract and shared driveway.

(A) ~~A shared driveway shall be owned and maintained by the owners of the parcels or lots that abut the shared driveway.~~

(B) ~~The shared driveway shall be platted in a tract dedicated to the property owners of the parcels that abut the shared driveway.~~

(iii) Access.

(A) ~~No more than five single-unit lots shall abut or touch any portion of the shared driveway and no more than five single-unit dwellings may utilize a single shared driveway.~~

...
(iv) Design.

(A) ~~Shared driveways shall be a minimum of 16 feet wide flowline to flowline and a maximum of 150 feet long.~~

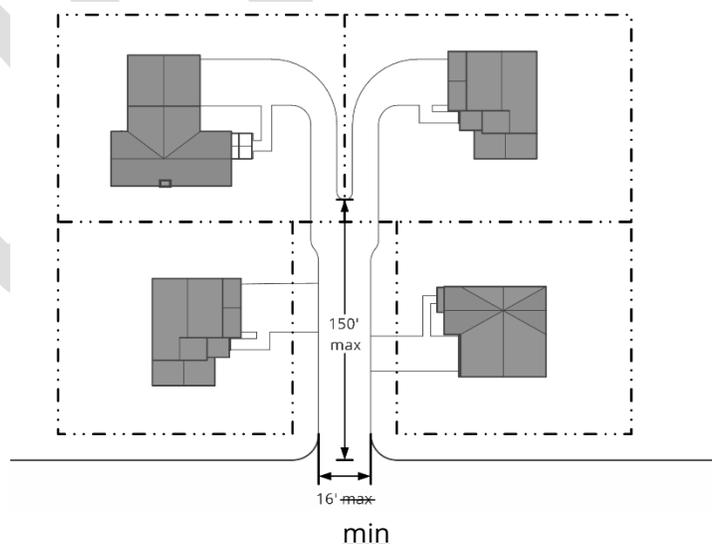


Figure Error! No text of specified style in document.-1 Shared Driveways

21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS

...

(b) Applicability.

(1) New Development. This section applies to all new attached residential with three or more units, and all multi-unit development. This section does not apply to single-unit detached or duplex units, or to multi-unit uses composed of multiple individual dwelling units in separate buildings on the same lot.

...

(c) General Standards for All Residential Attached and Multi-Unit Development.

...

(d) Development with Three or More Principal Structures. In addition to GJMC § 21.05.050(c), these standards apply to all attached single-unit or multi-unit developments with three or more principal structures. For example, this would include a development with three rows of townhomes or three apartment buildings. These standards are applicable whether the units are designed for individual lots or not.

(2) Building Design Elements.

...

ii. In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one functioning entry and one or more transparent windows.

...

21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY

...

(b) Access to Public Streets. All lots shall have either direct or indirect access to a dedicated public road. Indirect access shall be provided by a shared drive, loop lane, parking lot, limited common element (tract), or private street, subject to the following:

(1) Access easements or tracts benefiting all lots with indirect access shall be provided on the plat. All lots shall have direct or indirect access to a dedicated public road. The creation of private streets is not permitted unless approved by City Council.

(2) Easements across lots shall be used to access not more than one lot with no street frontage. Easements over shared drives or loop lanes are not subject to this limitation. If the plat provides for indirect access (i.e., over intervening private drives), access easements or tracts benefiting all lots with indirect access shall be provided on the

recorded plat. Easements shall be used to access not more than one lot with no street frontage.

- (3) ~~The creation of private streets is not permitted unless approved by City Council. Single-unit attached dwellings and/or multi-unit dwellings with no street frontage or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.~~
- (4) ~~Single-unit residential lots may be located on a loop lane providing access to a public street, provided the loop lane complies with standards in GJMC § 21.05.020(e)(6).~~

...

§ 21.09.060 OPEN AND UNDEVELOPED SPACES

...

(b) Location and Integration of Open Space.

...

- (3) Storm drainage, retention, and detention ponds shall be located, designed, maintained, and planted. ~~and managed to serve as visual amenities, entryway features, or opportunities for passive recreation within the subdivision.~~

...

...

TITLE 25 – 24 ROAD CORRIDOR DESIGN STANDARDS

25.03.060 SERVICE AND STORAGE AREAS (NONRESIDENTIAL AND MULTIFAMILY-UNIT RESIDENTIAL STRUCTURES)

To ensure that service and storage areas are functional while minimizing their visual impact on adjacent properties, parking and open space areas, public streets, walkways and trails, the following standards shall apply to nonresidential and multifamily-unit residential structures in the 24 Road Corridor:

(a) Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets.

- (1) ~~Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that such placement is not feasible, then the side yard may be used, but in no case shall such area be located within 20 feet of any public street, public sidewalk or on-site pedestrian way.~~

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.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

DRAFT



Grand Junction Planning Commission

Regular Session

Item #7.

Meeting Date: January 13, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider a request by the Housing Affordability Code Task Force to Amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Storage and Parking

RECOMMENDATION:

Staff recommends denial of the Housing Affordability Committee Task Force (HACTF) recommendation, and instead recommends approval of a staff-proposed alternative amendment.

EXECUTIVE SUMMARY:

The HACTF recommends amendments to §21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposal would substantially reduce bicycle parking requirements and remove several location and design standards.

The HACTF recommendation would revise Table 21.08-5 to eliminate all long-term bicycle parking requirements and remove minimum bicycle parking requirements for multi-unit dwelling, industrial, and "all other nonresidential" uses. Short-term bicycle parking requirements would remain only for nonresidential categories, including food and beverage, recreation and entertainment, retail, and office uses.

In addition, the proposal would remove multiple prescriptive bicycle parking standards, including requirements related to proximity to building entrances, access from the street, motor-vehicle protection, weather coverage, enclosure and security for long-term bicycle parking, cargo bicycle accommodations, aisle widths, rack anchoring, and rack design specifications.

Overall, the HACTF recommendation retains limited short-term bicycle parking

requirements for certain higher activity uses while eliminating long-term bicycle parking requirements and significantly reducing bicycle parking standards for other development types.

Staff supports the goal of reducing unnecessary regulatory burden and agrees that certain bicycle parking requirements can be disproportionate for low-demand uses or constrained sites. However, staff finds that the HACTF recommendation, as proposed, would remove bicycle parking standards more broadly than necessary and eliminate baseline multimodal access expectations for residential and customer-facing development.

As an alternative to the HACTF recommendation, staff proposes targeted amendments to Bicycle Parking and Storage that retain bicycle parking as a development standard while simplifying requirements and improving flexibility.

The staff-prepared amendment revises Table 21.08-5 to establish clear, proportional minimum bicycle parking requirements for residential and nonresidential development. The proposal retains both short-term and long-term bicycle parking requirements, scaled by unit counts for multi-unit residential uses and gross floor area for non-residential uses, including office uses where bicycle parking supports employee commuting and customer-facing uses where short-term bicycle access is most likely. Overall, the staff-prepared alternative balances the goal of reducing regulatory burden with the need to maintain baseline multimodal access standards, ensuring bicycle parking requirements remain clear, enforceable, and appropriately scaled to development intensity.

BACKGROUND OR DETAILED INFORMATION:

HACTF RECOMMENDATION

The HACTF recommended amendments to §21.08.020 as part of a broader effort to reduce regulatory barriers that may indirectly increase housing costs. The Task Force's recommendations are grounded in the Grand Junction Housing Strategy's definition of affordability, which includes reducing procedural and regulatory requirements that increase overall development costs borne by residents and businesses.

The HACTF proposal is described as focusing on reducing bicycle parking requirements and associated standards for uses that are not oriented toward the general public or where bicycle demand is expected to be low; however, the proposed code changes apply more broadly across multiple use categories. The Task Force identified industrial, commercial, and employment-oriented uses as areas where bicycle parking requirements and design standards may reduce usable building area, constrain site circulation, and limit operational efficiency without providing commensurate public benefit.

As proposed, the HACTF recommendation would revise Table 21.08-5 (Minimum Bicycle Parking Spaces Required) to eliminate all long-term bicycle parking requirements across all listed use categories. The proposal would also remove

minimum bicycle parking requirements entirely for multi-unit dwelling, industrial, and “all other nonresidential” uses. Under the recommendation, short-term bicycle parking requirements would remain only for select nonresidential uses, including food and beverage service, recreation and entertainment, retail, and office uses.

In addition to modifying minimum bicycle parking quantities, the HACTF proposal would remove or substantially revise several bicycle parking location and design standards currently contained in §21.08.020. Specifically, the recommendation would eliminate the following requirements:

Location standards for short-term bicycle parking, including:

- The requirement that short-term bicycle parking spaces be located within 50 feet of the main entrance of the principal building; and
- The requirement that short-term bicycle racks be easily accessed from the street and protected from motor vehicle traffic, while retaining general visibility and non-interference provisions.

Weather protection requirements, including removal of the requirement that bicycle parking be covered to the maximum extent practicable where users are expected to leave bicycles for longer periods of time.

Long-term bicycle parking standards, including removal of:

- The requirement that long-term bicycle parking be enclosed and secured; and
- The illustrative list of acceptable enclosure types, such as secure fenced areas, secure rooms within buildings, enclosures within parking structures, or bicycle lockers.

Cargo bicycle and bicycle trailer accommodation requirements, including deletion of:

- The provision requiring a minimum percentage of bicycle parking spaces to be designed to accommodate cargo bicycles or bicycles with trailers when more than ten spaces are required; and
- Minimum dimensional standards for cargo bicycle and bicycle trailer parking spaces.

Design and circulation standards, including removal of:

- Minimum aisle width requirements between rows of bicycle parking spaces or between bicycle parking and obstructions; and

- Clearance requirements between bicycle racks and adjacent curbs, pavement, or walls.

Bicycle rack construction and installation standards, including removal of requirements that:

- Bicycle racks be located on improved, non-permeable surfaces and anchored to the ground; and
- Bicycle racks provide two points of contact with the bicycle frame and prohibit specific rack types, such as wave, schoolyard, wheel well, bollard, and spiral racks.

Collectively, these proposed changes would remove multiple bicycle parking location, design, and construction standards currently required by §21.08.020.

STAFF-PREPARED ALTERNATIVE

In response to the HACTF recommendation, staff prepared an alternative set of amendments to §21.08.020 that would retain bicycle parking as a development standard while modifying minimum requirements and preserving key safety and security provisions.

The staff-prepared alternative would retain existing bicycle parking requirements for residential and nonresidential development and revise Table 21.08-5 to modify minimum bicycle parking ratios as a measured adjustment between existing code requirements and the reductions proposed by the HACTF.

Under the staff-prepared alternative, minimum bicycle parking requirements would continue to apply by use category, including:

Multi-unit dwelling uses, with bicycle parking requirements based on unit counts, rather than bedroom counts:

- Short-term bicycle parking at a rate of 0.025 spaces per dwelling unit; and
- Long-term bicycle parking at a rate of 0.15 spaces per dwelling unit.

Nonresidential uses, with bicycle parking requirements scaled by gross floor area:

- Food and beverage service, recreation and entertainment, and retail uses, with short-term bicycle parking required at a rate of one space per 5,000 square feet of gross floor area;

Office uses, with:

- Short-term bicycle parking required at a rate of one space per 20,000 square feet of gross floor area; and
- Long-term bicycle parking required at a rate of one space per 10,000 square feet of gross floor area; and

All other non-residential uses, with short-term bicycle parking required at a rate of one space per 20,000 square feet of gross floor area.

Under the staff-prepared alternative, §21.08.020(b) *Location* would be revised to retain a limited set of bicycle parking location and installation requirements, while removing several prescriptive standards contained in the original code. Specifically, the staff-prepared alternative would retain the following location and installation requirements:

Bicycle parking areas must be designated for bicycle parking only;
Short-term bicycle racks must be:

- Easily accessed from the street;
- Clearly visible to passers-by for natural surveillance; and
- Protected from motor vehicle traffic;

Bicycle racks must be:

- Located on improved, non-permeable surfaces and anchored to the ground; and
- Designed to provide two points of contact with the bicycle frame, with wave, schoolyard, wheel well, bollard, and spiral rack types prohibited; and

Reductions: The quantity of required short-term bicycle parking spaces may be administratively reduced when existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

Under the staff-prepared alternative, the following location and design standards from the original code would be removed:

- The requirement that short-term bicycle parking be located within 50 feet of the main entrance of the principal building;
- The requirement that bicycle parking be covered to the maximum extent practicable;
- The requirement that long-term bicycle parking be enclosed and secured, including the illustrative list of acceptable enclosure types;
- The requirement that a minimum percentage of bicycle parking spaces be designed to accommodate cargo bicycles or bicycles with trailers;

- Minimum dimensional standards for cargo bicycle and bicycle trailer parking spaces;
- Minimum aisle width and clearance requirements between bicycle parking spaces and adjacent obstructions;
- Limitations on vertical bicycle parking configurations;
- Requirements that bicycle parking not reduce minimum sidewalk widths; and
- Requirements related to rack material quality, tamper resistance, and accommodation of varied bicycle styles.

In addition to modifying specific standards, the staff-prepared alternative would also reorganize §21.08.020 to simplify its structure and improve readability. The revisions consolidate remaining bicycle parking requirements into fewer subsections and remove cross-references to provisions that would no longer apply. Prescriptive design standards previously dispersed across multiple subsections are either removed or integrated into streamlined location and installation requirements, reducing redundancy and internal complexity.

The staff-prepared alternative would eliminate the standalone “Alternative Bicycle Parking” subsection and instead relocate the remaining reduction provision directly into the short-term bicycle parking standards as subsection (b)(1)(d). This relocation reflects how the provision has functionally operated under the existing code. While previously housed in a separate “Alternative Bicycle Parking” section, the reduction criteria applied in practice to short-term bicycle parking, as long-term bicycle parking is not typically located within the public right-of-way or proximate to building entrances. Integrating the provision into the short-term bicycle parking subsection clarifies its intended application, removes redundancy, and aligns the code’s structure with how the standard is implemented.

Collectively, these revisions would substantially reduce the number of prescriptive location and design standards, clarify the application of remaining reduction provisions, and improve the overall organization and usability of §21.08.020.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

HACTF Recommendation Analysis

The following analysis evaluates the HACTF recommendation against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. The Comprehensive Plan defines affordability broadly, including the reduction of indirect costs associated with development and the efficient use of land and infrastructure.

At the same time, the Comprehensive Plan's Efficient and Connected Transportation policies recognize that managing growth-related transportation impacts is critical to maintaining quality of life, economic competitiveness, and long-term fiscal sustainability. Chapter 6 notes that while most residents continue to rely on automobiles for daily trips, Grand Junction's roadway network is increasingly experiencing capacity constraints, with traffic congestion, safety concerns, and infrastructure maintenance demands becoming more pronounced as growth continues. In response, the City has invested in roadway maintenance, targeted capacity improvements, expanded bicycle and pedestrian infrastructure, and transit partnerships to provide alternatives to driving and manage overall system demand.

The Comprehensive Plan further emphasizes that providing mobility choices, including bicycling, walking, and transit, is an essential strategy for maintaining short travel times and limiting the need for continual roadway expansion. Funding for transportation infrastructure is limited, and the Plan explicitly recognizes that available resources will not be sufficient to address all future needs, requiring careful prioritization and investment in strategies that make more efficient use of existing infrastructure. The HACTF recommendation would eliminate most bicycle parking requirements and associated standards across multiple use categories, including residential, employment, and customer-facing development. Removing these requirements reduces the City's ability to support non-motorized travel as part of new development and redevelopment, which the Comprehensive Plan identifies as necessary to help manage rising traffic levels and limit long-term pressure on roadway capacity and maintenance. Over time, increased reliance on single-occupant vehicle travel places greater demand on the roadway network and shifts long-term infrastructure costs to taxpayers and businesses through congestion, maintenance, and capacity expansion.

The Comprehensive Plan also directly links mobility choices to housing affordability, recognizing that transportation costs represent a significant portion of household expenses. Development patterns that require residents to rely primarily on automobiles increase the total cost of living through vehicle ownership, fuel, insurance, maintenance, and parking expenses. By contrast, incorporating basic bicycle infrastructure into new development supports travel options that can reduce household transportation costs while maintaining access to employment, services, and daily needs. Eliminating bicycle parking requirements shifts transportation costs from the development phase to households and the public sector over time.

Chapter 6 further identifies mobility as an increasing concern for older residents and others who may reduce or eliminate driving but still require reliable access to services

and employment. Maintaining baseline bicycle parking standards in new development supports long-term accessibility and reduces the need for future public investment or retrofits as travel needs evolve.

The Comprehensive Plan includes policies directing the City to plan for and implement parking options for both motorized and non-motorized travel modes and to continue requiring bicycle parking and related facilities as part of new development to encourage bicycling as a transportation option. The HACTF recommendation, as proposed, would remove bicycle parking integration as a standard component of development and is therefore inconsistent with these policies.

For these reasons, it does not align with the Comprehensive Plan’s transportation policies related to efficient infrastructure use, mobility choice, long-term fiscal responsibility, and coordinated land use and transportation planning.

Staff finds this criterion has not been met.

(B) Consistency with Zoning and Development Code Standards

The Zoning and Development Code establishes a coordinated framework for transportation, access, and parking that is intended to function as an integrated multi-modal system. Bicycle parking requirements in §21.08.020 are not standalone provisions; they work in concert with other Code sections governing street design, bicycle access, circulation, and off-street parking to ensure that development supports multiple modes of travel in a safe, efficient, and cost-effective manner.

Title 21 requires new development to design and construct streets, sidewalks, trails, and Active Transportation Corridors in accordance with the City’s Transportation Engineering Design Standards (TEDS) and the Grand Junction Circulation Plan. These provisions are premised on the assumption that bicycle and pedestrian infrastructure will be supported by complementary on-site facilities, including bicycle parking. Similarly, §21.05.020(e)(7) requires new development to provide reasonably direct bicycle connections to Active Transportation Corridors and directs that bicycle circulation be given equal consideration to motor vehicle traffic. Eliminating bicycle parking standards while retaining these access and circulation requirements creates an internal disconnect within the Code by requiring bicycle access to and through a site without providing standards for bicycle accommodation at the destination.

The HACTF recommendation would remove minimum bicycle parking requirements for multiple use categories and eliminate most remaining location and design standards without replacing them with alternative performance-based criteria. As proposed, this would weaken the functional relationship between bicycle access, circulation, and parking provisions and reduce the Code’s ability to implement its multi-modal transportation requirements in a consistent and predictable manner.

In addition, the purpose statement for off-street parking in §21.08.010 explicitly directs

the City to ensure parking areas are designed for vehicles, bicycles, and pedestrians, to provide sufficient parking without overburdening development with unnecessary cost, and to encourage parking reduction mechanisms and alternative parking approaches. Bicycle parking spaces are significantly less costly to construct and maintain than vehicular parking spaces and play an important role in reducing demand for automobile parking. Removing bicycle parking requirements increases reliance on vehicular travel and parking, which can result in higher development costs and greater land consumption devoted to vehicle parking, outcomes that are inconsistent with the stated purposes of the parking regulations.

Finally, the removal of long-term bicycle parking standards and most design criteria would leave §21.08.020 internally fragmented by retaining references to bicycle parking in some contexts while eliminating the standards necessary to implement them in others. This reduces clarity, predictability, and enforceability, shifting implementation toward discretionary interpretation rather than codified standards.

For these reasons, the HACTF recommendation does not maintain consistency with the structure, purpose, or integrated multi-modal framework of the Zoning and Development Code.

Staff finds this criterion has not 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 (ZDC) do not meet any of the specific reasons identified in this criterion for review.

a. To address trends in development or regulatory practices;

Contemporary professional guidance from nationally recognized planning and transportation organizations consistently supports integrating bicycle parking into new development and redevelopment as a standard regulatory practice within multimodal transportation systems.

Organizations including the American Planning Association (APA), National Association of City Transportation Officials (NACTO), and the American Association of State Highway and Transportation Officials (AASHTO) all identify bicycle parking as a core, baseline component of land use and transportation coordination. Their guidance emphasizes that bicycle parking should be required, conveniently located, and scaled to development intensity to ensure that investments in active transportation infrastructure are functional and effective.

- APA guidance emphasizes that development regulations should reduce auto dependence and support mobility choice by incorporating bicycle parking as a

low-cost, high-impact requirement in residential, employment, and mixed-use development.

- NACTO identifies destination bicycle parking as essential to the success of bicycle networks, noting that bikeways without adequate end-of-trip facilities limit real-world usability.
- AASHTO guidance treats bicycle parking at trip destinations as a fundamental element of bicycle accommodation and system connectivity.

In contrast, the HACTF recommendation reflected in the proposed redline revisions primarily reduces or eliminates minimum bicycle parking requirements across multiple nonresidential use categories, relaxes location and design standards, and removes several provisions intended to ensure visibility, usability, and security. These changes do not reflect an emerging regulatory trend; rather, they represent a departure from established national best practices, which increasingly treat bicycle parking as standard infrastructure rather than an optional or discretionary amenity.

Accordingly, while the proposed changes reduce regulatory obligations, they do not satisfy the criterion of addressing trends in development or regulatory practices, as they move in the opposite direction of contemporary professional guidance that supports stronger, clearer, and more consistent bicycle parking requirements in local development codes.

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

The HACTF identifies a development issue related to the functional efficiency of certain non-public-facing commercial and industrial uses, noting that prescriptive bicycle parking standards may constrain site circulation, reduce usable building area, and affect business operations in low-traffic settings. The recommendation further suggests that these constraints may indirectly influence employment growth and, overtime, housing affordability.

While this concern is articulated, the proposed code amendments do not demonstrate a direct or proportionate relationship between the identified development issue and the breadth of the changes proposed. The recommendation removes or weakens bicycle parking standards across multiple use categories, including residential, office, and customer-facing development – which are categorized as generating high-traffic usage – rather than narrowly targeting the specific use types and site conditions identified as problematic – namely low-traffic settings like industrial uses.

In addition, bicycle parking requirements generally represent a relatively small component of overall development cost when compared to other factors affecting development feasibility and housing affordability, including land costs, construction costs – including vehicle parking, financing conditions, and market absorption rates. The recommendation does not establish that bicycle parking standards materially

contribute to housing cost outcomes — particularly as it relates to the removal of long-term parking for non-residential uses, nor that their removal would result in measurable improvements to housing production or affordability.

As a result, the proposed amendments do not function as a targeted modification to address a clearly defined development issue but instead apply broadly to standards whose relationship to the stated issue is indirect and uncertain.

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 not been met.

Staff-Prepared Alternative Analysis

The following analysis evaluates the staff-prepared alternative against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code.

Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The staff-prepared alternative is consistent with the Comprehensive Plan's goals related to housing affordability, efficient infrastructure investment, and the development of a connected and reliable transportation system.

Chapter 6 of the Comprehensive Plan recognizes that Grand Junction's transportation system is experiencing increasing pressure from growth, with rising traffic levels, safety concerns, and infrastructure maintenance demands as roadway capacities are reached. The Plan identifies the provision of mobility choices, including bicycling, walking, and transit, as an essential strategy for maintaining short travel times, managing congestion, and reducing the need for continual roadway expansion in an environment of limited transportation funding. The staff-prepared alternative responds to these objectives by retaining bicycle parking as a baseline development standard, ensuring that new residential, employment, and customer-oriented development continues to support non-motorized travel. At the same time, the alternative reduces minimum bicycle parking ratios and removes several prescriptive standards, representing a compromise approach that responds to concerns raised by the HACTF regarding site functionality and development efficiency for certain non-public-facing uses.

While this approach does not advance bicycle parking standards in line with emerging

professional best practices or peer community trends, it maintains a minimum level of multimodal accommodation necessary to support the Comprehensive Plan's transportation objectives.

The Comprehensive Plan also recognizes that transportation costs are a significant component of household expenses and that providing alternatives to exclusive automobile reliance supports housing affordability. Retaining bicycle parking requirements supports lower-cost travel options for residents and employees while balancing near-term development concerns with longer-term system efficiency.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The staff-prepared alternative is consistent with the structure, purpose, and implementation framework of the Zoning and Development Code.

Title 21 regulates development through integrated standards addressing access, circulation, parking, and site design. Bicycle parking requirements in §21.08.020 function as one component of this broader framework and are coordinated with provisions requiring multimodal street design, bicycle access, and off-street parking that balances functionality with cost efficiency.

The staff-prepared alternative retains bicycle parking as a development standard, maintaining consistency with Code provisions that require bicycle circulation to be given equal consideration to motor vehicle traffic and that direct development to support both motorized and non-motorized travel modes. At the same time, the alternative modifies minimum bicycle parking ratios and removes selected prescriptive design standards, reflecting a restrained adjustment to how the standard is applied rather than a removal of the standard itself.

Importantly, the staff-prepared alternative preserves the internal logic of §21.08.020 by maintaining minimum requirements, clarifying applicability, and reorganizing the section to better reflect how bicycle parking standards are implemented in practice. The relocation of the bicycle parking reduction provision into the short-term parking subsection clarifies its intended application and improves administrative consistency without introducing new discretionary authority.

The purpose statement for off-street parking in §21.08.010 directs the City to provide parking for vehicles, bicycles, and pedestrians while avoiding unnecessary cost burdens on development and encouraging flexible parking approaches. By retaining bicycle parking requirements at reduced levels, the staff-prepared alternative supports this purpose by enabling lower-cost travel options and helping to manage vehicle parking demand without imposing excessive or inflexible standards.

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 (ZDC) 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 staff-prepared alternative does not advance bicycle parking standards in response to emerging professional best practices or regulatory trends. Instead, the proposal represents a measured adjustment to existing standards in response to locally identified development concerns.

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

The amendment modifies existing bicycle parking requirements by reducing minimum ratios, removing selected prescriptive design standards, and clarifying how the remaining standards apply, while retaining bicycle parking as a development requirement for high traffic-generating uses. These changes directly respond to concerns regarding site functionality, circulation, and efficient use of space for certain non-public-facing uses, while maintaining baseline multimodal accommodation consistent with the Code’s broader framework.

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:

HACTF Recommendation

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the Housing Affordability Committee Task Force recommendation to amend bicycle parking requirements is not consistent with the Comprehensive Plan, is not consistent with the Zoning and Development Code standards, and does not meet at least one of the specific reasons required for approval of a Code Text Amendment.

Therefore, staff recommends denial.

Staff-Prepared Alternative

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the staff-prepared alternative amendments to Title 21 are consistent with the Comprehensive Plan, are consistent with the Zoning and Development Code standards, and meet at least one of the specific reasons outlined for approval of a Code Text Amendment.

Therefore, staff recommends approval.

SUGGESTED MOTION:

First Motion – HACTF Recommendation

Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of denial to City Council, based on the findings of fact listed in the staff report.

Second Motion – Staff-Prepared Alternative

Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report.

Attachments

1. Exhibit 1. HACTF Recommendation No. 5 Bicycle Storage
2. Exhibit 2. Staff Proposed Alternative Ordinance

Connecting Commercial and Industrial Code Amendments to Housing Affordability

1. The Broader Definition of 'Affordability' in Grand Junction

The Grand Junction Housing Strategy (Resolution 74-24) defines affordability broadly—not just as reducing direct housing costs, but also as removing regulatory and procedural barriers, and fiscal cost shift that increase total development costs that are ultimately borne by home buyers and renters.

The strategy specifically encourages changes that reduce fiscal cost burden, improve land-use efficiency, streamline development approvals, and reduce indirect costs that affect the overall cost of housing. Therefore, even amendments to commercial or industrial codes can play a meaningful role in achieving housing affordability goals.

2. How Each Proposed Code Amendment Supports Housing Affordability

Drive-Through Standards (§21.04.040(E)(2))

In Grand Junction, sales and use taxes from retail development are the largest source of the City's operating revenues. Sales and use taxes are the primary source of the City's General Fund which supports the core city functions and capital improvement projects that underpin the development of housing.

Returning primary function to retail drive-through will maintain the sales tax revenue that is necessary to support public infrastructure and services that are necessary for cost effective housing. Allowing drive-through retail development to continue also underpins mixed-use projects that include both retail commercial and residential components where commercial components carry a greater proportionate share of the cost of the land and infrastructure that are necessary to support housing.

Talking point: "The City of Grand Junction is discouraging small retail development through overly burdensome drive through design criteria and by doing so more infrastructure and service cost burden will be shifted to housing. Amending the zoning code to allow retail drive-through development will contribute substantially to the financial feasibility of housing development in general and attainable housing in particular."

Required Pedestrian Access and Bicycle Parking in Industrial Zones (§21.08.020(A–C))

While it is important to consider safety for multimodal access and circulation in high traffic settings frequented by the general public it is also important to bike and ped requirements for property uses that are not oriented toward the general public where low traffic living and work functions require design forms that don't necessitate exclusive pedestrian and bicycle design criteria that negate other primary uses by reducing valuable indoor area and interrupting on site circulation. The proposed code changes are intended to recognize bike and pedestrian use without comprising other uses. Those that are using property should be

able to design them to serve the function of residential and non-residential tenants alike to derive the highest and best property use at the lowest possible cost.

The imposition of exclusive pedestrian access and specific indoor bike storage requirements on non-retail commercial and industrial zoned properties limits their functional efficiency and the resultant lack of usable space and hindered site circulation from these requirements ultimately reduces business expansion and the resultant wage growth that is a primary component of housing affordability.

In addition to maintaining employment growth, it is important to understand that residential builders and contractors, and their suppliers are primary users of commercial and industrial spaces and maintaining the design functionality of the spaces that builders and building material suppliers utilize ultimately reduces the construction costs that ripple into the housing market through higher material and labor prices.

Thus, it is important to recognize that the proposed zoning amendments support housing affordability both by increasing employment and maintaining the operating efficiency of housing providers.

Talking point: “Right-sizing exclusive pedestrian access and bike-parking requirements increases business expansion and wage growth to increase consumer funding for housing while improving builder and supplier operating efficiencies to reduce housing costs.”

Non-Structural Change of Use (§21.02.040(C)(2)(i) B)

Amend §21.02.040(C)(2)(i)(B) to exempt non-structural change-of-use projects from Administrative Review when there are no exterior site or utility changes and the change-of-use is in the same General Use Category (Residential, Public, Commercial, Industrial) as the proceeding/historical use.

Currently a Change of Use Permit process is required whenever a property changes from a nonresidential use to a residential one, or between certain use categories—even if there are no structural modifications, site layout changes, or utility adjustments. This requirement adds time and cost to zoning compliant business expansions that could otherwise proceed under standard zoning guidelines. Just as importantly this process uses up staff resources that could be better utilized to process residential subdivision and site plan applications.

Talking point: “Reducing staff time spent reviewing zoning compliant change of uses in existing buildings will increase the pace and predictability of business expansion and resultant employment growth while allocating more staff time to expedite residential site plan subdivision applications. Expediting job and wage growth will improve consumer funds available for housing and allocating more staff time to residential projects will reduce entitlement delays to increase the rate of housing production.”

3. Affordability Through Efficiency

The Task Force’s mission is to identify and remove regulatory barriers that make housing more expensive. Commercial and industrial efficiencies directly support that mission by

21 08a 020 8 (a) (b) (c) – BIKE PARK STORE

§ 21.08.020. Bicycle parking and storage.

(a) **Amount Required.**

- (1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required		
Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multi-unit dwelling	2 plus .05 per bedroom <u>N/A</u>	2 plus .05 per bedroom <u>N/A</u>
Food and beverage service, recreation and entertainment, and retail uses	2 plus 1 per 520,000 square feet of gross floor area	2 plus 1 per 12,000 square feet of gross floor area <u>N/A</u>
Office uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 10,000 square feet gross floor area <u>N/A</u>
Industrial uses*	2 <u>N/A</u>	2 plus 1 per 15,000 square feet internal gross floor area <u>N/A</u>
All other nonresidential uses	2 plus 1 per 20,000 square feet of gross floor area <u>N/A</u>	2 plus 1 per 12,000 square feet internal gross floor area <u>N/A</u>

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

- ~~(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~

(b) **Location.**

(1) **Short-Term Bicycle Spaces.**

- ~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~

~~(ii)~~ (i) Short-term bicycle racks shall be located so that they:

- (A) Are easily accessed ~~from the street and protected from motor vehicles~~;
- (B) Are visible to passers-by to promote usage and enhance security;
- (C) Do not impede or interfere with pedestrian traffic or routine maintenance activities;

- (D) Do not block access to buildings, bus boarding or freight loading;
- (E) Allow reasonable clearance for opening of passenger-side doors of parked cars; and
- ~~(F) Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.~~

(2) ~~Long-Term Bicycle Parking.~~

~~Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.~~

(c) **Design Standards.**

- (1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.
- ~~(2) Accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable overlays.~~
- ~~(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~
- ~~(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~
- ~~(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~
- ~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~
- ~~(7)(6) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~
- ~~(8)(7) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be disassembled or tampered with.~~
- ~~(9)(8) Areas designated for bicycle parking shall be clearly marked and reserved for~~

bicycle parking only.

(d) **Alternative Bicycle Parking.**

The Director may waive or reduce the requirements of this section pursuant to the following criteria:

- (1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or
- (2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

(Ord. 5267, 7/16/2025; Ord. 5263, 6/18/2025; Ord. 5190, 12/20/2023)

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 BICYCLE STORAGE AND 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.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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):

21.08.20 BICYCLE PARKING AND STORAGE

(B) Amount Required.

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multi-unit dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom
Food and beverage service, recreation and entertainment, and retail uses	2 plus 1 per 5,000 square feet of gross floor area	2 plus 1 per 12,000 sf of gross floor area
Office uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 10,000 square feet gross floor area
Industrial uses*	2	2 plus 1 per 15,000 square feet internal gross area
All other nonresidential uses	1 per 20,000 square feet of gross floor area	

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

(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.

(C) Location.

(1) Short-Term Bicycle Spaces

- (i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.
- (ii) Short-term bicycle racks shall be located so that they:
 - A. Are easily accessed from the street and protected from motor vehicles;
 - B. Are visible to passer-by to promote usage and enhance security;
 - C. Do not impede or interfere with pedestrian traffic or routine maintenance activities;
 - D. Do not block access to buildings, bus boarding, or freight loading;
 - E. Allow reasonable clearance for opening of passenger-side doors of parked cars; and
 - F. Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.

~~(2) *Long-Term Bicycle Parking.* Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.~~

~~(D) *Design Standards*~~

- ~~(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.~~
- ~~(2) Accounting for the length or width of a standards bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable.~~
- ~~(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~
- ~~(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~
- ~~(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~
- ~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~
- ~~(7) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~
- ~~(8) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be disassembled or tampered with.~~
- ~~(9) Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.~~

~~(E) *Alternative Bicycle Parking.* The Director may waive or reduce the requirements of this section pursuant to the following criteria:~~

- ~~(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or~~
- ~~(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.~~

- (a) **Amount Required.** Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required		
Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multi-unit dwelling	2 Plus .025 per Unit	.15 per Unit
Food and beverage service, recreation and entertainment, and retail uses	1 per 5,000 square feet of gross floor area	
Office uses	1 per 20,000 square feet of gross floor area	1 per 10,000 square feet gross floor area
All other nonresidential uses	1 per 20,000 square feet of gross floor area	

- (b) **Location. All bicycle parking areas shall be designated for bicycle parking only.**

(1) Short-term bicycle racks shall be located so that they are:

- a. Short-term bicycle racks shall be located so that they: are easily accessed from the street, clearly visible to passers-by for natural surveillance, and protected from motor vehicle traffic.
- b. Bicycle racks shall be installed with no less than three-feet of distance between any building wall, edge of curb, edge of pavement or other obstruction. Other dimensions may be considered if it can be demonstrated that the rack will maintain full functionality.
- c. Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.
- d. Bicycle racks shall provide two points of contact with the bicycle frame, such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.
- e. The quantity of required short spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

(2) Long-term bicycle parking shall be enclosed and secured. Enclosed bicycle parking

includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.

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.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

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.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #8.

Meeting Date: January 13, 2026
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pedestrian Access

RECOMMENDATION:

Staff recommends approval of the Staff-Prepared Alternative version of this request.

EXECUTIVE SUMMARY:

The Housing Affordability Committee Task Force (HACTF) recommends amendments to §21.05.020(e)(8) of the Pedestrian Access requirement intended to reduce development costs and increase site design flexibility. The proposal would change pedestrian access requirements and remove design standards for pedestrian access requirements.

The HACTF recommendation would revise §21.05.020(e)(8) to only require pedestrian access for "non-industrial zoned" development (exclusive of single-unit detached or duplex dwellings). Further, it would eliminate language regarding sidewalks and also make the requirement a four-foot instead of a six-foot wide connection, keeping it consistent with ADA requirements.

In addition, the proposal would also remove more prescriptive design requirements for pedestrian connections as well as crossings that are not able to meet the pedestrian connection requirement between the principal building and the public street.

Overall, the HACTF recommendation retains limited pedestrian connection requirements for non-industrial properties. Staff supports the goal of providing more flexibility in the way that new development makes Pedestrian Connections. However, staff finds that the HACTF recommendation, as proposed, removes standards too

broadly and could be done in a more efficient and succinct way while still retaining what's important. Staff also believed it is important to remove subjective language from the requirement to make it more objective.

As an alternative to the HACTF recommendation, staff proposes targeted amendments to Pedestrian Connections that reformat the requirements and remove subjective language, while still seeking to accomplish the same goal.

BACKGROUND OR DETAILED INFORMATION:

HACTF RECOMMENDATION

The Housing Affordability Committee Task Force (HACTF) recommends amendments to §21.05.020(e)(8) of the Pedestrian Access requirement intended to reduce development costs and increase site design flexibility. The proposal would change pedestrian connection requirements and remove design standards for pedestrian connection requirements.

The HACTF recommendation would revise §21.05.020(e)(8) to only require pedestrian access for "non-industrial zoned" development (exclusive of single-unit detached or duplex dwellings). Further, it would eliminate language regarding sidewalks and also make the requirement a four-foot instead of a six-foot wide connection, keeping it consistent with ADA requirements.

In addition, the proposal would also remove more prescriptive design requirements for pedestrian connections as well as crossings that are not able to meet the pedestrian connection requirement between the principal building and the public street.

Overall, the HACTF recommendation retains limited pedestrian connection requirements for non-industrial properties. Staff supports the goal of providing more flexibility in the way that new development achieves pedestrian connections. However, staff finds that the HACTF recommendation, as proposed, removes standards too broadly and could be done in a more efficient and succinct way while still retaining what's important. Staff also believes it is important to remove subjective language from the requirement to make it more objective.

STAFF-PREPARED ALTERNATIVE

In response to the HACTF recommendation, staff proposes targeted amendments to the Pedestrian Connection language in §21.05.020(e)(8) that reformats the requirements and removes subjective and more prescriptive language, while still seeking to accomplish the same goal.

The staff-prepared amendment revises §21.05.020(e)(8). to establish clear, proportional pedestrian connections for residential and nonresidential development.

Collectively, these revisions would substantially reduce the number of prescriptive location and design standards, clarify the application of remaining provisions, and improve the overall organization and usability of §21.05.020(e)(8).

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

HACTF Recommendation

The following analysis evaluates the HACTF recommendation against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code.

Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. The Comprehensive Plan defines affordability broadly, including the reduction of indirect costs associated with development and the efficient use of land and infrastructure.

The Comprehensive Plan places consistent emphasis on goals such as walkable neighborhoods, complete streets and connected networks, and equitable access for all modes of transportation to services and destinations.

The proposed amendment does not advance these goals and, in practice, may work against them. By allowing fewer required pedestrian connections or permitting exceptions without clear, objective criteria, the amendment risks creating isolated developments that do not prioritize community integration. This outcome is inconsistent with the Plan's vision of a connected, inclusive, and accessible city.

Furthermore, the Comprehensive Plan explicitly calls for land use and development regulations to implement its mobility and placemaking strategies. Weakening pedestrian access requirements shifts implementation away from these adopted policies and places greater reliance on discretionary decision-making, which the Plan cautions against.

Staff does not find this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The Zoning and Development Code places a strong emphasis on connectivity, walkability, and multimodal access as fundamental elements of good urban design. By reducing, weakening, or introducing broader discretion into required pedestrian access standards, the proposed amendment undermines these core principles. Rather than reinforcing predictable, citywide expectations for pedestrian circulation, the amendment introduces ambiguity that allows pedestrian connectivity to become optional or secondary to site design preferences.

This shift conflicts with the Code's intent to ensure that pedestrian infrastructure is treated as essential public-serving infrastructure, comparable in importance to vehicular access, utilities, and safety features. As a result, the amendment represents a departure from the code and its design standards.

For these reasons, the HACTF recommendation does not maintain consistency with the structure, purpose, or integrated multi-modal framework of the Zoning and Development Code.

Finally, the amendment reduces predictability in how pedestrian access standards are applied across development types and locations. Increased discretion and reduced minimum requirements can lead to inconsistent outcomes, particularly when the standards provided are more subjective rather than objective. This can also make it more difficult to administer the code. This runs counter to both the Zoning and Development Code's purpose of providing clear, objective standards and the Comprehensive Plan's emphasis on equitable access.

Staff does not find 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;

The proposed amendment does not respond to identifiable trends in development or evolving regulatory practices. Contemporary planning and development trends at the local, regional, and national levels increasingly emphasize walkability, multimodal connectivity, and complete pedestrian networks as essential components of sustainable development. Regulatory best practices continue to move toward stronger, more objective pedestrian access requirements rather than discretionary standards.

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

Text amendments intended to expand, modify, or add development requirements should address a clearly identified development issue and result in improved development outcomes. The proposed amendment does not meet this standard. Rather than strengthening or refining pedestrian access requirements to resolve specific deficiencies, the amendment reduces baseline expectations without objective standards.

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 not been met.

ANALYSIS

Staff-Prepared Alternative

The following analysis evaluates the staff-prepared alternative against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code.

Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The Comprehensive Plan emphasizes creating complete, walkable neighborhoods where residents can safely and conveniently move between buildings, streets, and destinations. Requiring pedestrian connections from principal building entrances to abutting sidewalks, streets, parking areas, transit facilities, and Active Transportation Corridors ensures that new development contributes to a continuous and interconnected pedestrian network rather than isolated sites. This supports the Plan's vision of cohesive development patterns that function as part of the broader community, not as standalone projects.

The Comprehensive Plan places strong emphasis on providing viable alternatives to automobile travel, including walking and transit. By explicitly requiring connections to transit facilities and Active Transportation Corridors, the proposed language reinforces the Plan's multimodal transportation strategy. These standards make walking a practical and intuitive option for daily trips, thereby supporting reduced vehicle reliance and improved transportation choice.

The Comprehensive Plan prioritizes safe and comfortable pedestrian environments for users of all ages and abilities. The crossing design requirements require durable construction materials, visible crossings through vehicular areas, and the use of curb extensions to minimize crossing distances. This directly aligns with safety objectives in the comprehensive plan. These elements reflect best practices endorsed by the Comprehensive Plan for reducing conflict points between vehicles and pedestrians and improving overall accessibility.

Encouraging active transportation is a key Comprehensive Plan strategy for improving public health and quality of life. Clearly defined, visible, and accessible pedestrian connections make walking more appealing and intuitive, supporting the Plan's goals related to physical activity, environmental sustainability, and community well-being. The requirement to connect to Active Transportation Corridors further

strengthens this alignment by extending the reach and usability of the City's active transportation network.

Finally, the Comprehensive Plan calls for implementation tools that provide clarity and consistency while advancing long-term policy goals. The proposed pedestrian circulation language translates high-level Plan principles into objective, measurable development standards. This ensures predictable outcomes, fair application across projects, and consistent implementation of the Plan's walkability and connectivity objectives.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The zoning and development code requires developments to provide safe, convenient, and direct pedestrian circulation between buildings, public rights-of-way, parking areas, and transit facilities. The proposed language maintains this framework by requiring pedestrian connections from the principal building's main entrances to abutting sidewalks, streets, parking areas, transit facilities, and Active Transportation Corridors. This mirrors existing Code expectations that pedestrian movement be accommodated as a fundamental site design element rather than an afterthought.

The zoning and development code emphasizes connectivity both within sites and between adjacent properties and public infrastructure. By explicitly requiring connections to abutting sidewalks and Active Transportation Corridors, the proposed language is consistent with the Code's broader connectivity objectives and reinforces the intent to integrate private development into the City's larger pedestrian and transportation network. This approach reflects long-standing principles that developments should function as part of an interconnected urban system.

While the modified language goes from the existing 6-foot requirement to 4-foot, 4-foot wide connections are consistent with ADA requirements and gives more flexibility for more constrained sites. The code also includes multiple provisions aimed at minimizing conflicts between pedestrians and vehicles through site layout and design. The proposed requirements for enhanced visibility when pedestrian connections cross vehicular areas: using contrasting materials, colors, or texture are consistent with these standards and reinforce existing safety-focused design expectations. Similarly, the use of curb extensions to minimize crossing distance aligns with established Code strategies to improve pedestrian safety and reduce exposure to vehicular traffic.

The proposed applicability section follows the zoning and development code's established structure by clearly identifying when the standards apply and by excluding industrial zoning districts and single-unit detached or duplex dwellings. This mirrors how existing Code standards are tailored based on development type, intensity, and anticipated pedestrian demand, ensuring that the requirements remain proportional and context sensitive.

Overall, the proposed pedestrian connection language does not introduce a new regulatory concept but clarifies and consolidates pedestrian circulation expectations already established in the code. By organizing these requirements into a clear, concise, and objective standard, the amendment improves usability and predictability while remaining consistent with the Code's long-standing intent to prioritize safe, connected, and functional pedestrian environments.

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;

The proposed pedestrian connection language reflects and responds to current trends in both development practice and land-use regulation, particularly those focused on walkability, safety, and multimodal integration. A key trend in development regulation is the movement away from auto-oriented site design toward walkable, human-scaled environments. The proposed language requires direct pedestrian connections from primary building entrances to sidewalks, streets, parking areas, and transit facilities, reinforcing the expectation that pedestrian access is treated as essential infrastructure rather than a secondary amenity.

Current regulatory practice increasingly prioritizes coordination between land use and transportation systems. By explicitly requiring connections to transit facilities and Active Transportation Corridors, the proposed language aligns with national and regional trends that support multimodal access. This integration reflects best practices seen in contemporary zoning codes that emphasize transportation choice and network connectivity. The proposed requirements for visible pedestrian crossings across vehicular areas and the use of curb extensions to shorten crossing distances directly reflect this trend. These techniques are widely recognized in current planning and engineering guidance as effective tools for improving pedestrian safety and comfort. Regulatory practices are trending towards clear, objective design standards that improve consistency and ease of administration. The proposed language reduces ambiguity in interpretation and enforcement. This approach aligns with best practices in zoning reform that seek to streamline development review while still achieving the goals of the comprehensive plan.

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

Staff has received feedback from members of the development community as well as the HACTF regarding the difficulty of implementing the current pedestrian connection requirement. This amendment makes the connection requirement less

prescriptive, providing more flexibility in how pedestrian connection is achieved. This amendment also provides more objective criteria than the HACTF's recommendation, ensuring more predictability when it comes to designing pedestrian connections and more consistency in the application of the code language when administering it.

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 findings of fact have been made:

HACTF Recommendation

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the Housing Affordability Committee Task Force recommendation to amend pedestrian connections is not consistent with the Comprehensive Plan, is not consistent with the Zoning and Development Code standards, and does not meet at least one of the specific reasons required for approval of a Code Text Amendment.

Therefore, staff does not recommend approval.

Staff-Prepared Alternative

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the staff-prepared alternative amendments to Title 21 are consistent with the Comprehensive Plan, are consistent with the Zoning and Development Code standards, and meets at least one of the specific reasons outlined for approval of a Code Text Amendment.

Therefore, staff recommends approval.

SUGGESTED MOTION:

First Motion – HACTF Recommendation

Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code concerning pedestrian access, I move that the Planning Commission forward a recommendation of denial to City Council, based on the findings of fact listed in the staff report.

Second Motion – Staff-Prepared Alternative

Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code concerning pedestrian access, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report.

Attachments

1. Exhibit 1. HACTF Recommendation No. 7 Pedestrian Access
2. Exhibit 2. Staff Prepared Alternative

Connecting Commercial and Industrial Code Amendments to Housing Affordability

1. The Broader Definition of 'Affordability' in Grand Junction

The Grand Junction Housing Strategy (Resolution 74-24) defines affordability broadly—not just as reducing direct housing costs, but also as removing regulatory and procedural barriers, and fiscal cost shift that increase total development costs that are ultimately borne by home buyers and renters.

The strategy specifically encourages changes that reduce fiscal cost burden, improve land-use efficiency, streamline development approvals, and reduce indirect costs that affect the overall cost of housing. Therefore, even amendments to commercial or industrial codes can play a meaningful role in achieving housing affordability goals.

2. How Each Proposed Code Amendment Supports Housing Affordability

Drive-Through Standards (§21.04.040(E)(2))

In Grand Junction, sales and use taxes from retail development are the largest source of the City's operating revenues. Sales and use taxes are the primary source of the City's General Fund which supports the core city functions and capital improvement projects that underpin the development of housing.

Returning primary function to retail drive-through will maintain the sales tax revenue that is necessary to support public infrastructure and services that are necessary for cost effective housing. Allowing drive-through retail development to continue also underpins mixed-use projects that include both retail commercial and residential components where commercial components carry a greater proportionate share of the cost of the land and infrastructure that are necessary to support housing.

Talking point: "The City of Grand Junction is discouraging small retail development through overly burdensome drive through design criteria and by doing so more infrastructure and service cost burden will be shifted to housing. Amending the zoning code to allow retail drive-through development will contribute substantially to the financial feasibility of housing development in general and attainable housing in particular."

Required Pedestrian Access and Bicycle Parking in Industrial Zones (§21.08.020(A–C))

While it is important to consider safety for multimodal access and circulation in high traffic settings frequented by the general public it is also important to bike and ped requirements for property uses that are not oriented toward the general public where low traffic living and work functions require design forms that don't necessitate exclusive pedestrian and bicycle design criteria that negate other primary uses by reducing valuable indoor area and interrupting on site circulation. The proposed code changes are intended to recognize bike and pedestrian use without comprising other uses. Those that are using property should be

able to design them to serve the function of residential and non-residential tenants alike to derive the highest and best property use at the lowest possible cost.

The imposition of exclusive pedestrian access and specific indoor bike storage requirements on non-retail commercial and industrial zoned properties limits their functional efficiency and the resultant lack of usable space and hindered site circulation from these requirements ultimately reduces business expansion and the resultant wage growth that is a primary component of housing affordability.

In addition to maintaining employment growth, it is important to understand that residential builders and contractors, and their suppliers are primary users of commercial and industrial spaces and maintaining the design functionality of the spaces that builders and building material suppliers utilize ultimately reduces the construction costs that ripple into the housing market through higher material and labor prices.

Thus, it is important to recognize that the proposed zoning amendments support housing affordability both by increasing employment and maintaining the operating efficiency of housing providers.

Talking point: "Right-sizing exclusive pedestrian access and bike-parking requirements increases business expansion and wage growth to increase consumer funding for housing while improving builder and supplier operating efficiencies to reduce housing costs."

Non-Structural Change of Use (§21.02.040(C)(2)(i) B)

Amend §21.02.040(C)(2)(i)(B) to exempt non-structural change-of-use projects from Administrative Review when there are no exterior site or utility changes and the change-of-use is in the same General Use Category (Residential, Public, Commercial, Industrial) as the proceeding/historical use.

Currently a Change of Use Permit process is required whenever a property changes from a nonresidential use to a residential one, or between certain use categories—even if there are no structural modifications, site layout changes, or utility adjustments. This requirement adds time and cost to zoning compliant business expansions that could otherwise proceed under standard zoning guidelines. Just as importantly this process uses up staff resources that could be better utilized to process residential subdivision and site plan applications.

Talking point: "Reducing staff time spent reviewing zoning compliant change of uses in existing buildings will increase the pace and predictability of business expansion and resultant employment growth while allocating more staff time to expedite residential site plan subdivision applications. Expediting job and wage growth will improve consumer funds available for housing and allocating more staff time to residential projects will reduce entitlement delays to increase the rate of housing production."

3. Affordability Through Efficiency

The Task Force's mission is to identify and remove regulatory barriers that make housing more expensive. Commercial and industrial efficiencies directly support that mission by

(i) **Required Pedestrian Access.**

(A) Each non-industrial zoned development with one or more buildings, except individual lot development of a single-unit detached or duplex dwelling, shall provide ~~reasonably reasonable direct paved~~ pedestrian sidewalk connections from the front of principal building main entrances to abutting public streets, ~~between all principal buildings, between buildings and~~ outlying parking areas, ~~between buildings and~~ transit facilities, ~~and between the development~~ and any abutting Active Transportation Corridor.

~~(B) Pedestrian circulation shall be given equal consideration to motor vehicle traffic.~~

(ii) **Design Requirements.**

(i) Each pedestrian ~~sidewalk~~ connection shall be a minimum of ~~six~~ four feet wide ~~and shall be constructed of concrete~~.

(ii) At least one pedestrian ~~sidewalk~~ connection between a principal building and an abutting street shall provide access to an existing contiguous public sidewalk allowing continuous travel to all abutting streets if available. ~~The connection shall be separated from motor vehicle areas by a curb or other physical barrier approved by the Director, except that~~ The pedestrian connection to an abutting street may crossing cross a motor vehicle area is allowed when the following standards are met for each such crossing:

- a. The crossing shall be as close to a perpendicular angle to the vehicular path of travel as possible.
- b. ~~The crossing shall be raised to a minimum of three inches above the height of the adjacent pavement.~~
- c. The crossing shall be ~~constructed of concrete~~ stripped on a polymer surface which contrasts in color and/or texture with the pavement of the motor vehicle area.
- d. ~~The distance of the crossing shall be the minimum necessary. No crossing shall exceed 20 feet.~~
- e. ~~Curb extensions shall be used to minimize crossing distance and maximize visibility.~~
- f. ~~Vehicle turning movements shall be spaced as far as possible from the crossing.~~
- g. Advance warning signage and striping shall be provided.

~~(iii) All other pedestrian sidewalk connections shall meet the following standards:~~

- a. ~~The connection shall be clearly visible and provide adequate lighting.~~
- b. ~~Where connections cross motor vehicle areas, each such crossing shall be constructed of concrete which contrasts in color and/or texture with~~

~~the pavement of the motor vehicle area.~~

~~e.h. Advance warning signage and striping shall be provided as necessary to facilitate circulation and improve public safety and awareness.~~

(9) **Access.**

Site layout and access design shall minimize the number of traffic conflict points into and out of a development by defining and consolidating driveways or access points and designing shared access between/among businesses.

(Ord. 5267, 7/16/2025; Ord. 5263, 6/18/2025; Ord. No. 5250, 4/2/2025; Ord. No. 5241, 12/4/2024; Ord. No. 5228, 8/7/2024; Ord. 5190, 12/20/2023)

§ 21.05.030. Parks, open space, and trails.

(a) (Reserved)

(b) **Pedestrian and Bicycle Trails.**

(1) Trails shall be constructed in accordance with applicable City standards.

(2) **Trail Construction for Transportation Impact Fee Credit.**

If a required Active Transportation Corridor is constructed for any purpose other than replacing a required sidewalk (pursuant to § 29.68.020(f) Pedestrian Facilities), then the developer/owner may request a credit for the cost of construction of the trail(s) against the project's Transportation Impact Fee in an amount not to exceed the total transportation fee. The amount of the credit will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

(Ord. No. 5250, 4/2/2025; Ord. 5190, 12/20/2023)

§ 21.05.040. Residential compatibility standards.

(a) **Purpose.**

The purpose of this section is to protect existing Residential zone districts, neighborhoods, and uses from the potentially adverse impacts arising from the development of taller or more intense structures in close proximity to residences.

(b) **Applicability.**

(1) The residential compatibility standards in this subsection apply when single-unit attached of three units or more, multi-unit residential, mixed-use development, or nonresidential development is proposed adjacent to structures in an R-R, R-ER, R-1R, R-2R, RL-4, or RL-5 zone district (protected residential districts).

(2) In cases where multiple structure types are contained on the same lot, residential adjacency shall apply to the area within that lot which encompasses the protected

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 PEDESTRIAN ACCESS

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.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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):

21.05.020 REQUIRED IMPROVEMENTS

...

(8) Pedestrian Circulation.

(i) Applicability. This section applies to all development, excluding development within an industrial zone district and single-unit detached or duplex dwellings.

(ii) Required Pedestrian Connection Access:

~~(A) Each development with one or more buildings, except individual lot development of a single-unit detached or duplex dwelling, shall provide reasonably direct paved pedestrian-sidewalk connections from the front of the principal building's main entrances to: abutting public streets, between all principal buildings, between buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.~~

~~a. abutting public sidewalk(s) or streets~~

~~b. outlying parking areas~~

~~c. transit facilities~~

~~d. any abutting Active Transportation Corridor.~~

~~(B) Pedestrian circulation shall be given equal consideration to motor vehicle traffic.~~

(iii) Design Requirements.

~~(A) Each pedestrian sidewalk connection shall be a minimum of six four feet wide and shall be constructed of an impermeable material concrete.~~

~~(B) At least one pedestrian sidewalk connection between a principal building and an abutting street shall provide access to a public sidewalk allowing continuous travel to all abutting streets. The connection shall be separated from motor vehicle areas by a curb or other physical barrier approved by the Director, except that crossing a motor vehicle area is allowed when the following standards are met for each such crossing:~~

~~a. The crossing shall be as close to a perpendicular angle to the vehicular path of travel as possible.~~

~~b. The crossing shall be raised to a minimum of three inches above the height of the adjacent pavement.~~

~~c. The crossing shall be constructed of concrete which contrasts in color and/or texture with the pavement of the motor vehicle area.~~

~~d. The distance of the crossing shall be the minimum necessary. No crossing shall exceed 20 feet.~~

e. Curb extensions shall be used to minimize crossing distance and maximize visibility.

f. Vehicle turning movements shall be spaced as far as possible from the crossing.

g. Advance warning signage and striping shall be provided.

(C) All other pedestrian sidewalk connections shall meet the following standards:

a. The connection shall be clearly visible and provide adequate lighting.

b. Where connections cross motor vehicle areas, each such crossing shall be constructed of concrete which contrasts in color and/or texture with the pavement of the motor vehicle area.

c. Advance warning signage and striping shall be provided as necessary to facilitate circulation and improve public safety and awareness.

(B) When a pedestrian sidewalk connection crosses a vehicular area such as a travel lane of parking lot, the crossing shall be constructed so that it is clearly visible, by using techniques such as contrasts in color and/or texture.

(C) Curb extensions shall be used to minimize crossing distance.

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.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Workshop Session

Item #9.

Meeting Date: January 13, 2026
Presented By: Tamra Allen, Community Development Director
Department: Community Development
Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Consider a request by the City of Grand Junction to Amend Section 21.02.070(11)(ii) of the Zoning and Development Code regarding Review and Update of the Fee Study

EXECUTIVE SUMMARY:

The Grand Junction Municipal Code ("Code" or "GJMC") required the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019 which necessitated the need for the city to update its fee study in 2024/2025. The city contracted with TischlerBise to update its fee study for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025. The process for updating included a city-appointed stakeholder group, numerous workshops with the City Council and Planning Commission, community meetings, as well as a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study including all fees were made available throughout the process on <https://engagegj.org/impact-fees-study>.

The city received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection and tracking therein and to reconsider the timing for future fee study updates. The city has subsequently received a request from the HBA to not collect the increase to the adopted parks fees that are scheduled to become effective on January 1, 2025 until a review has been completed and Council has made a decision on whether the fees should be adjusted.

The City Council held a workshop on November 3, 2025 to discuss the park fee and provided direction to staff to work on revising the methodology related to the calculation of the average cost per acre of park land. At a December 15, 2025 workshop, TischlerBise presented three options to revise the park fee, for which City Council

directed staff to revise the park fee to remove high and low values to reduce the average per acre land cost to \$108,000. In addition, City Council directed staff to prepare modification to the time in which a new fee study is required to be updated, suggesting that a study only be updated periodically, as needed. Further, Council directed staff that should the council adopt a revised schedule based on TischlerBise's revised park fee, that any parks fee collected after January 1, 2026 (consistent with Ordinance No. 5250) and the effective date of a revised fee, for which a difference in fee amount exists, that difference in fee amount be refunded to the developer.

The Planning Commission has authority to review and provide recommendations for text changes (not fees) to the GJMC. The HBA request, and subsequent council direction, impacts Section 21.02.070(11)(i) of the GJMC.

BACKGROUND OR DETAILED INFORMATION:

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time. Impact fees are simple in concept but complex in delivery. Generally, the jurisdiction imposing the fee must:

- (1) identify the purpose of the fee,
- (2) identify the use to which the fee is to be put,
- (3) show a reasonable relationship between the fee's use and the type of development project, and
- (4) account for and spend the fees collected only for the purpose(s) used in calculating the fee.

Reduced to its simplest terms, the process of calculating impact fees involves the following two steps:

- 1. Determine the cost of development-related capital improvements, and
- 2. Allocate those costs equitably to various types of development.

The Grand Junction Municipal Code ("Code" or "GJMC") required the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019 which necessitated the need for the city to update its fee study in 2024/2025. The city contracted with TischlerBise to update its fee study for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025 by Ordinance No. 5280. TischlerBise performed the fee study update, revising the methodology on numerous occasions based on staff, a council-appointed stakeholder group, and city council input. The process also included numerous workshops with the City Council and Planning Commission, community meetings, as well as a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study including all fees were made available throughout the process on <https://engagegj.org/impact-fees-study>. This effort resulted in the council adopting various revisions to the GJMC along with a new

fee schedule. The adopted ordinance included revisions to the GJMC, notable removing the requirement for residential development to dedicate parkland or otherwise pay an in lieu fee. The revisions to the GJMC are currently in effect while the new fee schedule has a three-year stepped implementation that is set to begin January 1, 2026.

The city received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection and tracking therein. The city has subsequently received a request from the HBA to not collect the increase to the adopted parks fees that are scheduled to become effective on January 1, 2025 until a review has been completed and Council has made a decision on whether the fees should be adjusted.

The City Council held a workshop on November 3, 2025 to discuss the park fee and provided direction to staff to work on revising the methodology related to the calculation of the average cost per acre of park land. At a December 15, 2025 workshop, TischlerBise presented three options to revise the park fee, for which City Council directed staff to revise the park fee to remove high and low values to reduce the average per acre land cost to \$108,000.

In addition, City Council directed staff to prepare modification to the time in which a new fee study is required to be updated, suggesting that a study only be updated periodically, as needed. Further, Council directed staff that should the council adopt a revised schedule based on TischlerBise's revised park fee, that any parks fee collected after January 1, 2026 (consistent with Ordinance No. 5250) and the effective date of a revised fee, for which a difference in fee amount exists, that difference in fee amount be refunded to the developer.

The Planning Commission has authority to review and provide recommendations for text changes (not fees) to the GJMC. The HBA request, and subsequent council direction, impacts Section 21.02.070(11)(i) of the GJMC. This revision is consistent with staff's original recommendation to eliminate prescriptive timelines for review and updating and instead to do so periodically based on assessment and need. The proposed text revision is as follows:

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed periodically by the City Council ~~at least once every six years~~ to ensure that: i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. During this review, should issues, as listed in (i) through (iv), above be identified, the City shall commission ~~At the direction of the City Manager, a new impact fee study shall to be conducted by an independent~~

consultant. ~~no less than every eight years.~~

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.

The Comprehensive Plan provides relevant goals and strategies regarding impact fees as follows:

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure. B. Cost of Growth. Periodically update impact fee study. Maintain an efficient and fair system of fees and development requirements that assess the costs and benefits of financing public facilities and services, the need for which is generated by new development, and redevelopment, assessing for: a proportional share, consistent with adopted City policy, of the cost of public improvements outside the development boundaries that is directly attributable to that development; and the full cost of all public improvements required by the development within the boundaries of that development

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails. B. Reasonable Investment. Ensure that new development reasonably invests in maintaining capital improvements in parks and open space (impact fees).

The proposed amendment is consistent with the Comprehensive Plan's goals related to periodic study updates and maintaining an efficient and fair system of fees for new development. 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 is procedural in nature and does not conflict with or contradict 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:

a. To address trends in development or regulatory practices;

The amendment is procedural in nature and is generally reflective of common

regulatory practices.

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 proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, Staff recommends approval of this request.

FISCAL IMPACT:

There is no fiscal impact related to this request.

SUGGESTED ACTION:

Ms. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, 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. HBA letter regarding parks acquisition fees 10.3.25
2. Ordinance 5250



City Manager Mike Bennett
(delivered electronically)
October 1, 2025

RE: Parks Impact Fee and Revised Ordinance

Dear City Manager Bennett,

As you are aware, the Housing and Building Association of Western Colorado has disputed the recently enacted Parks Impact Fee as being disproportionate to the actual impact of development. Our association, with financial assistance from the Grand Junction Area Realtor Association, has engaged the services of Garfield and Hecht, P.C. attorneys at law to conduct a thorough analysis of our claim and offer a more equitable solution. Enclosed is a letter from that firm accompanied by a proposed new ordinance on impact fees and additional analysis of the Parks Impact Fee by BBC Research.

The current park and open space acquisition fees in the City study were projected to raise over \$20 million dollars in fees on housing over the next 10 years. The analysis by BBC Research does not provide a 10 year projected revenue figure, but as a percentage of the previous fee, the maximum legally defensible amount would be closer to \$6 million dollars in fees over ten years. For reference, based on information that was provided to us from the City of Grand Junction, the amount spent on park and open space acquisitions for the last 10 years was approximately \$2 million dollars. We respectfully request you consider whether implementing the maximum legally defensible fee is appropriate as it would still represent a 300% increase over what was needed for the past 10 years.

Additionally, we are proposing that the Council strike the language currently in Ordinance 5220 regarding the need for an additional formal review (Nexus Study) within eight years. The impact fees are already indexed for inflation and construction fee increases and will automatically change every year. We support the language previously proposed by staff that allows the City to review as necessary. Requiring the study is not only a significant expense for the hiring of a 3rd

party consultant, but also requires a significant amount of staff resources and valuable City Council/ planning commission time that could be otherwise prioritized under the leadership and direction of City Manager and Council.

Thank you for considering this formal request for change.

Sincerely,


Kevin Bray
President

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5250

AN ORDINANCE AMENDING SECTIONS 21.02 and 21.05 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) RELATED TO AND CONCERNING IMPACT FEES, FEE CREDITS AND DEDICATIONS

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code ("GJMC") regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as "Impact Fees" or "Fees".

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City recently completed an updated Fee Study and pursuant to law the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. The Fee Study was presented to the City Council and by and with this reference is adopted and incorporated as if fully set forth.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting new Fees as described in the Fee Study would be reasonably related to the overall cost of the services or improvements to be provided by the City.

The City Council further finds and determines that the resources of the City are properly allocated to maintaining and improving streets and that further resources are needed to defray the capital facilities costs related to new development.

As the body vested with the jurisdiction to review and decide Impact Fees, the City Council by and with this Ordinance does find and affirm that it is in the public interest and will benefit the health safety and welfare of the City to continue the practice of collecting Fees for development related impacts on fire, police, transportation and parks and recreation, and that there is a need to increase the amount of the Impact Fees to reflect the cost of improvements that are reasonably attributable to new development, new residents and new business activities occurring in the City.

Furthermore, the City Council finds and affirms that certain land dedications and credits, because of their relationship to the levy and collection of Impact Fees, are within its jurisdiction and authority to determine and make amendments to the GJMC concerning the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION OF THE RECITALS, CHAPTER 21.02 AND 21.05 OF THE GRAND JUNCTION MUNICIPAL CODE (“GJMC” OR “ZONING AND DEVELOPMENT CODE”) ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN STRIKETHROUGH AND ADDITIONS ARE UNDERLINED.)

§ 21.05.020(c)(1)(iv). ROW Dedication. A developer shall dedicate to the City all rights-of-way and easements needed to serve the project, consistent with adopted standards (Title 29) of the GJMC. Such dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s). If a developer dedicates road or street right-of-way beyond what is needed to serve the project, or if the developer dedicates the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall receive credit at fair market value for such dedication against the project’s Transportation Impact Fee. The credit shall not exceed the total Transportation Impact Fee for the project. If such a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall ask make a recommendation to the City Council to pay a fair share of the evaluate whether to pay or not additional value of such dedication or to waive all or part of such required dedication. If a developer donates road or street right-of-way beyond what is needed to serve the project, or if the developer donates the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall neither claim, nor receive credit for such donation against the project’s Transportation Impact Fee.

§ 21.05.030~~(a)~~ Open Space Dedication or Payment of Fee In Lieu.

(1) Applicability.

(i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property as a fee in lieu of dedication.

(A) The Director shall decide whether to dedicate land or to pay a fee in lieu.

(B) If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property by considering the following:

~~a.~~ The area proposed for dedication is not critical to the overall project design, as determined by the applicant. If this can be met, the land proposed for dedication shall meet some or all of the following criteria:

~~1.~~ The proposed land can implement the design criteria of the PROS plan and can be maintained by the City;

~~2.~~ Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve one of the following, if located on the site:

~~i.~~ Unique landforms or natural areas;

~~ii.~~ Fish or wildlife habitat;

~~iii.~~ Cultural, historic, or archeological areas;

~~iv.~~ Outdoor recreation areas; or

~~v.~~ Unique vegetative areas and significant trees;

~~3.~~ The area proposed for dedication is not inhibited by any easements or natural hazards that would compromise its intended purpose; and

~~4.~~ The location of the dedication on the site is proximate to public access.

~~(ii)~~ Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.

(2) Calculation of Fee In-Lieu.

~~(i)~~ To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The applicant is responsible for all costs of the appraisal and report.

~~(ii)~~ The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.

(3) Dedication and/or Fee Payment.

~~(i)~~ If the land offered for dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City

~~is at least 10% of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10% of the gross acreage, the owner shall have the gross acreage appraised per GJMC § 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10% of gross acreage.~~

~~(iii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.~~

§ 21.05.030(b)(2). Trail Construction for Open Space Transportation Impact Fee Credit. If a required Active Transportation Corridor is constructed for any purpose other than replacing a required sidewalk (pursuant to Section 29.68.020.(f) Pedestrian Facilities), then the developer/owner may request a credit or offset for the cost of construction of the trail(s) against the project's Transportation Impact Fee open space fee in lieu in an amount not to exceed the total transportation open space fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

§21.02.070(5)(i)(C). Extension of Previously Issued Development Approval. If the fee payer is applying for an extension of a development approval issued prior to January 1, 2026 ~~January 1, 2020~~, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

§21.02.070(5)(i)(F). Prior Conditions and/or Agreements. Any person who prior to January 1, 2026 ~~January 1, 2020~~, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

§21.02.070(5)(ii)(G). Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2026, ~~January 1, 2020~~; and for nonresidential and multifamily development for which a complete application was submitted prior to January 1, 2026, ~~January 1, 2020~~, so long as construction commences by January 1, 2028, ~~January 1, 2022~~, the required fees shall be those in effect at time of submittal.

§21.02.070(5)(ii)(H). Replacing Existing Residential Unit with New Unit. Reconstruction, expansion, alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

§21.02.070(5)(iii)(A). Calculation of Amount of Impact Fees. Annual Adjustment of Impact Fees to Reflect Effects of Inflation. Impact fees shall be adjusted starting

January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, starting with the amount and step(s) shown in Table 21.02-8 Impact Fee Schedule. -adjusted annually and/or biannually consistent with the impact fee study. Commencing on January 1, 2023 ~~2026~~, and on January 1st of each subsequent year, each impact fee amount set forth in the Impact Fee Schedule shall be adjusted for inflation, utilizing the following formula and as follows:

Current Fee + (Total Fee X inflation) + Step Increase = New Fee

(Total Fee and Step Increase as shown in Table 21.02-8)

§21.02.070(7)(i)(B). Establishment of Impact Fee Accounts. Impact fees shall be deposited into four ~~five~~ accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, ~~capital facilities~~, fire capital facilities, and police capital facilities. ~~accounts.~~

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed by the City Council at least once every five ~~six~~ years by an independent consultant, as directed by the City Manager, to ensure that i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. At the direction of the City Manager, a new impact fee study shall be conducted by an independent consultant no less than every 8 years.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

Remove/Replace Table:

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation and Transportation					
		Fire	Police	Parks and Recreation	Transportation
Single-Family					
<1,250 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$3,078
1,250 to 1,649 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$4,711
1,650 to 2,299 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$5,377
2,300 square feet or more of living area	Dwelling	\$751	\$323	\$1,333	\$7,042
Manufactured Home in a Manufactured Housing Community	Pad	\$751	\$323	\$1,333	\$3,196
Multi-family	Dwelling	\$494	\$212	\$897	\$2,881
RV Park	Pad	\$494	\$212	—	\$3,196
Hotel/Lodging	1,000 square feet	\$517	\$218	—	\$3,972 [1]
Retail/Commercial	1,000 square feet	\$517	\$218	—	\$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 square feet	\$517	\$218	—	\$15,364
Office	1,000 square feet	\$202	\$86	—	\$5,799
Institutional/Public	1,000 square feet	\$202	\$86	—	\$1,426
Industrial	1,000 square feet	\$70	\$30	—	\$2,025
Warehousing	1,000 square feet	\$36	\$15	—	\$921

Notes:

[1] Hotel/Lodging Transportation Fee calculated per Room.

Fees will be increased annually for inflation.

Replace with Table:

Table 21.02-8 Impact Fee Schedule Fire, Police, Parks and Recreation and Transportation													
Unit Size	Development Unit	Fire			Police			Transportation			Parks		
		1-Jan-26	Step Increase	Total Fee	1-Jan-26	Step Increase	Total Fee	1-Jan-26	Step Increase	Total Fee	1-Jan-26	Step Increase	Total Fee
850 or less	Dwelling	\$501	---	\$501	\$179	---	\$179	\$2,853	---	\$2,853	\$1,078	\$90	\$1,530
851 to 1,000	Dwelling	\$561	\$17	\$648	\$232	---	\$232	\$3,539	\$23	\$3,655	\$1,153	\$165	\$1,978
1,001 to 1,250	Dwelling	\$590	\$46	\$822	\$243	\$10	\$294	\$3,698	\$182	\$4,610	\$1,241	\$253	\$2,508
1,251 to 1,500	Dwelling	\$859	\$32	\$1,016	\$357	\$1	\$364	\$5,428	\$46	\$5,658	\$1,742	\$274	\$3,110
1,501 to 2,000	Dwelling	\$902	\$75	\$1,276	\$373	\$17	\$457	\$5,662	\$280	\$7,064	\$1,873	\$405	\$3,895
2,001 to 2,500	Dwelling	\$948	\$121	\$1,550	\$389	\$33	\$555	\$6,541	\$399	\$8,534	\$2,012	\$544	\$4,731
2,501 to 3,000	Dwelling	\$983	\$156	\$1,764	\$402	\$46	\$632	\$8,321	\$277	\$9,704	\$2,121	\$653	\$5,384
3,001 to 3,500	Dwelling	\$1,013	\$186	\$1,944	\$413	\$57	\$696	\$8,482	\$438	\$10,674	\$2,213	\$745	\$5,935
3,501 or greater	Dwelling	\$1,039	\$212	\$2,098	\$422	\$66	\$751	\$8,623	\$579	\$11,517	\$2,291	\$823	\$6,404
Retail/Commercial	1,000 SF	\$715	\$146	\$1,445	\$284	\$44	\$506	\$8,266	\$10	\$8,313			
Convenience Commercial	1,000 SF	\$806	\$237	\$1,589	\$316	\$76	\$697	\$11,443	---	\$11,443			
Office	1,000 SF	\$292	\$70	\$641	\$117	\$22	\$225	\$4,985	---	\$4,985			
Institutional/Public	1,000 SF	\$235	\$13	\$297	\$97	\$2	\$104	\$1,742	\$113	\$2,307			
Industrial	1,000 SF	\$98	\$21	\$200	\$39	\$6	\$70	\$1,548	---	\$1,548			
Warehousing	1,000 SF	\$50	\$10	\$102	\$20	\$3	\$36	\$787	---	\$787			
Hotel/Lodging	Room	\$473	---	\$473	\$166	---	\$166	\$3,676	---	\$3,676			
RV Park	Pad	\$160	---	\$160	\$56	---	\$56	\$1,241	---	\$1,241			

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

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

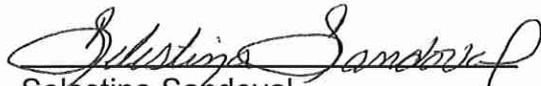
ADOPTED on second reading this 2nd day of April 2025 and ordered published in pamphlet form.



Abram Herman
President of the City Council



ATTEST:



Selestina Sandoval
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5250 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of March 2025 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2nd day of April 2025, at which Ordinance No. 5250 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7th day of April 2025.



Deputy City Clerk

Published: March 8, 2025
Published: April 5, 2025
Effective: May 5, 2025

