



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, MARCH 11, 2014, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

[Attach 1](#)

None available at this time.

2. TransWest RV - Conditional Use Permit

[Attach 2](#)

Consider a request for a Conditional Use Permit to allow general retail sales - outdoor operation, display and storage, specifically recreational vehicles (RVs) in conjunction with an 1800 square foot addition to an existing building on 2.123 acres in an I-1 (Light Industrial) zone district.

FILE #: CUP-2014-5

APPLICANT: Cary Eidsness for GEP Investments Inc.

LOCATION: 2224 Sanford Drive

STAFF: Brian Rusche

3. Kelley Drive Rezone - Rezone

[Attach 3](#)

Forward a recommendation to City Council to rezone 2 parcels totaling 2.749 acres from an R-R (Residential Rural) to an R-1 (Residential 1 du/ac) zone district.

FILE #: RZN-2014-59
APPLICANT: Mark Bunnell and Steve Stremel
LOCATION: 2607 and 2609 Kelley Drive
STAFF: Brian Rusche

*** * * END OF CONSENT CALENDAR * * ***

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

Attach 2

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 11, 2014
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: TransWest RV - CUP-2014-5

ACTION REQUESTED: Consider a request for a Conditional Use Permit (CUP)

BACKGROUND INFORMATION					
Location:		2224 Sanford Drive			
Applicants:		Cary Eidsness GEP Investments Inc. - Owner			
Existing Land Use:		RV repair			
Proposed Land Use:		RV sales and repair			
Surrounding Land Use:	North	I-70 / Undeveloped			
	South	Industrial			
	East	Industrial (TransWest Trucks, Inc.)			
	West	Self-storage units			
Existing Zoning:		I-1 (Light Industrial)			
Proposed Zoning:		I-1 (Light Industrial)			
Surrounding Zoning:	North	I-1 (Light Industrial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	I-1 (Light Industrial)			
Future Land Use Designation:		Commercial/Industrial			
Zoning within intensity/density range?		X	Yes		No

PROJECT DESCRIPTION: Consider a request for a Conditional Use Permit to allow general retail sales - outdoor operation, display and storage, specifically recreational vehicles (RVs) in conjunction with an 1800 square foot addition to an existing building on 2.123 acres in an I-1 (Light Industrial) zone district.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit.

ANALYSIS:

Background

The building at 2224 Sanford Drive was built as a truck wash in 2007. Site improvements were completed with the construction of this building (SPR-2007-207). The truck wash has since gone out of business, replaced with TransWest RV in 2013. TransWest RV does repair work on recreational vehicles (RVs) as well as sales of parts and RVs. Because TransWest's RV sales are outdoors, they fall within the *General Retail Sales, Outdoor Operations, Display or Storage* principal use category and require a conditional use permit (CUP) in the I-1 (Light Industrial) zone district.

The applicant also proposes an 1800 square foot addition to the front (south) side of the existing building for additional indoor retail, office, and storage space. See attached General Project Report for details.

Site Plan

The property comprises 2.123 acres. The existing building is 14,184 square feet. It has four repair bays accessible from both the east and west sides of the building. The proposed addition will add 1800 square feet of office space, indoor retail area, and storage, and includes remodeling of the front office. (See attached Floor Plan.) The expansion will necessitate the relocation of the front parking area, which will include seven (7) spaces and four additional spaces on the west side of the building. The parking area will be landscaped with islands, as required by code. Existing landscaping along the front (Sanford Drive) as well as the back (I-70) frontage of the property that was installed in 2007 will remain unchanged. Outdoor display areas along the perimeter of the property are shown on the Site Plan. The attached Site Plan is included herein by this reference and forms the basis for the findings and conclusions in this report and for the conditional use permit.

Neighborhood Meeting

A Neighborhood Meeting was held on December 3, 2013. No adjacent property owners or citizens attended the meeting. No comments or concerns have been received to date regarding this project.

Sign Package

The Zoning and Development Code requires that a sign package be prepared as part of the site development plan and approved as part of a conditional use permit (GJMC Section 21.06.070(g)(5)). The applicant has provided copies of previously approved signage. No new signage is requested. The total square footage is within the parameters of the sign code (GJMC Section 21.06.070).

Consistency with the Comprehensive Plan:

The site is zoned I-1 (Light Industrial). This zone does implement the Comprehensive Plan Future Land Use designation of Commercial/Industrial.

The proposed land use furthers Goal 6 of the Comprehensive Plan: “ Land use decisions will encourage preservation of existing buildings and their appropriate reuse”. The reuse of the former truck wash for RV sales and repair is an appropriate conversion and utilizing the existing paved area for sales space makes good use of the infrastructure investment.

Section 21.02.110 of the Grand Junction Municipal Code:

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(1) All applicable site plan review criteria in Section 21.02.070 (g) of the Grand Junction Zoning and Development Code and conformance with the SSID, TEDS and SWMM Manuals.

The site is fully conforming to the landscaping and other site development review criteria. The proposed addition also conforms to these standards.

The proposal was evaluated by a City Development Engineer and found to meet the requirements of the SSID, TEDS and the SWMM manuals.

This criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 Grand Junction Zoning and Development Code;

The site is zoned I-1 (Light Industrial). The building meets the bulk standards of the I-1 zone.

GJMC Section 21.03.080(b)(3) Performance Standards contains the following language: “Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.” The floor plan indicates that 701 square feet of the new addition will be devoted to retail area, or 4.4% of the gross floor area.

The reason for a limitation on the total square footage of retail sales area is not apparently clear within either the purpose statement or the standard itself. This limitation is also found verbatim in the I-O (Industrial Office) and I-2 (General Industrial) zone districts. The use table, however, does not even permit General Retail Sales, either indoor or outdoor, as a principal use within the I-2 zone and only indoor sales are permitted in the I-O zone. In contrast, the I-1 zone requires a conditional use permit for outdoor sales; no other zone requires a CUP (it is either allowed or it is not). Since retail is not allowed in I-2 and only allowed indoors in I-O, it would appear that the square footage limitation on the lot or parcel, while consistent in wording across industrial zones, is contradictory to the use table. In addition, other forms of outdoor sales, specifically farm implement

and equipment sales are allowed in the I-1 and I-2 zones, according to the use table. Several of these exist along the I-70 Frontage Road between 23 and 24 Road on sites between 2 and 15 acres. These types of outdoor sales have substantially similar visual and other impacts as those that can be reasonably expected of outdoor RV sales. Moreover, a 5000 square foot limitation (50' x 100') would equate to little more than four pieces of equipment. Similarly, RVs, while included in the category of General Retail by Section 21.04.020(r) and treated the same as cars, are in some cases just as large as vehicles classified as heavy equipment. This section also provides an exception that classifies sales, rental, or leasing of heavy trucks and equipment as wholesale sales, which is an entirely different category in the use table.

The only logical reason for limitation on retail sales area is to reserve industrially zoned land for making stuff, versus selling stuff. The use matrix and the purpose statement, however, do not address this need and, in fact, contradict it.

In short, I see no rational reason for making a distinction between these types of outdoor sales in the zone district. Since a Conditional Use Permit is required, it appears to me that the intent of the Code is to require evaluation of the proposed sale of RVs in this zone district on its own merits in terms of the CUP approval criteria, and specifically its compatibility with adjoining properties, rather than arbitrarily applying outdoor sales area limitations in this particular zone district.

With respect to this site, the applicant has proposed approximately 16,052 square feet of outdoor sales area, or 17.4 percent (17.4 %) of the site. This area represents the maximum amount of the site that would have inventory available for sale. The actual square footage will vary as inventory fluctuates. The adjacent property to the east is also part of the TransWest company and is home to the truck and heavy equipment service building. It also includes equipment available for sale, which is an allowed use as demonstrated above. Therefore, a limitation on display area for the RV site would be inconsistent with the use on the adjacent property. Allowing the retail sale of RVs on the subject property, in the locations shown on the site plan, would not impact the privacy or use and enjoyment of adjacent properties and would be compatible in both design and integration with the adjacent facility and would be an appropriate reuse of an existing industrial site.

This criterion has been met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04 Grand Junction Zoning and Development Code;

General Retail Sales, Outdoor Operations, Display or Storage is specifically identified within the "Retail Sales and Service" use category of Section 21.04.010 as requiring a conditional use permit (CUP) in the I-1 (Light Industrial) zone district. Because the RVs for sale are outside the building, a CUP is necessary.

On February 19, 2014 the City Council adopted Ordinance 4623, which amended the outdoor storage and display standards in certain zones. Specifically, the ordinance amended GJMC Section 21.03.080(b)(iv) to allow outdoor storage and permanent display areas anywhere on a property zoned I-1, so long as the storage and display areas are outside the front yard setback. The proposed site plan meets these criteria. The Ordinance will go into effect on March 23, 2014. Outdoor Display Area standards found in Section 21.04.040(h)(3) require display to be outside required landscaping and setback areas, but are not required to be screened. The proposed display area meets these criteria as well.

This criterion has been met.

4. 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 site is accessible from I-70 at Exit 26 (US Highway 6 & 50) with visibility along the interstate. The neighborhood is all industrial, with a mix of manufacturing, oil and gas service companies, and a heavy equipment repair facility next door.

Other examples of sites with sizeable outdoor displays in the I-1 Zone and visible from I-70 include Wagner Equipment (2322 I-70 Frontage Road), Hanson International (2332 I-70 Frontage Road), U.S. Tractor and Harvest (2326 Interstate Avenue), United Rentals (2316 Interstate Avenue), and TransWest Truck & Trailer (2236 Sanford Drive).

This criterion has been met.

5. 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;

The site is situated within an industrial area. Neighboring businesses have significant amounts of outdoor storage related to their use. A fence exists along the eastern property line, with landscaping along the western property line. The frontage along I-70 is screened by landscaping.

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;

The site is situated within an industrial area. Neighboring businesses have significant amounts of outdoor storage related to their use. A fence exists along the eastern property line, with landscaping along the western property line. The frontage along I-70 is screened by landscaping.

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.

The site is situated within an industrial area. Neighboring businesses have significant amounts of outdoor storage related to their use. A fence exists along the eastern property line, with landscaping along the western property line. The frontage along I-70 is screened by landscaping.

On the whole the proposed use and remodel fits in very well with the surrounding uses and properties.

This criterion has been met.

Allowing the retail sale of RVs on the subject property, in the locations shown on the site plan, would not impact the privacy or use and enjoyment and would be compatible in both design and integration with the adjacent facility and would be an appropriate reuse of an existing industrial site.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the TransWest RV application, CUP-2014-5 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan, specifically Goal 6.

2. The review criteria in Section 21.02.110 of the Grand Junction Municipal Code have all been met.
3. The Sign Plan meets the sign requirements as specified in Section 21.02.110(d) of the Grand Junction Municipal Code.
4. The following condition of approval are applicable to this CUP:
 - a. Because Ordinance 4623 has been adopted but does not take effect until March 23, 2014, and because Ordinance 4623 is, until March 23, 2014, subject to protest, the approval is conditioned upon Ordinance 4623 taking effect in accordance with applicable law.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2014-5 with the findings, conclusions and conditions of approval listed above.

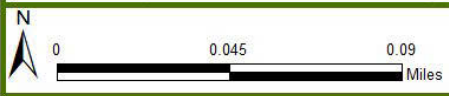
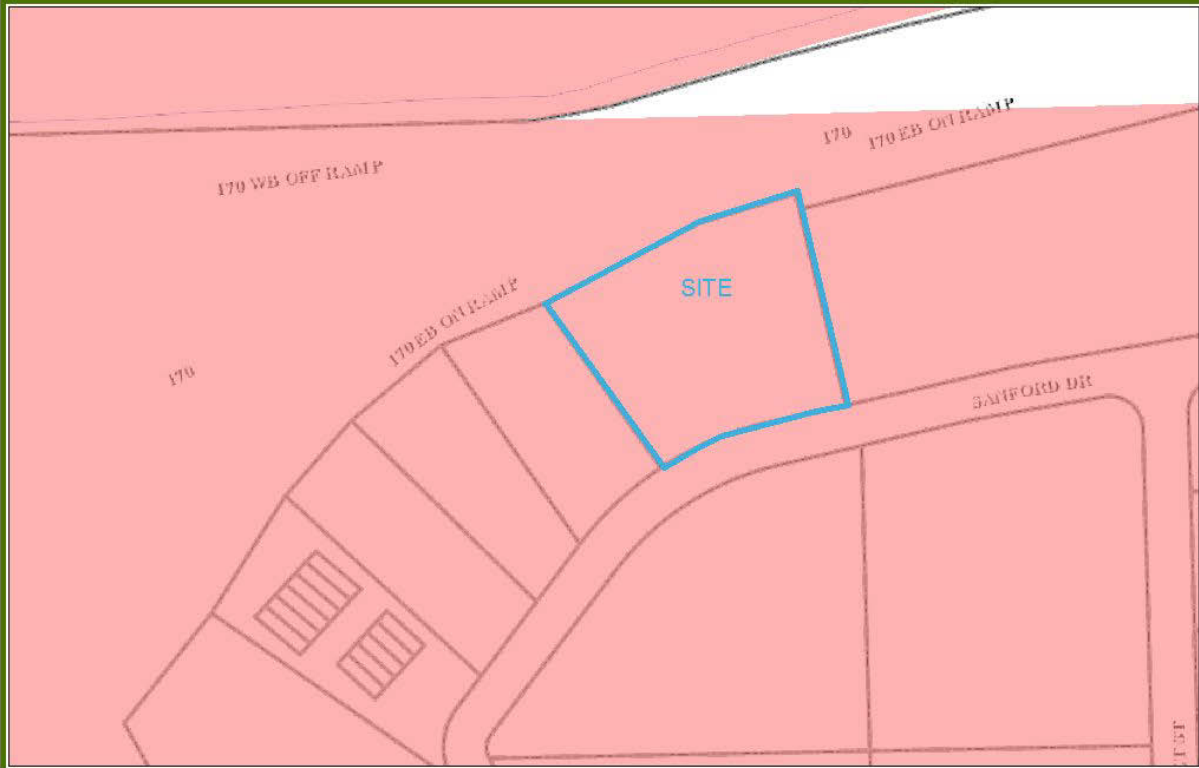
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the request for a Conditional Use Permit for TransWest RV, file number CUP-2014-5, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Existing City Zoning Map
General Project Report
Neighborhood Meeting summary
Site Plan
Floor Plan
Building Elevations
Sign Plan

Site Location Map

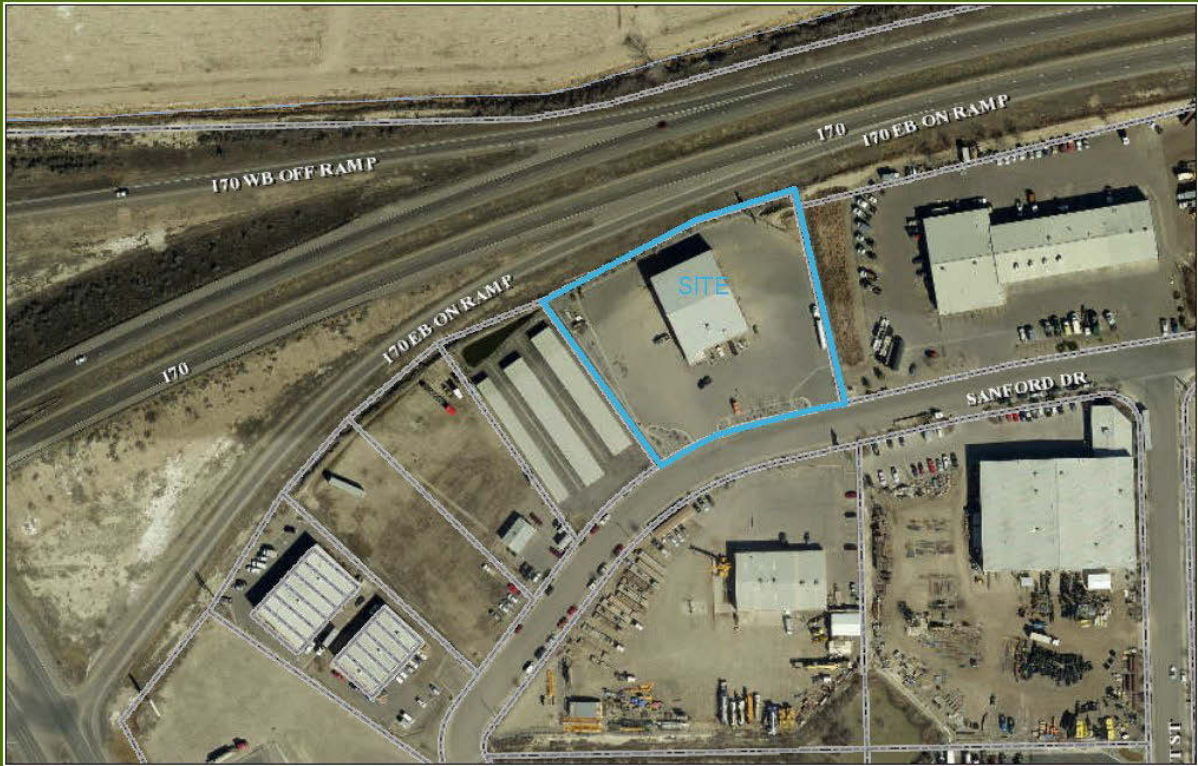


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1 inch = 156 feet



Aerial Photo Map

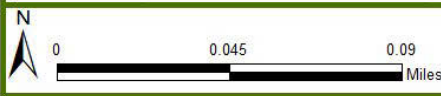
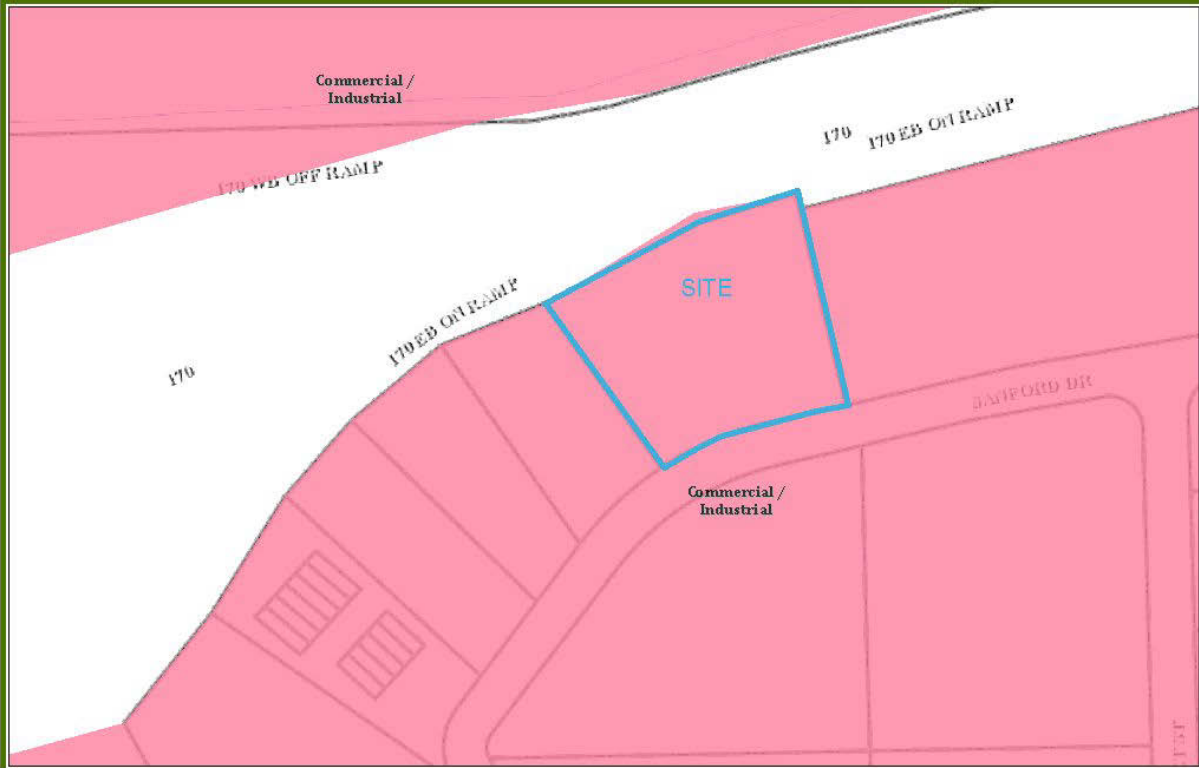


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Comprehensive Plan Future Land Use Map

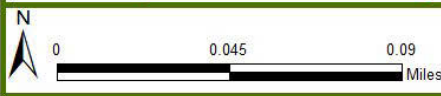
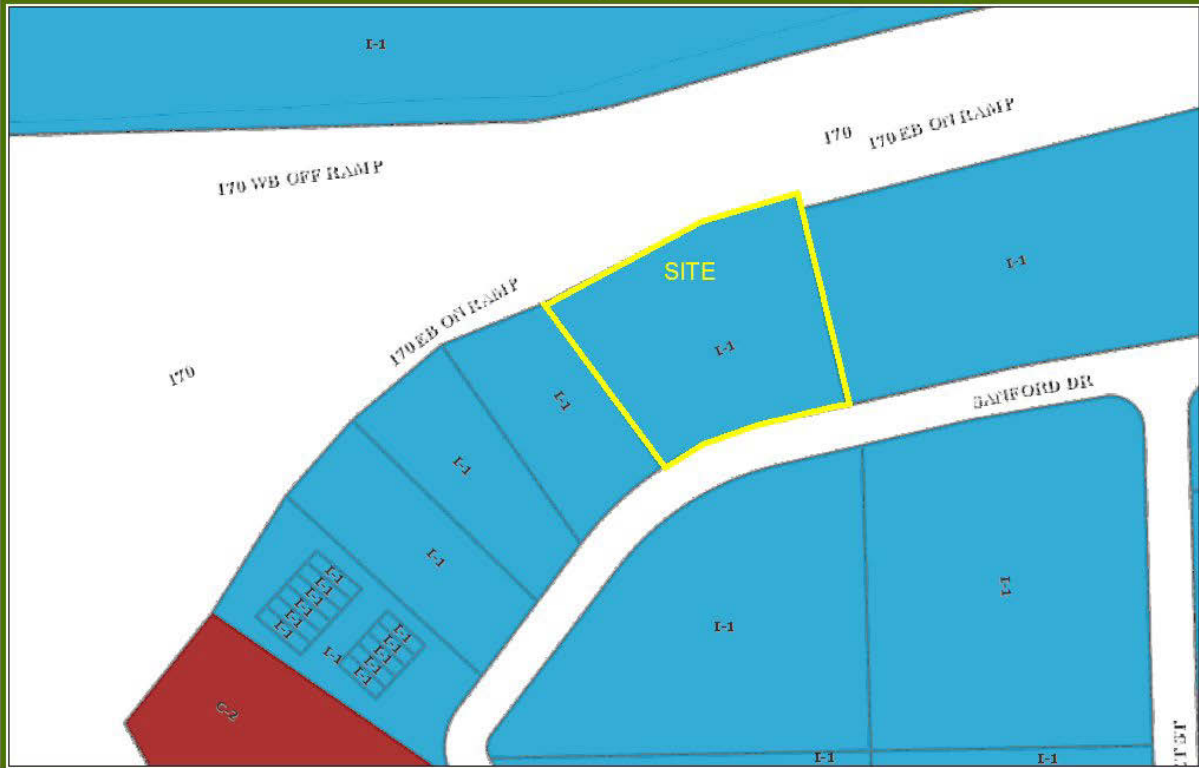


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Zoning Map



Printed: 2/18/2014

1 inch = 156 feet



General Project Report

2224 Sanford Drive

November 7, 2013

- A. The proposed project is an additional 1,800 square feet to the existing structure/business. The proposed addition will be for additional office and warehouse space for the existing business.
1. The project is located at the north side of Sanford Drive.
 2. The lot size is 2.123 acres.
 3. The use of the property will be as designated, I-1, Light Industrial
- B. The public benefits from uplifting the façade while repairing the existing fire damaged roof caused by lightning.
1. The property is currently zoned I-1 Light Industrial and all surrounding properties are all zoned I-1.



2. Site access is directly from Sanford Drive at the east and west sides of the property.
3. All utility services required for this project are currently located on the project site. Site Lighting to remain as-is.

4. No unusual demands are anticipated with the tenants, no special requirements with Persigo. A
 5. No effects on public facilities are anticipated.
 6. No change to site that will affect soils. The area of the addition to be where existing concrete exists. No additional impervious surface.
 7. No impact on site geology.
 8. Hours of operation to be from 8:00 am to 5:00 pm, Monday -Friday.
 9. The total number of employees is anticipated to be 8.
 10. No change to signage.
 11. The proposed use of the property is the most appropriate and existing use. Industrial, large equipment is the common use in the surrounding area. This also complies with the future land use. There will be no accessory uses or structures.
- E. The project will start construction upon planning and building department approval. The anticipated construction period is estimated to be three months.

Conditional Use Application

2224 Sanford Drive

February 10, 2014

Approval Criteria

1. Site Plan Review Standards

The proposed project is in conformance with criteria in Section 21.02.070(g), Submittal Standards or Improvements, Transportation Engineering Design Standards, and Stormwater Management Manual manuals. Reference Sheet C1.1 for conformance.

2. District Standards

The proposed project complies with the underlying zoning districts standards per Chapter 21.03: The proposed use Performance Standards of an I-1 use, and does not necessitate any additional traffic.

3. Specific Standards

The proposed project is in conformance with use specific standards per chapter 21.04: The proposed use is most similar to wholesale sales which fall under the Industrial use. Sales to the general public are limited.

4. Availability of Complementary Uses

N/A

5. Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties

i. Protection of Privacy:

There are no dwelling units adjacent to or near the site. The property was initially landscaped and additional landscaping is proposed to enhance the property (Reference L-1). The addition to the building will have a lower roof line with stucco and stone accents to break up the façade. Fencing will encompass the north portion of the lot with no screening. Any motorhomes stored on site will be in excellent working condition. If any repairs are made, they are interior minor improvements or maintenance.

ii. Protection of Use and Enjoyment:

The proposed use will have no negative impact on the adjacent properties as each adjacent property is of an industrial nature. See use map below.



- iii. **Compatible Design and Integration:**
With all adjacent properties being of an industrial use, this use is in complete coherence to the other uses. The Motorhomes to be sold on this lot will be high end units. There will be no change to the existing lighting and/or signage. There will be no additional dust, noise, or orders with the proposed use.
- D. Signage has been submitted and approved.



Neighborhood Meeting

Proposed TransWest RV Sales and Service expansion

Located at 2224 Sanford Drive

Existing Zoning is I-1 (Light Industrial)

Future land Use Designation is Commercial/Industrial

Please Sign In

Name	Address	Contact info
Brian Puscane	250 N 5TH ST.	256-4058
Garrett Hall	276 Pine St	216 4119
CJA Altenburg	1225Q 1/2 Rd	391-0337
Yuh Lee	707 Willow Creek	9/631-0083
Christina	503 Dove Ct, GJ	970-260-2887

December 3rd, 2013

Meeting at 2224 Sanford Drive, Grand Junction, CO 81501

Subject: Neighborhood meeting to discuss the application for a Conditional Use Permit to allow the sale of RV's at this location.

The meeting was at 5:30 PM at 2224 Sanford Drive. In attendance were Brian Rusche and 4 other interested persons.

Discussion were held about the application process.

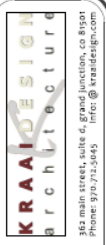
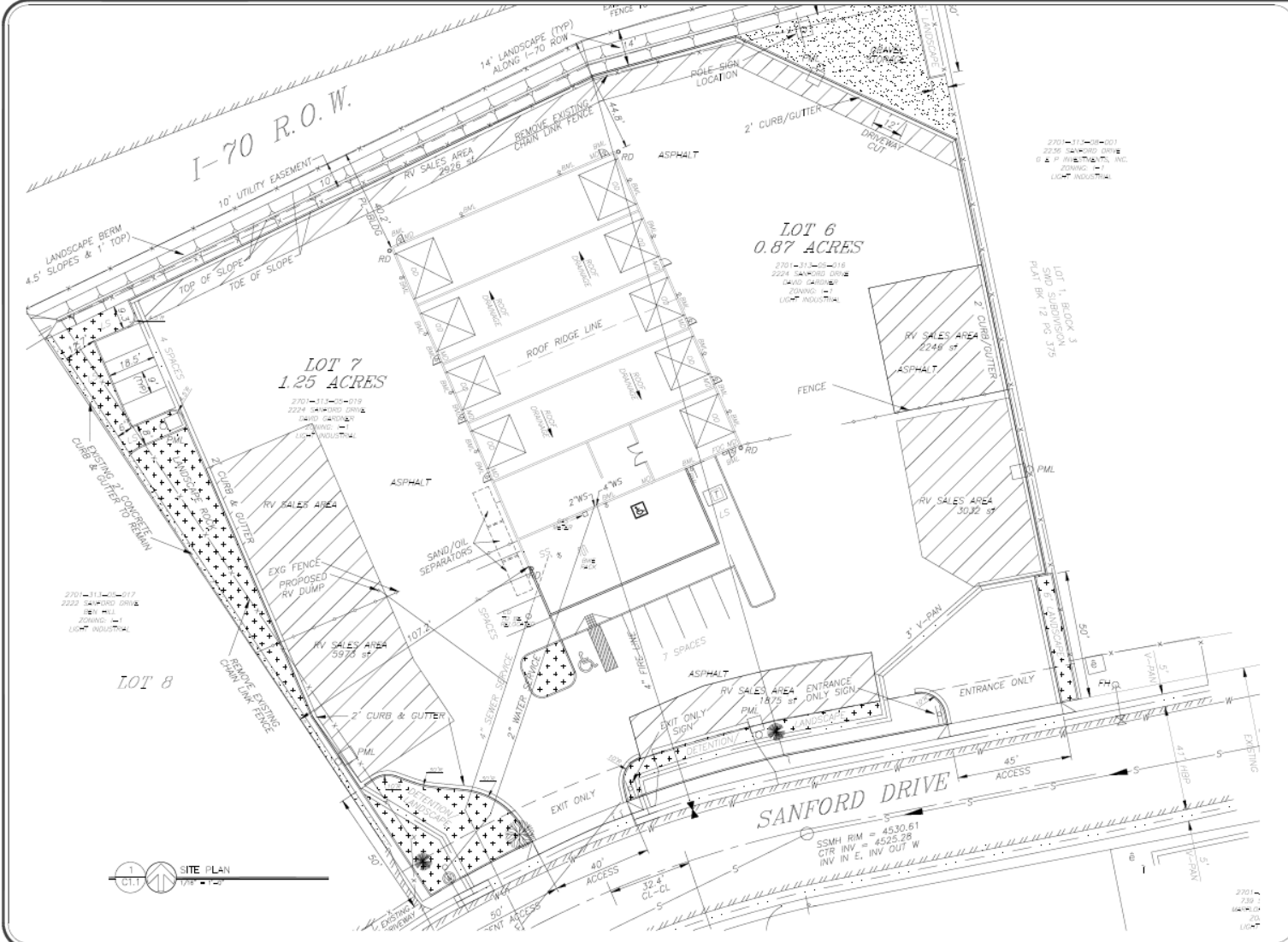
All comments in regards to having RV sales at this location were very positive.

A preliminary site plan for an addition to the current building was provided for attendees to review.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cary Eidsness', written in a cursive style.

Cary Eidsness



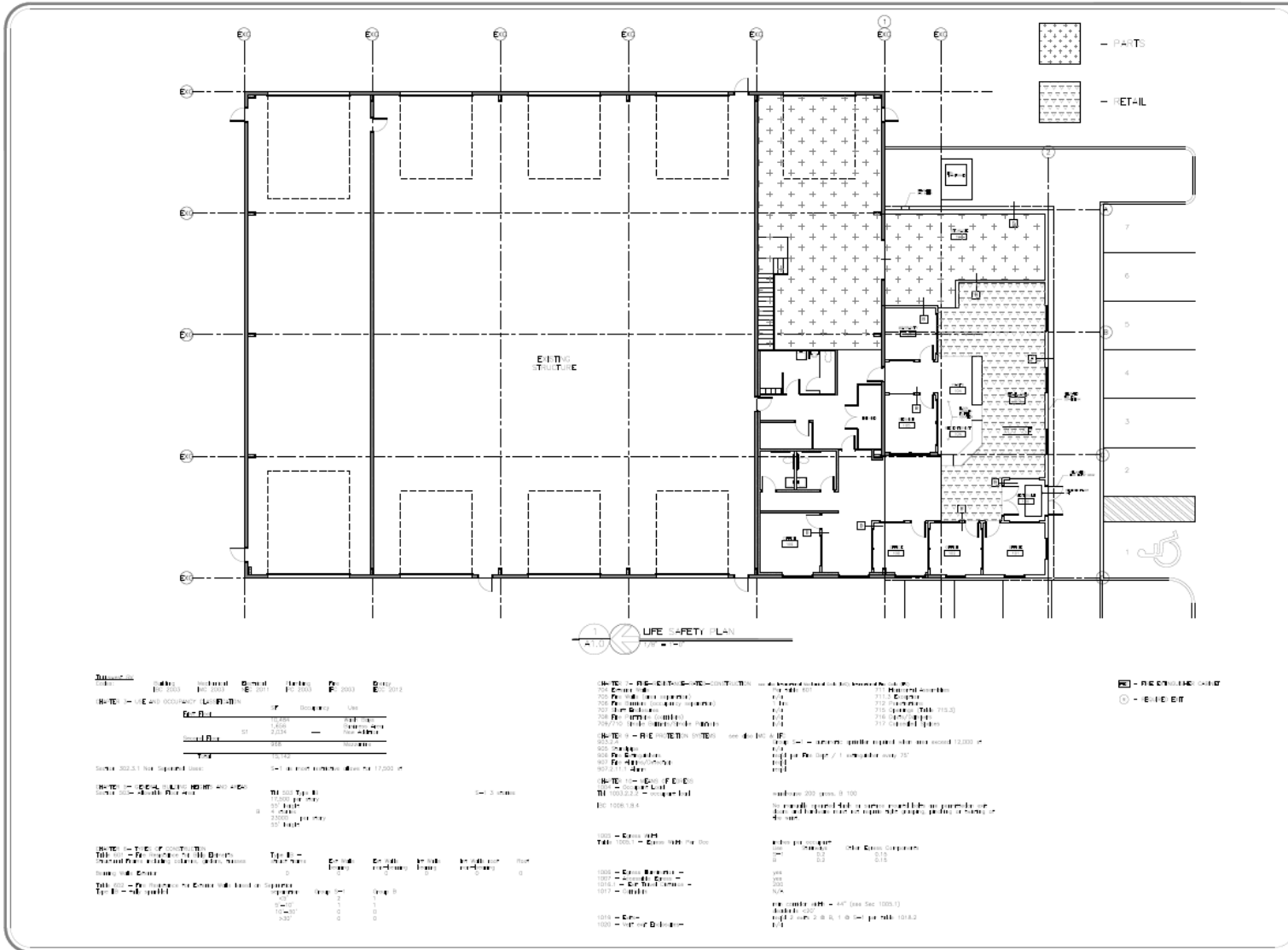
NO.	DATE	BY	REVISION

TRANS WEST RV
2224 SANFORD DRIVE
GRAND JUNCTION, CO

DATE: 02-21-14

C1.1

362 main street, suite e, grand junction, co 81501
Phone: 970-721-8485
Info: @kraigdesign.com



KRAAI
DESIGN
architecture

362 main street, suite 4, grand junction, co 81521
Phone: 970.712.1845 info@kraaidesign.com

REVISIONS

NO.	DATE	BY	REVISION

TRANS WEST RV
2224 SANFORD DRIVE
GRAND JUNCTION, CO

DATE: 02-04-14

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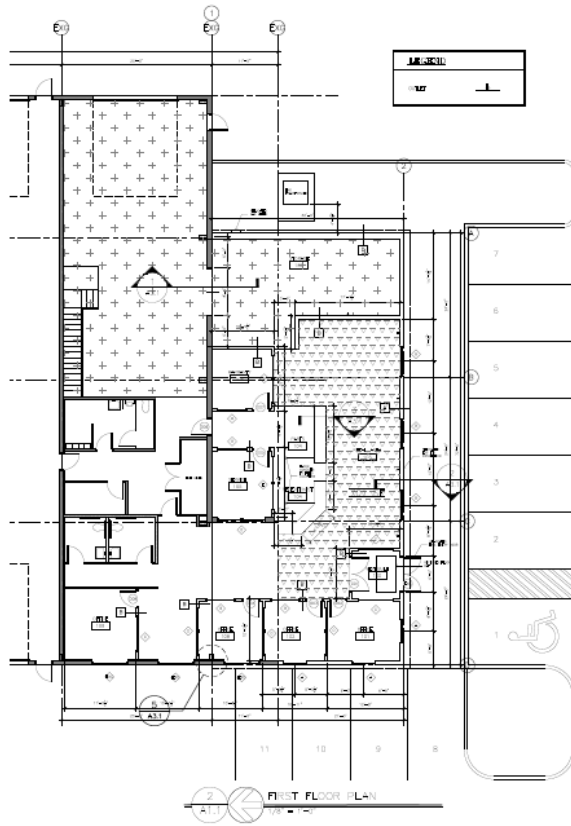
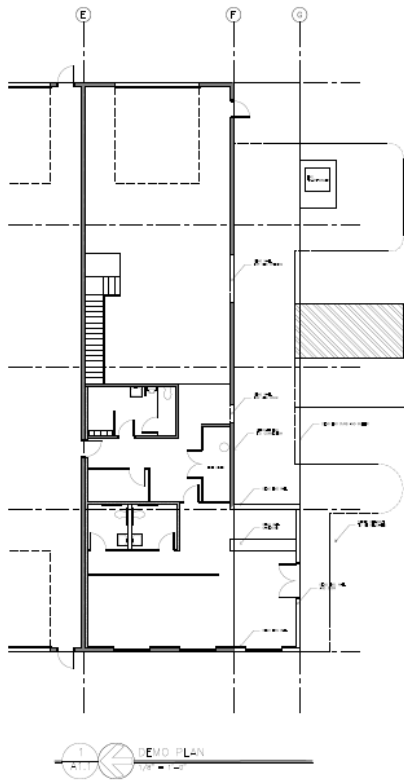
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LIFE SAFETY PLAN

NOTES:

1. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE DETECTORS.
2. ALL ROOMS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS.
3. ALL ROOMS SHALL BE EQUIPPED WITH FIRST AID KITS.
4. ALL ROOMS SHALL BE EQUIPPED WITH EYE WASH STATIONS.
5. ALL ROOMS SHALL BE EQUIPPED WITH SAFETY SHEETS.
6. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT SIGNS.
7. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT LIGHTS.
8. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT DOORS.
9. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT STAIRS.
10. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT ESCALATORS.
11. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT ELEVATORS.
12. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT RAMPWAYS.
13. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT PLATFORMS.
14. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT LIFELINES.
15. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT ANCHORS.
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20. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT SCREWS.
21. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT NUTS.
22. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT WASHERS.
23. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT PLATE BOLTS.
24. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT CAPSCREWS.
25. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT LAG BOLTS.
26. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT ANCHOR BOLTS.
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40. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY EXIT THROUGH ANCHOR BOLTS.



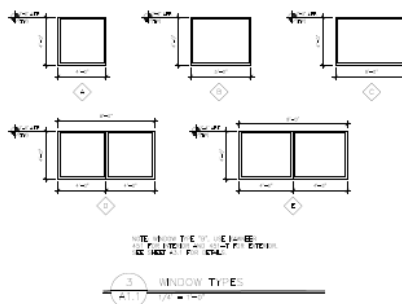
DOOR AND FRAME SCHEDULE							
MARK	DOOR SIZE		MATERIAL	GLASSING	FRAME		HARDWARE
	WD	HGT			MATERIAL	FINISHING LABEL	
101	36	80	1/2\"	---	---	---	---
102	36	80	1/2\"	---	---	---	---
103	36	80	1/2\"	---	---	---	---
104	36	80	1/2\"	---	---	---	---
105	36	80	1/2\"	---	---	---	---
106	36	80	1/2\"	---	---	---	---
107	36	80	1/2\"	---	---	---	---
108	36	80	1/2\"	---	---	---	---
109	36	80	1/2\"	---	---	---	---
110	36	80	1/2\"	---	---	---	---
111	36	80	1/2\"	---	---	---	---
112	36	80	1/2\"	---	---	---	---
113	36	80	1/2\"	---	---	---	---
114	36	80	1/2\"	---	---	---	---
115	36	80	1/2\"	---	---	---	---
116	36	80	1/2\"	---	---	---	---
117	36	80	1/2\"	---	---	---	---
118	36	80	1/2\"	---	---	---	---
119	36	80	1/2\"	---	---	---	---
120	36	80	1/2\"	---	---	---	---

ROOM FINISH SCHEDULE									
ROOM	WALL	CEILING	FLOOR	DOOR	WALL	TRIM	W.C.	V.B.	STAIR
101	101	101	101	101	101	101	101	101	101
102	101	101	101	101	101	101	101	101	101
103	101	101	101	101	101	101	101	101	101
104	101	101	101	101	101	101	101	101	101
105	101	101	101	101	101	101	101	101	101
106	101	101	101	101	101	101	101	101	101
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108	101	101	101	101	101	101	101	101	101
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110	101	101	101	101	101	101	101	101	101
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112	101	101	101	101	101	101	101	101	101
113	101	101	101	101	101	101	101	101	101
114	101	101	101	101	101	101	101	101	101
115	101	101	101	101	101	101	101	101	101
116	101	101	101	101	101	101	101	101	101
117	101	101	101	101	101	101	101	101	101
118	101	101	101	101	101	101	101	101	101
119	101	101	101	101	101	101	101	101	101
120	101	101	101	101	101	101	101	101	101

- DOOR
1. 1/2\"
- WALL
1. 5/8\"
- CEILING
1. 5/8\"
- FLOOR
1. 5/8\"

WALL TYPE SCHEDULE			
NO.	TYPE	CONSTRUCTION	WALL SYMBOL
1	101	1/2\"	[Symbol]
2	102	1/2\"	[Symbol]
3	103	1/2\"	[Symbol]

WALL SYMBOLS
1. 1/2\"



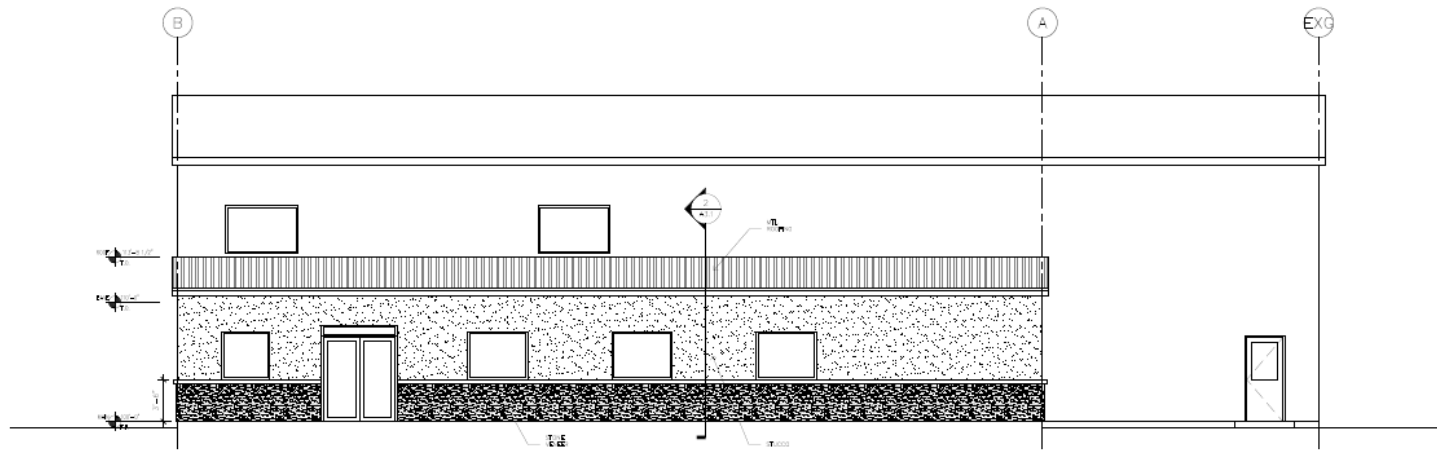
KRAAI architecture
362 main street, suite 4, grand junction, co 81521
phone: 970.712.3345 info: @kraigarch.com

REVISIONS			
NO.	DATE	BY	REVISION

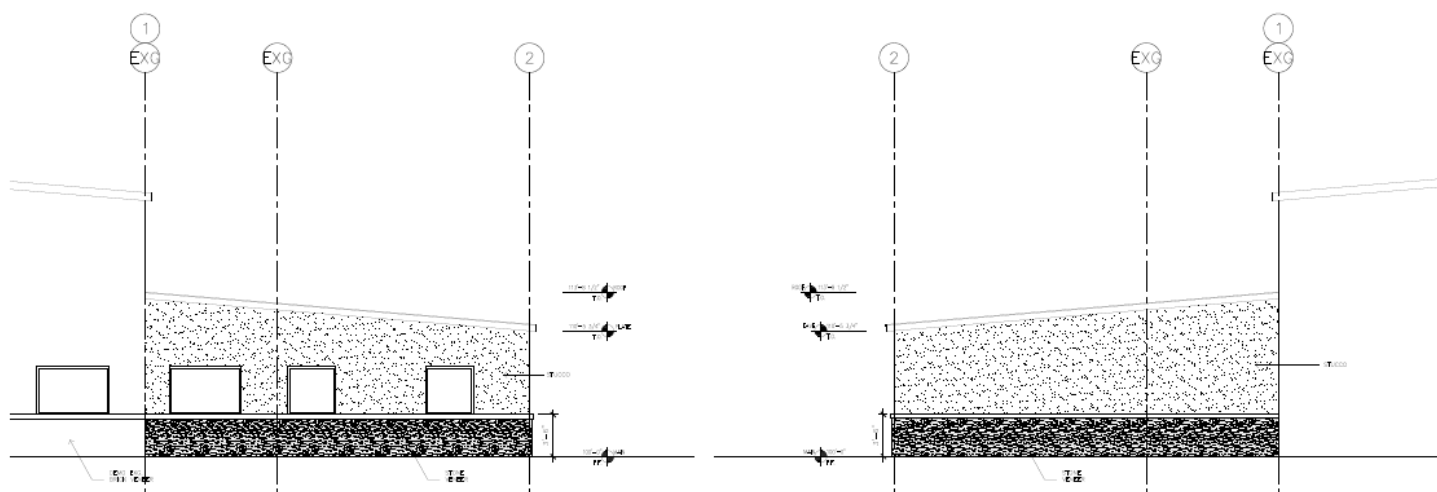
TRANS WEST RV
2224 SANFORD DRIVE
GRAND JUNCTION, CO

DATE: 02-04-14

A1.1



1 SOUTH ELEVATION (OPTION 2)
A2.1



2 EAST ELEVATION
A2.1

3 EAST ELEVATION
A2.1

KRAAI DESIGN
architecture

362 main street, suite 6, grand junction, co 81501
Phone: 970.712.9845 info@kraaidesign.com

REVISIONS

NO.	DATE	BY	REVISION

TRANS WEST RV
2224 SANFORD DRIVE
GRAND JUNCTION, CO

DATE: 02-04-14

A2.1



Single Face Internally Illuminated Wall Sign (Option A)

	<p>www.PlatinumSign.com 2916 I-70B Grand Junction CO Phone: 970-248-9677 Fax: 970-248-5444</p> <p>A Family TRADE Since 1915</p>	<p>Revision: _____</p> <p>Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.</p> <p>Client Approval/Date: _____</p> <p>Landlord Approval/Date: _____</p>	<p>Account Rep: <u>Mike Blackwelder</u></p> <p>Project Manager: _____</p> <p>Drawn By: <u>Mike Blackwelder</u></p> <p> International Sign <small>INTERNATIONAL SIGN GROUP CORPORATION AND TRULI, INC.</small></p> <p><small>ALL ELECTRICAL SIGNAGE IS TO COMPLY WITH ALL APPLICABLE ARTICLE 608 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER SEQUENCING AND WIRING OF ALL SIGNS.</small></p>	<p>Project / Location:</p> <p>TRANSWEST TRUCK TRAILER RV</p>	<p>Job Number: _____</p> <p>Date: <u>6-13-2013</u></p> <p>Sheet Number: <u>1</u> Of <u>1</u></p> <p>Design Number: _____</p>	<p>This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Platinum Sign Company, INC. or its authorized agent. ©PSCI</p>
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City of Grand Junction



Printed: 6/26/2013

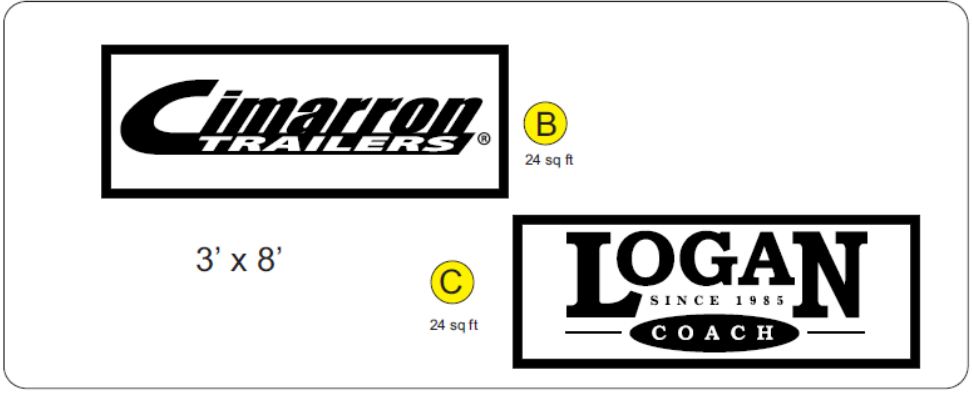
1 inch = 127 feet



GEP Investments
2224 Sanford Drive
2701-313-21-001



A 100 sq ft



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Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: _____

Project Manager: _____

Drawn By: _____

Underwriters Laboratories Inc. **UL** **ETL**
INSTRUMENT TO USE ONLY LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
 ALL ELECTRICAL ITEMS ARE TO COMPLY WITH A. 48 AND ARTICLE 408 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER WIRING AND BONDING OF ALL ITEMS.

Project / Location: **TRANSWEST TRUCK TRAILER RV**

Job Number: _____

Date: _____

Sheet Number: _____ Of _____

Design Number: _____

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20'

5'

TRUCK WASH
WASH & CHROME

5'

11'

DETAILER
SALE

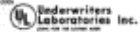
35'



2916 Hwy. 6&24 Grand Junction, CO 81504 (970)248-9677

ALUMINUM SIGNS - INSTALLATION - MAINTENANCE - NEWS - VINYL - TRUCK LETTERING

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Attach 3

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 11, 2014
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Kelley Drive Rezone - RZN-2014-59

ACTION REQUESTED: Forward a recommendation to City Council to rezone property to R-1 (Residential 1 du/ac).

BACKGROUND INFORMATION			
Location:		2607 and 2609 Kelley Drive	
Applicants:		Mark and Angela Bunnell (2607) Stephen Stremel (2609)	
Existing Land Use:		Single-family Residential	
Proposed Land Use:		Single-family Residential	
Surrounding Land Use:	North	Single-family Residential	
	South	Single-family Residential	
	East	Single-family Residential	
	West	Single-family Residential	
Existing Zoning:		R-R (Residential Rural)	
Proposed Zoning:		R-1 (Residential 1 du/ac)	
Surrounding Zoning:	North	R-1 (Residential 1 du/ac)	
	South	PD (Planned Development)	
	East	R-E (Residential Estate)	
	West	R-1 (Residential 1 du/ac)	
Future Land Use Designation:		Residential Low (0.5-2 du/ac)	
Blended Residential Land Use Categories Map (Blended Map):		Residential Low (Rural – 5 du/ac)	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to rezone two (2) parcels, totaling 2.749 acres located at 2607 and 2609 Kelley Drive from an R -R (Residential Rural) to an R -1 (Residential 1 du/ac) zone district.

STAFF RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

Background:

The requested rezone includes two (2) parcels, located at 2607 and 2609 Kelley Drive. Both parcels were created in 1956 as Lot 3 and Lot 4, respectively, of the replat of Sunny Knoll Subdivision. The residence at 2607 Kelley was constructed in 1976. It appears that the home and both lots, along with unplatted property to the south for a total of 2.749 acres, were under common ownership for a number of years. Lot 4 was recently sold and therefore separated from the rest of the property. The new owner of 2609 Kelley Drive has obtained a permit to construct a new residence.

Both parcels were annexed in 2000 as part of the G Road North Enclave and were zoned RSF-R, now known as R-R (Residential Rural), at the time of annexation.

The applicants are requesting a rezone to the R-1 (Residential 1 du/ac) zone district. The primary reason is to reduce the building envelope on each lot to allow for future accessory structures that are not feasible within the current building envelope. The R-R (Residential Rural) zone establishes a minimum lot size of five (5) acres and a minimum side yard and rear yard setback of 50 feet. This restricts the building envelope to essentially the center of each lot, as illustrated in the General Project Report.

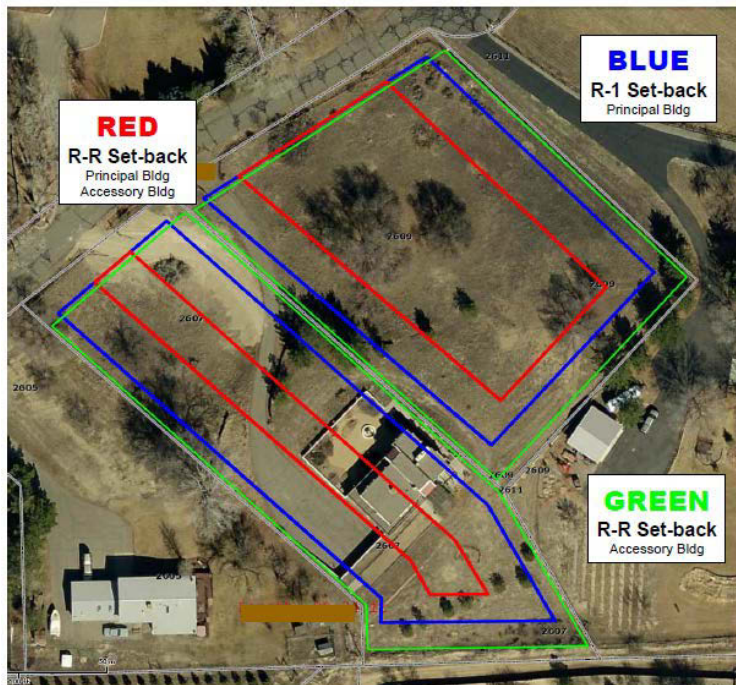


Figure 3 - Impact of Building Set-backs: R-R versus R-1

The request to rezone the property to R-1 (Residential 1 du/ac) would allow the construction of accessory structure(s) closer to the corner(s) of the lot(s) with a 5 foot side yard and 10 foot rear yard setback for accessory structures.

The rezone will also resolve an existing nonconformity in that the minimum lot size will be one (1) acre; the properties are 1.298 and 1.459 acres, respectively.

The proposed rezone will reduce a legal nonconformity at 2907 Kelley, where the existing residence (principal structure) is less than 50 feet from the side property line. The proposed residence at 2609 Kelley will meet the current R-R standards, which require the larger setback for principal structures (50' side and 50' rear yard) than the proposed R-1 zone (15' side yard and 30' rear yard). The residence will be fully conforming to the R-1 standards by having a larger than required setback should the zone change be approved.

The purpose of the R-1 (Residential 1 du/ac) zone district, as outlined in Grand Junction Municipal Code (GJMC) Section 21.03.070(c)(1) is "to provide areas for low density residential uses in less intensely developed areas. R-1 tracts should abut or be in close proximity to existing large lot single-family development, making R-1 an appropriate transition district between rural and higher density areas".

Neighborhood Meeting:

A neighborhood meeting was held on February 4, 2014. Six neighbors attended, expressing general support for the proposal to rezone the property in order to make room for accessory structures on each lot. A question was asked regarding the impact of the rezone to the keeping of agricultural animals, specifically at the property at 2611 Kelley Drive, which has established animal enclosures and a lease for agricultural grazing. These rights will not be impacted by the zone change, consistent with the "first in time" provision in GJMC Section 21.04.030(a).

Consistency with the Comprehensive Plan:

This request is consistent with the following Goals and Policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The proposed rezoning of the property will create an opportunity for customary accessory structures on two existing residential lots, adding value to each.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

The properties are sufficiently large enough to have residences that are similar in size and scale to the neighborhood, but are constrained from constructing customary accessory structures to accompany these residences, reducing the value of the properties.

Goal 7: New development adjacent to existing development should transition itself by incorporating appropriate buffering.

The purpose of the R-1 (Residential 1 du/ac) zone is to provide for low density residential uses in close proximity to existing large lot single-family development.

Properties to the north and west are already zoned R-1, while properties to the east will remain zoned Estate and Rural, making R-1 an appropriate transition between the two.

The Comprehensive Plan Future Land Use designation of the property is Residential Low (0.5-2 du/ac). The proposed zoning of R-1 (Residential 1 du/ac) will implement this land use designation and is consistent with the Comprehensive Plan.

Section 21.02.140 of the Grand Junction Municipal Code

Zone requests must meet at least one of the following criteria for approval:

(1) Subsequent events have invalidated the original premise and findings;

The Comprehensive Plan, adopted in 2010, designated the property as Residential Low, with a density range of 0.5 to 2 dwelling units per acre, which translates into one-half to two acre lots.

The existing zoning on the property, which originated from its annexation into the City in 2000, is Residential Rural, which requires five acre lots. The existing properties are 1.298 and 1.459 acres, respectively.

This criterion **has** been met.

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

The character of the area consists of large lot and estate properties, each with a single-family residence. The construction of a new residence on Lot 4 will be the first development to the area in many years. The two subject lots are the only ones which do not meet the minimum lot size of their zone, as the lots were created prior to the zoning. While the size of the lots has remained the same since 1956, the owners are requesting the rezone to allow customary accessory structures (similar to their neighbors) to accompany their residences.

The east end of the cul-de-sac includes larger estate properties, including land designated, through fencing, for livestock grazing. Agricultural animals are permitted in both the Rural and R -1 zone, pursuant to GJMC Section 21.04.030(a). Specifically, the property at 2611 Kelley Drive has established animal enclosures and a lease for agricultural grazing, which will not be impacted by the new residence or the zone change, consistent with the "first in time" provision in the above section.

This criterion **has** been met.

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

There are public utilities already connected to the existing residence, including potable water provided by the Ute Water Conservancy District, sanitary sewer

service maintained by the City, and electricity from Grand Valley Power (a franchise utility). The new residence will be connecting to these utilities as well.

The property is near the end of a cul-de-sac, which has direct access to 26 Road (1st Street), which extends south into the City via an overpass on I-70. H Road is to the north, which extends east to the Grand Junction Regional Airport. A church and future park (Saccomanno) are located at the intersection of 26 ½ Road (7th Street) and H Road east of the site.

This criterion **has** been met.

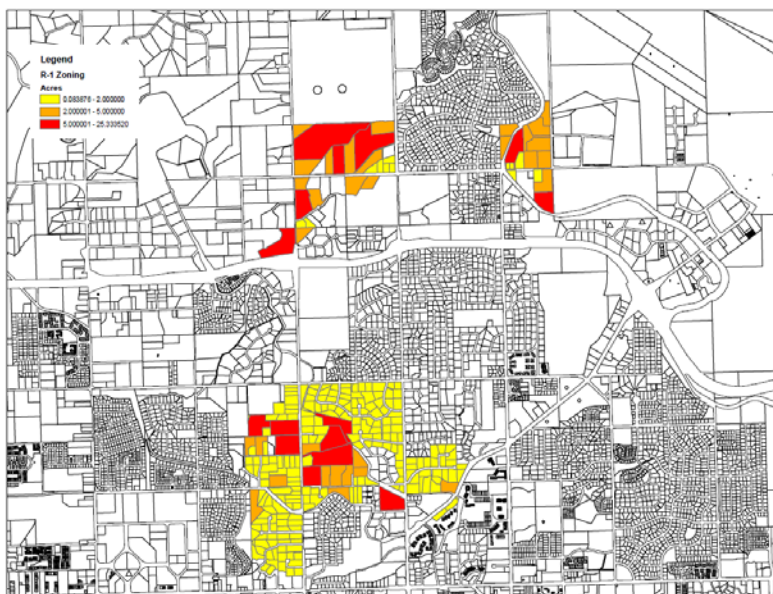
(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

R-1 zoned properties within the City are located in two distinct groups: a one (1) square mile section centered along 26 Road between Patterson Road and G Road, and north of I-70 along 26 Road to H Road then east to 27 ¼ Road. Three (3) individual parcels on the Redlands are also zoned R-1.

As of February 13, 2014 there was a total of 461.9 acres of R-1 zoned property within the City [comprising 263 parcels – 8 of which are institutional/tax exempt]. Since the maximum density within this zone is one (1) dwelling unit per acre, the R-1 zone can legally accommodate only 462 dwelling units. The 2010 census showed Grand Junction with 26,170 housing units (with more constructed since). Therefore, the share of dwelling units allocated to R-1 properties is less than 1.77% of the entire existing housing stock.

This criterion **has** been met.

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



The proposed R-1 zone would implement Goal 3, 5, and 7 of the Comprehensive Plan as described earlier.

This criterion **has** been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property:

- a. R-R (Residential Rural)

- b. R-E (Residential Estate)
- c. R-2 (Residential – 2 du/ac)
- d. R-4 (Residential – 4 du/ac)
- e. R-5 (Residential – 5 du/ac)

The existing lots exceed the maximum density of the existing Rural zone district.

The Estate zone district has similar standards as the R-1 zone, but is used for properties that may not have access to sanitary sewer.

The R-2 through R-5 zones would increase the density and be inconsistent with the character of the neighborhood. No new lots will be created as a result of the zone change to R-1; only the setback standards will change.

It is my professional opinion that extending the R-1 zone to these properties will achieve not only the goals of the Comprehensive Plan but will provide a suitable transition for that, through established development standards, provides compatibility with the adjacent neighborhood.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Kelley Drive Rezone, RZN-2014-59, a request to rezone the property at 2607 and 2607 Kelley Drive from R-R (Residential Rural) to R-1 (Residential 1 du/ac), the following findings of fact and conclusions have been determined:

- 1.The requested zone is consistent with the goals and policies of the Comprehensive Plan.
- 2.The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested R-1 (Residential 1 du/ac) zone, RZN-2014-59 to the City Council with the findings and conclusions listed above.

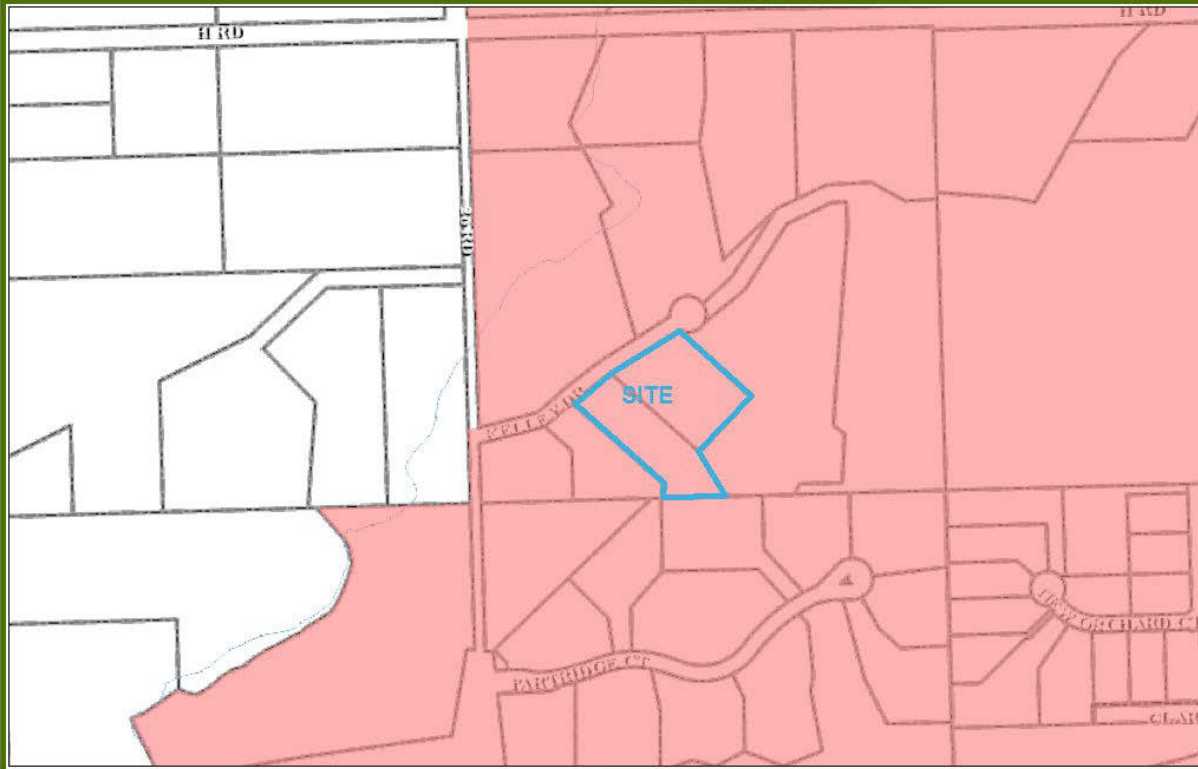
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Rezone, RZN-2014-59, I move that the Planning Commission forward a recommendation of the approval for the Kelley Drive Rezone from R-R (Residential Rural) to R-1 (Residential 1 du/ac) with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Zoning Map
Blended Residential Map
General Project Report
Neighborhood Meeting summary
Animal Regulations section
Ordinance

Site Location Map



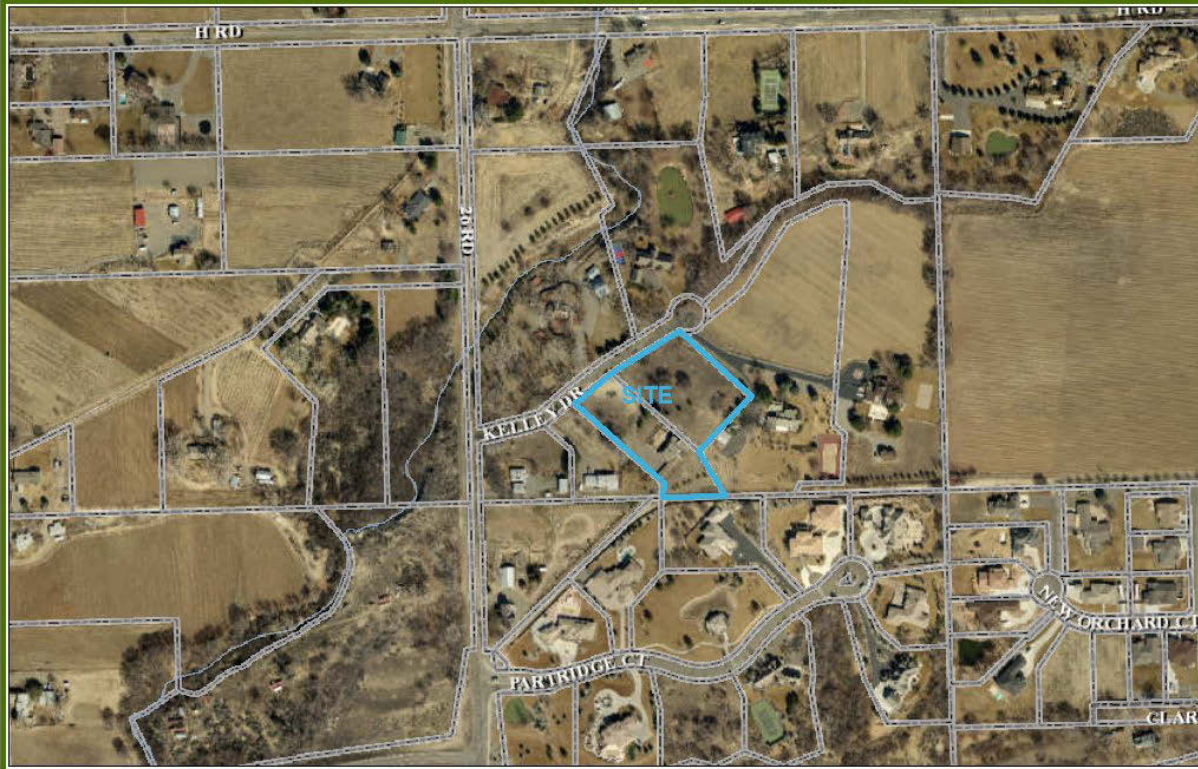
0 0.075 0.15 Miles

Printed: 2/18/2014

1 inch = 313 feet



Aerial Photo Map



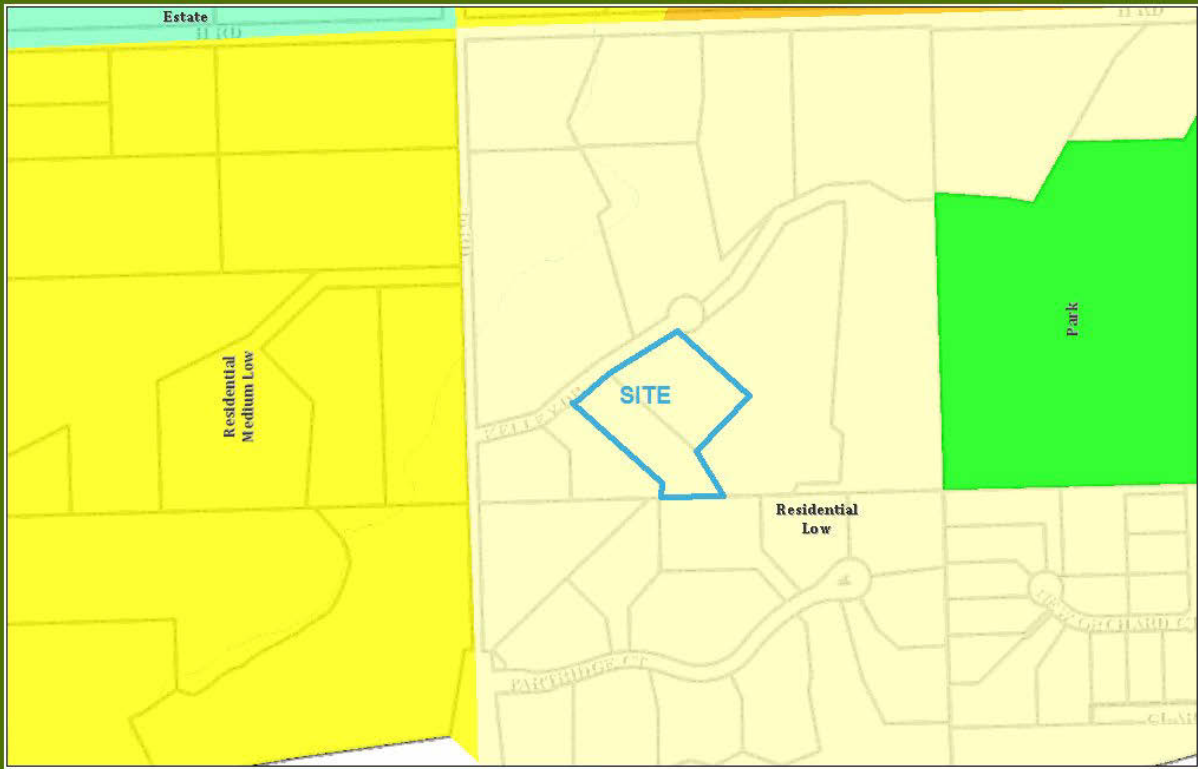
0 0.075 0.15 Miles

Printed: 2/18/2014

1 inch = 313 feet



Comprehensive Plan Future Land Use Map

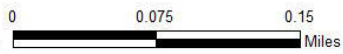
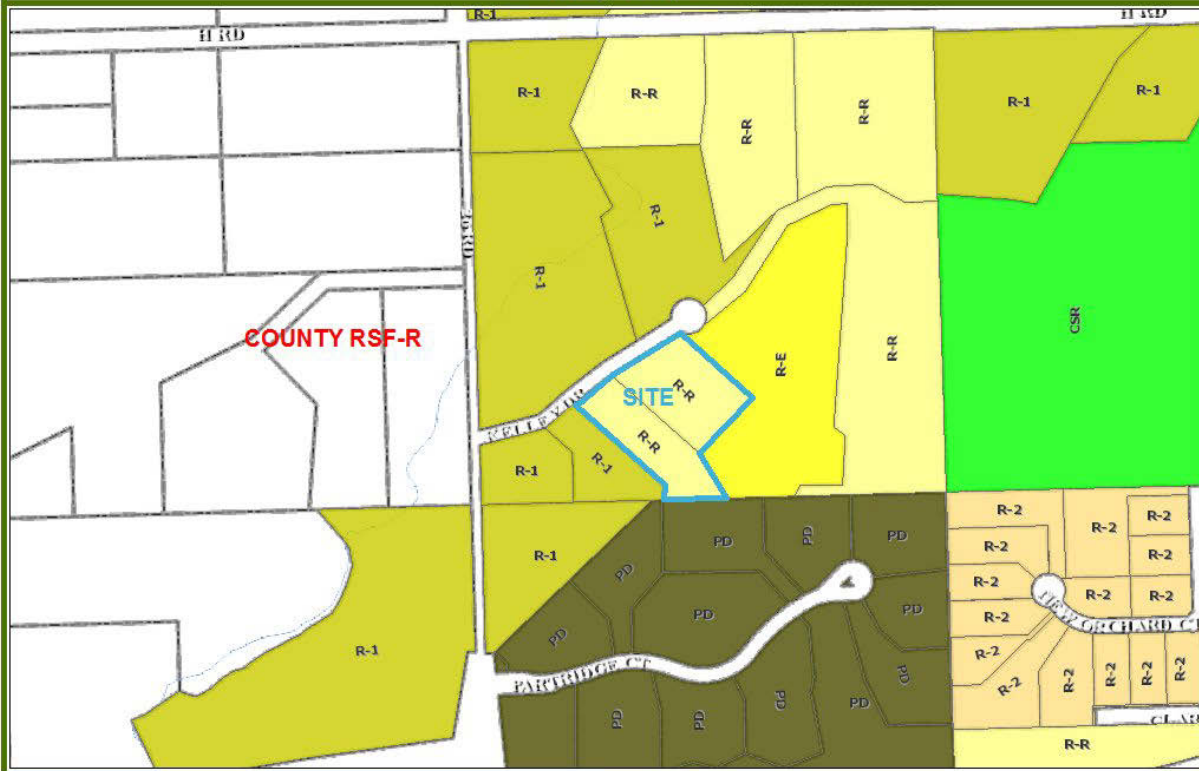


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1 inch = 313 feet



Zoning Map



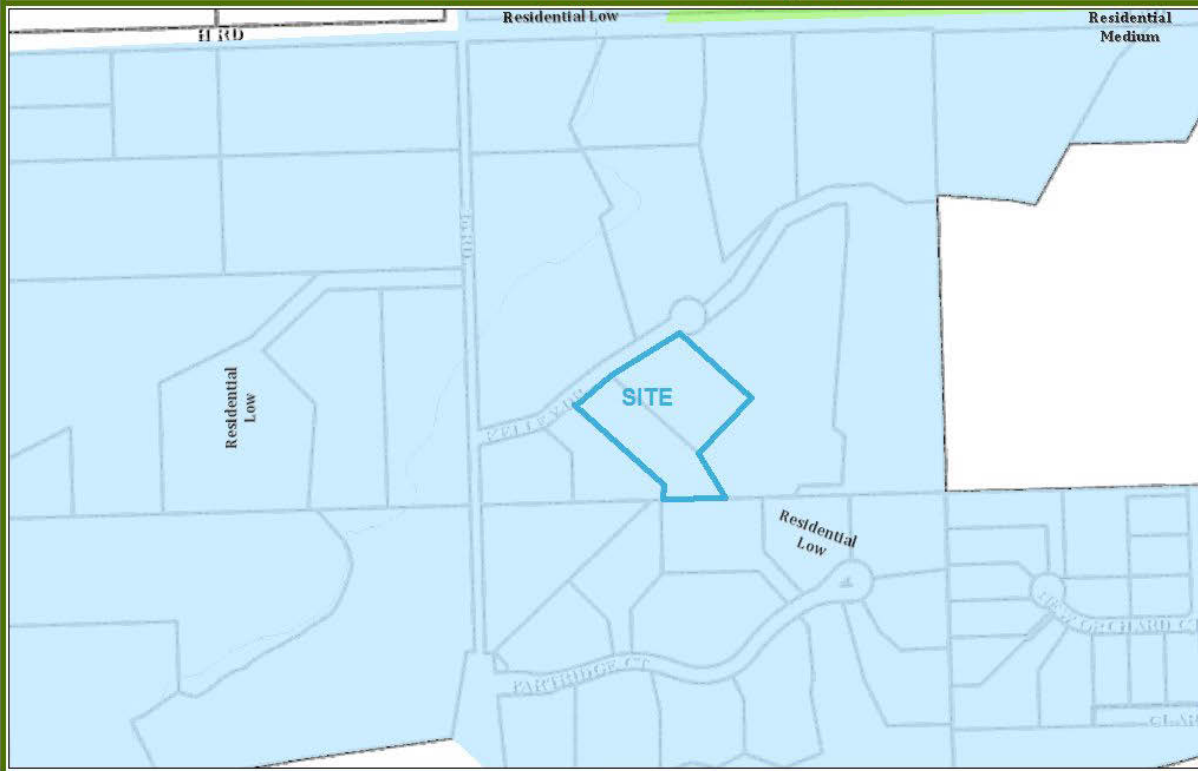
Printed: 2/18/2014

1 inch = 313 feet



CITY OF Grand Junction COLORADO
COURTESY: DEVELOPMENT DEPARTMENT

Blended Residential Land Use Category Map



0 0.075 0.15 Miles

Printed: 2/18/2014

1 inch = 313 feet



Rezone 2607 and 2609 Kelley Drive

from R-R to R-1

A. Project Description

A1. Location

See Figures 1 and 2

A2. Acreage

See Figure 2

A3. Proposed use

Existing use = residential, R-R zoning

Proposed use = residential, R-1 zoning

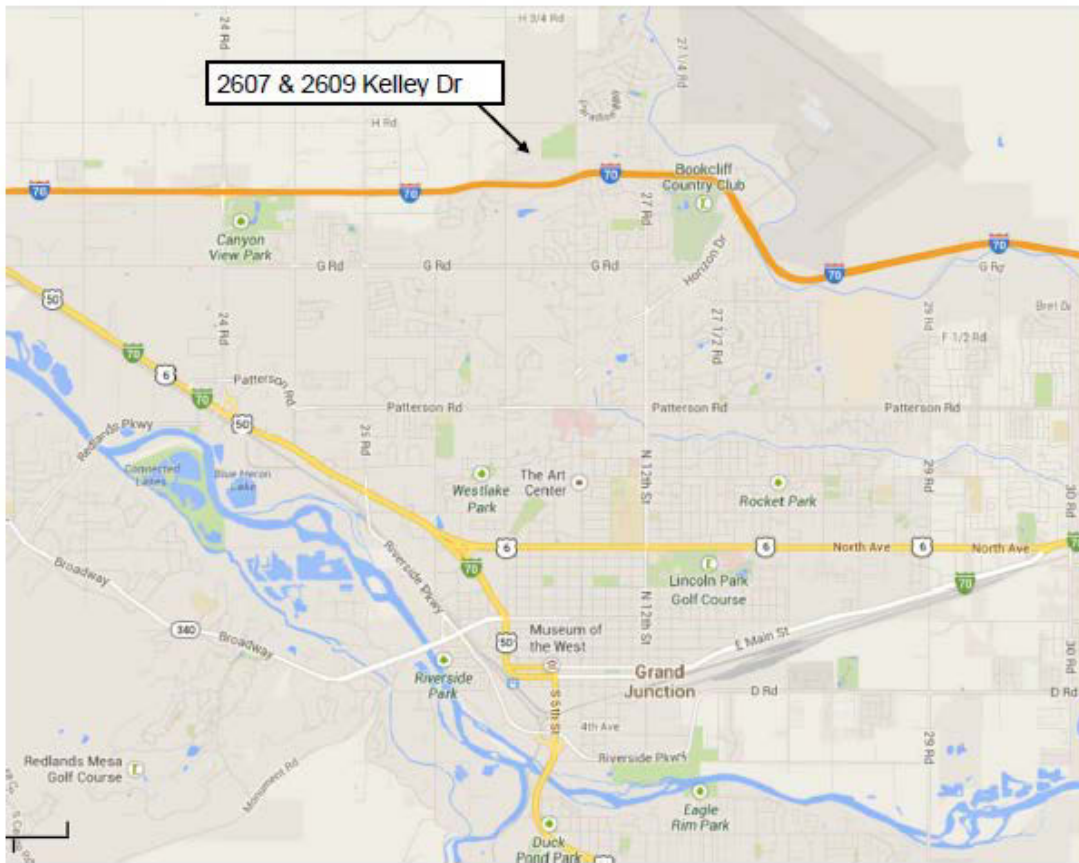


Figure 1 - Location Map



Figure 2 - Location Map (Zoom In)

B. Public Benefit

The properties are currently zoned R-R, which requires a minimum lot size of 5-acres. As shown in Figure 2, neither of the lots meet the 5-acre minimum. R-1 zoning is more appropriate for these properties considering that they are 1.30-acres and 1.45-acres. The rezone will not allow for additional residential units to be constructed. These two lots will only have one residential house per lot with or without the rezone.

In addition, the R-R zoning building set-backs (20-ft for the front & 50-ft for the sides & rear) are geared toward 5-acre minimum lots. When applied to these lots that are significantly smaller than 5-acres, the R-R building set-backs would require the principal building (house) and accessory building (shed) to be crammed into the middle of the lot. The building set-backs for R-1 zoning are more suited to these smaller lots, such that the principal building (house) and accessory building (shed) can be spread out a little, creating a better visual appeal for the surrounding neighbors. Figure 3 shows the building set-backs for R-R and R-1.

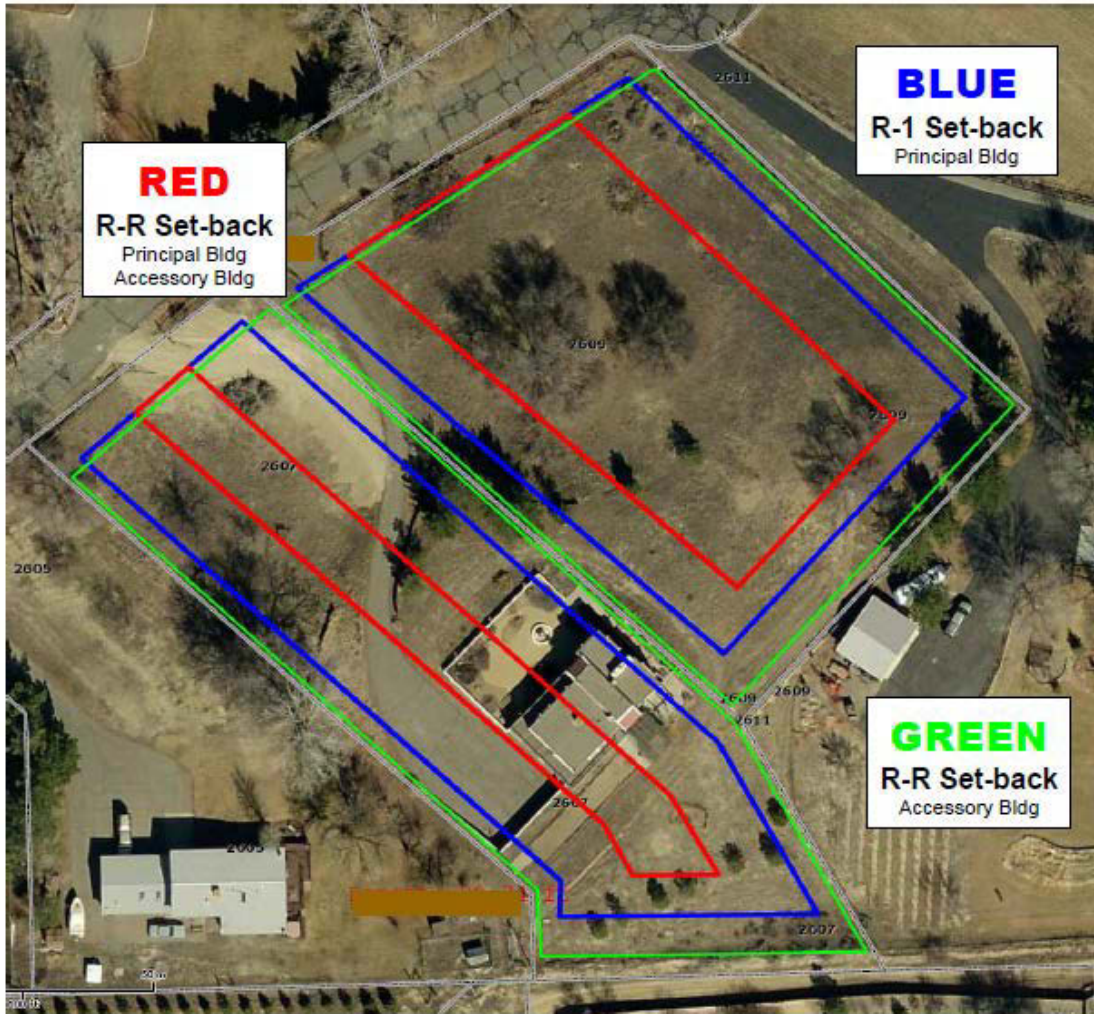


Figure 3 - Impact of Building Set-backs: R-R versus R-1

C. Neighborhood Meeting

A neighborhood meeting was held Tuesday, February 4, 2014 at 5:30 pm at 2607 Kelley Drive. The attached sign-in sheet shows the attendees.

D. Project Compliance, Compatibility, and Impact

D1. Adopted plans and/or policies

Refer to Section B for the justification for the rezone.

D2. Land use in the surrounding area

See Figure 4

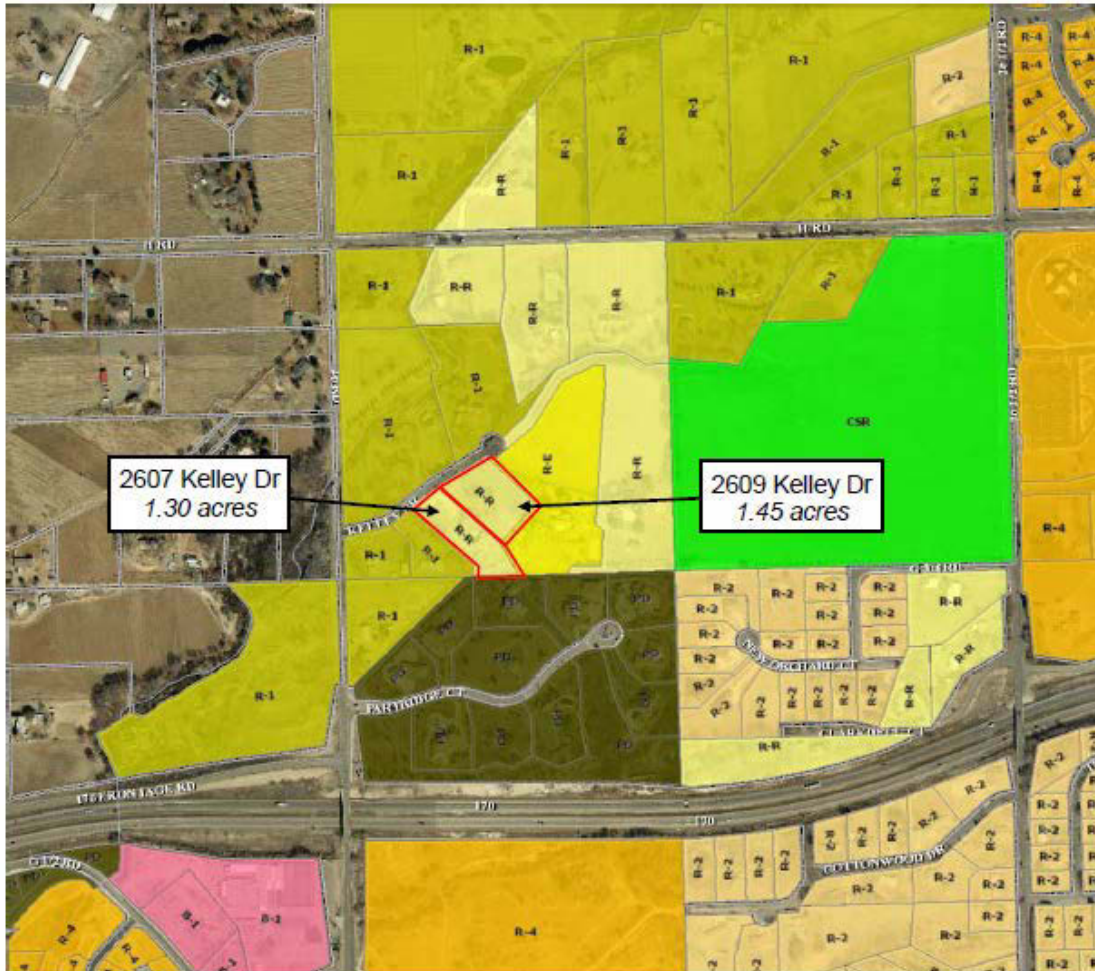


Figure 4 - Adjacent Land Use (Zoning)

D3. Site access and traffic patterns

Both properties have access to Kelley Drive, which then connects to 26 Road.

The requested rezone from R-R to R-1 will not increase the number of residential units; there will only be two residential units with or without the rezone. This means that there will be no change or impact to the following items:

D4. Availability of utilities, including proximity of fire hydrants

D5. Special or unusual demands on utilities

D6. Effects on public facilities

D10. Site soils and geology

D11. Impact of project on site geology and geological hazards

The properties are residential so the following items are not applicable:

D7. Hours of operation

D8. Number of employees

D9. Signage plans

E. Approval Criteria in Zoning & Development Code

(1) Subsequent events have invalidated the original premise and findings

As shown in Figure 4, much of the property in this area is zoned R-1, such that the rezone to R-1 will be consistent with the zoning in this area.

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

As shown in Figure 4, much of the property in this area is zoned R-1, such that the rezone to R-1 will be consistent with the zoning in this area.

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

Not applicable; the requested rezone from R-R to R-1 will not increase the number of residential units; there will only be two residential units with or without the rezone. This means that there will be no change or impact to public or community facilities.

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

Not applicable; the major factor behind the requested rezone is to change the required building set-backs to better match the lot size.

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

The R-R zoning building set-backs (20-ft for the front & 50-ft for the sides & rear) are geared toward 5-acre minimum lots. When applied to these lots that are significantly smaller than 5-acres, the R-R building set-backs would require the principal building (house) and accessory building (shed) to be crammed into the middle of the lot. The building set-backs for R-1 zoning are more suited to these smaller lots, such that the principal building (house) and accessory building (shed) can be spread out a little, creating a better visual appeal for the surrounding neighbors. Figure 3 shows the building set-backs for R-R and R-1.

F. Development Schedule and Phasing

2607 Kelley Drive: There is an existing house on this lot; there are no immediate plans for constructing an accessory building (shed).

2609 Kelley Drive: This is a vacant lot; the owner plans to construct a house and an accessory building (shed) as soon as possible.

Neighborhood Meeting – February 4, 2014 @ 5:30 pm

Proposed Kelley Drive Rezone

Located at 2607 and 2609 Kelley Drive

Existing Zoning is R-R (Residential Rural)

Proposed Zoning is R-1 (Residential 1 du/ac)

Future land Use Designation is Residential Low (0.5 – 2 du/ac)

Please Sign In

Name	Address	Contact info
Billy Baker	2611 Kelley	2426199
Donna Baker	2611 Kelley	2426199
Steve Stromel	2609 Kelley	640-3312
Brian Rusche	250 N. 5TH ST.	256-4058
Herb & Beth Mooney	2613 Kelley Dr	241-9832
Mark Bunnell	2607 Kelley Dr.	433-7673
Angela Bunnell	2607 Kelley Dr.	433-7673
Stella Shauks	2606 Kelley Dr.	243-8656
Vernon King	2610 Kelley Dr.	241-1496

From: Steve Stremel <shomesllc@gmail.com>
To: Brian Rusche <brianr@ci.grandjct.co.us>
Date: 2/5/2014 8:14 AM
Subject: neighborhood meeting

On 2/4/14 @ 5:30pm we held a neighborhood @ 2607 Kelley Dr. Six property owners were present, Mark Bunnell and I explained why we are requesting that our lots be rezoned from "RR" to "R-1", that is so we can build a secondary structure closer to the property line then 50' as is required in the R-R zoning, changing to the R-1 zoning would let the secondary structure be within 10' of the property line.

One neighbor was concerned it would changed the fact that they have some farm animals, You told them that they not be impacted as they would be grandfather in with their rights.

No one else had concerns about the rezoning and seem to be in favor of the change.

Thanks for attending, Steve Stremel

21.04.030 Use-specific standards.

(a) Animal Regulations.

(1) Purpose and Scope.

(i) This subsection provides rules and regulations for the keeping of agricultural animals, household pets and other animals. Keeping of animals shall not become a nuisance, hazard and/or create a public health problem.

(ii) Animal uses such as feedlots, zoos, kennels and veterinary/animal hospitals are specifically identified in the use table and shall be administered by the provisions of this chapter.

(2) Nonconforming Use. The existing, lawful use of a premises or structure, used for the keeping of animals, which is not in conformance with the provisions of this code, may be continued, subject to the following:

(i) No use may be expanded or enlarged, except in conformance with this code;

(ii) If a nonconforming use is discontinued for 12 consecutive months, any future use shall fully conform to this code; and

(iii) Having written proof of the existence of the use shall be the responsibility of the occupant or property owner.

(3) Agricultural Animals (see Definitions).

(i) The CSR, R-R, R-E, R-1 and R-2 districts shall not have more than one large agricultural animal per one-quarter acre of land and shall be subject to the fencing requirements of this chapter. In these districts, all types of fowl (e.g., chickens, turkeys, ducks, and geese) shall be allowed, subject to the confinement provisions of this subsection.

(ii) In all other districts, a maximum of one large agricultural animal (e.g., horse, sheep, cow, mule or burro) shall be allowed per one-half acre of land.

(iii) Agricultural animals shall be subject to the following provisions:

(A) All large agricultural animals kept on a parcel shall be fenced so that they are no closer than 100 feet from any residential structure on another property. For the purposes of this section, the first in time shall be the first in right. Written permission, if the animal were not first in time, for a lesser distance may be obtained from the property owner, or if not owner occupied, from the occupant.

(B) No person shall keep, house, or shelter one or more pig in any zone district other than R-R unless such person has obtained a conditional use permit in accordance with the provisions of [GJMC 21.02.110](#).

(C) Small animals (e.g., chickens and rabbits), which are kept outside the residence, shall be confined by a fence, cage, or pen so as to be no closer than 20 feet from a principal residential structure on an adjoining property. A maximum of six adult animals shall be allowed on parcels of one-half an acre or less. On parcels greater than one-half an acre, 15 adult animals shall be allowed per acre.

(D) In the R-R district, the number of agricultural animals and small animals allowed under this subsection may be exceeded with a conditional use permit (see [GJMC 21.02.110](#)). If the conditional use application is approved, the permit shall state the maximum number of animals allowed by type and in the aggregate.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 2.749 ACRES
FROM R-R (RESIDENTIAL RURAL)
TO R-1 (RESIDENTIAL 1 DU/AC)**

LOCATED AT 2607 AND 2609 KELLEY DRIVE

Recitals:

The requested rezone includes two (2) parcels, located at 2607 and 2609 Kelley Drive. Both parcels were created in 1956 as Lot 3 and Lot 4, respectively, of the Replat of Sunny Knoll Subdivision.

Both parcels were annexed in 2000 as part of the G Road North Enclave and were zoned RSF-R, now known as R-R (Residential Rural), at the time of annexation.

The R-R (Residential Rural) zone establishes a minimum lot size of five (5) acres and a minimum side and rear yard setback of 50 feet. This restricts the building envelope to essentially the center of each lot. The request to rezone to R-1 (Residential 1 du/ac) would allow the construction of accessory structure(s) closer to the corner(s) of the lot(s) rather than in the center of the lot. The rezone will also resolve an existing nonconformity in that the minimum lot size will be one (1) acre; the properties are 1.298 and 1.459 acres, respectively.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the property from R-R (Residential Rural) to the R-1 (Residential 1 du/ac) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-1 (Residential 1 du/ac) zone district to be established.

The Planning Commission and City Council find that the R-1 (Residential 1 du/ac) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned R-1 (Residential 1 du/ac):

Lot 3, SUNNY KNOLL SUBDIVISION, according to the replat thereof and beginning at the Southeast Corner of Lot 3, Sunny Knoll Subdivision, a found No.4 Rebar from whence the Southeast Corner NW 1/4 NW 1/4 Section 35, Township 1 North, Range 1 West of the Ute Meridian bears South 79°41 '08" East 682.74 feet; thence South 28°23'06" East 135.54 feet to the South Line of said NW 1/4 NW 1/4, Section 35; thence along said South line North 89°43' West 170.10 feet; thence North 36.64 feet to the Southwest Comer of Lot 3, Sunny Knoll Subdivision; thence North 52°16' East 133.6 feet to the Southeast Comer of said Lot 3 and the Point of Beginning, County of Mesa, State of Colorado.

AND

LOT 4 of REPLAT OF SUNNY KNOLL SUBDIVISION, according to the official plat thereof recorded June 7, 1959 in Plat Book No. 9 at Page 8 at Reception No. 670182, County of Mesa, State of Colorado.

INTRODUCED on first reading the ____ day of ____, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the day of , 2014 and order published in pamphlet form.

ATTEST:

City Clerk

Mayor