



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

TUESDAY, APRIL 8, 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](#)

Approve the minutes from the March 11, 2014 regular meeting.

2. Crestwood Highlands Easement Vacation - Vacation

[Attach 2](#)

Forward a recommendation to City Council to vacate a public easement, located at 695 Cascade Drive, which is no longer needed.

FILE #: VAC-2014-77
APPLICANT: Charles Reams
LOCATION: 695 Cascade Drive
STAFF: Brian Rusche

3. Mountain View Subdivision- Preliminary Subdivision Plan - Extension Request [Attach 3](#)

Request approval of a two year extension to the Preliminary Subdivision Plan for Mountain View Subdivision, a 61 single-family lot subdivision, on 19.17 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PP-2008-212
APPLICANT: Bill Ogle - Level III LLC
LOCATION: 2922 B 1/2 Road
STAFF: Senta Costello

***** 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**

**GRAND JUNCTION PLANNING COMMISSION
March 11, 2014 MINUTES
6:00 p.m. to 6:03 p.m.**

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Steve Tolle, Bill Wade and Cody Wagner.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Darcy Austin was present to record the minutes.

There were three citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

Mrs. Cox stated that the annual training on Friday will be held from 8 a.m. - 1 p.m. at the Lincoln Park Hospitality Suite. The best way to access the Tower was to come from 12th Street and park in the main parking lot of Lincoln Park, between the swimming pool and the baseball field and enter the gates as though you were going to a baseball game. Go to the area where concessions are sold and there is an elevator on the left hand side.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. TransWest RV - Conditional Use Permit

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

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

MOTION: (Commissioner Wade) "I move that we approve the Consent Agenda as read."

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

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

General Discussion/Other Business

None

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:03 p.m.

Attach 2

CITY OF GRAND JUNCTION
 PLANNING COMMISSION

MEETING DATE: April 8, 2014
 PRESENTER: Brian Rusche

AGENDA TOPIC: Crestwood Highlands Easement Vacation - VAC-2014-77

ACTION REQUESTED: Forward a Recommendation to City Council on the Requested Easement Vacation.

BACKGROUND INFORMATION					
Location:		695 Cascade Drive			
Applicant:		Charles Reams			
Existing Land Use:		Single-family Residence			
Proposed Land Use:		Single-family Residence			
Surrounding Land Use:	North	Single Family Residential			
	South	Single Family Residential			
	East	Undeveloped			
	West	Single Family Residential			
Existing Zoning:		R-2 (Residential 2 du/ac)			
Proposed Zoning:		R-2 (Residential 2 du/ac)			
Surrounding Zoning:	North	R-2 (Residential 2 du/ac)			
	South	R-2 (Residential 2 du/ac)			
	East	R-2 (Residential 2 du/ac)			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Residential Low (0.5 – 2 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Forward a recommendation to City Council to vacate a portion of a 10' public utility and irrigation easement, which is no longer needed, on Lot 1 and Lot 2, Block 2, of Replat Crestwood Highlands Subdivision, also known as 695 Cascade Drive, in an R-2 (Residential 2 du/ac) zone district.

RECOMMENDATION: Approval

ANALYSIS

Background

The property was annexed to the City of Grand Junction in 1996 as part of the Cascade Enclave Annexation. The property is currently zoned R-2 (Residential 2 du/ac). The property includes approximately 0.885 acres with a single-family residence.

The property is described as Lot 1 and Lot 2 of Block No. 2 of the Replat Crestwood Highlands Subdivision, recorded by Mesa County on May 16, 1965. The plat language dedicated utility and irrigation easements shown on the plat to the public. The perimeter of each lot was encircled with a 10 foot utility and irrigation easement. A copy of the plat is attached to this report.

The residence at 695 Cascade Drive was constructed in 1971 and straddles the property line between Lot 1 and Lot 2. Therefore, the easement bisects the residence. This portion of the easement is unnecessary, as there are no utilities present, according to the Improvement Survey, a copy of which is attached to this report. The property owner would like to remove this encumbrance on the property. The property owner would also like to consolidate the two lots, along with a portion of the adjacent property to the west that was acquired on July 8, 2013 as part of a boundary line adjustment with the neighbor at 697 Cascade Drive. A plat has been submitted for this consolidation and is being reviewed administratively; consistent with the Zoning and Development Code, no action by the Planning Commission is required on this plat. The requested easement vacation, if approved, will then be incorporated into the plat.

A Neighborhood Meeting was held on August 19, 2013. No objections to the proposed vacation of the easement and subsequent lot consolidation were expressed. Neighbors were assured that no change to irrigation rights/systems was necessary or contemplated by this request.

Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the easement shall conform to the following:

- 1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

The request does not conflict with the Comprehensive Plan because the easement is no longer needed, is not pertinent to the Grand Valley Circulation Plan, and the property is not located within any other plan boundary.

Therefore, this criterion has been met.

- 2) *No parcel shall be landlocked as a result of the vacation.*

There are no parcels that will be landlocked as a result of the vacation. The vacation of the easement will facilitate the consolidation of the existing lots into one singular lot.

Therefore, this criterion has been met.

- 3) *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.*

There are no parcels that utilize the area of the easement for access and elimination of the easement will not eliminate or restrict access to any properties.

Therefore, this criterion has been met.

- 4) *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).*

This portion of the easement that runs under the existing residence does not appear to have ever been utilized for public facilities. The vacation of the easement will improve public services by allowing the existing lots to be consolidated into one singular lot.

Therefore, this criterion has been met.

- 5) *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.*

This portion of the easement that runs under the existing residence does not appear to have ever been utilized for public facilities. No other portion of the easement along the front or rear of the subject lot(s), nor any portion of the easement on other lots within the subdivision will be impacted by this vacation.

Therefore, this criterion has been met.

- 6) *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The vacation will remove actual or perceived responsibility for public improvements on private property. The vacation will remove an

encumbrance on the property and allow the existing lots to be consolidated into one singular lot.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Crestwood Highlands Easement Vacation application, VAC-2014-77 for the vacation of a public utility and irrigation easement, I make the following findings of fact and conclusions:

1. The requested easement vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 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 easement vacation, VAC-2014-77 to the City Council with the findings and conclusions listed above.

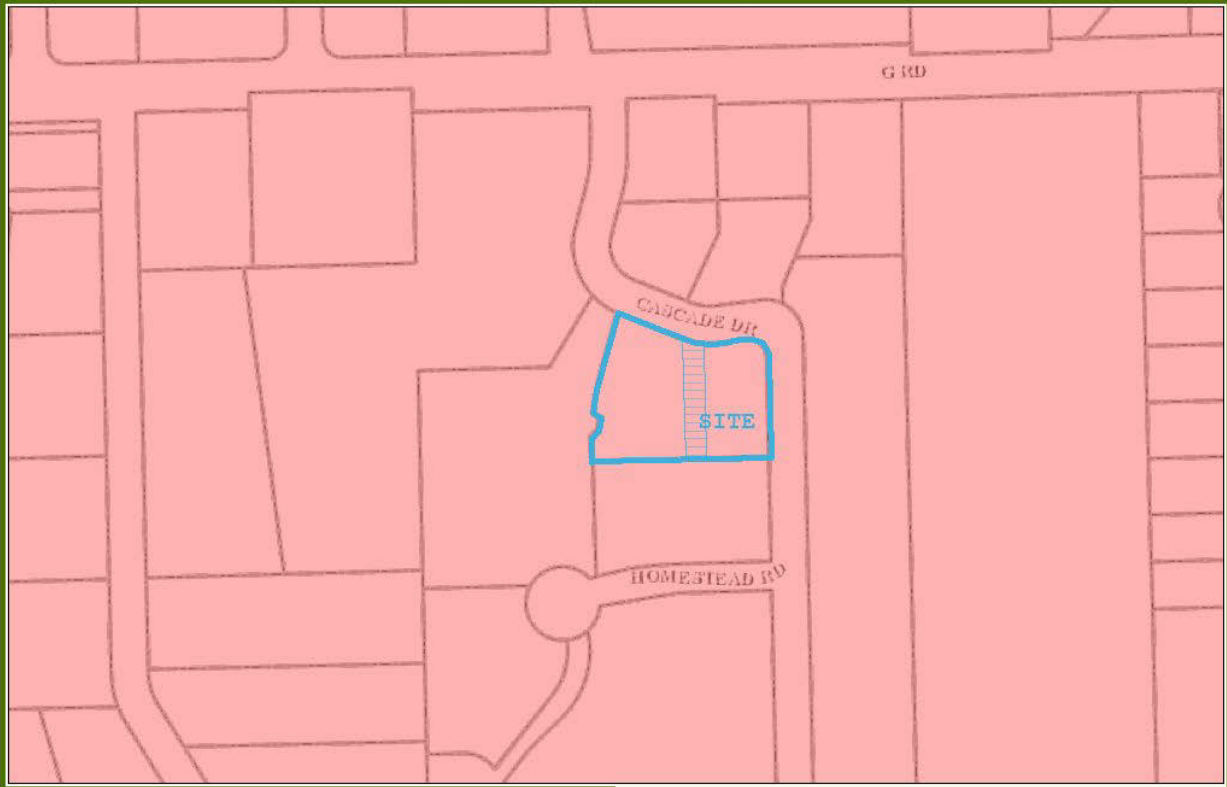
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item VAC-2014-77, I move we forward a recommendation of approval to the City Council on the request to vacate a portion of a 10' public utility and irrigation easement, which is no longer needed, on Lot 1 and Lot 2, Block 2, of Replat Crestwood Highlands Subdivision, also known as 695 Cascade Drive, with the findings of fact and conclusions in the staff report.

Attachments:

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Zoning Map
Replat Crestwood Highlands Subdivision
Improvement Survey
Resolution

SITE LOCATION MAP

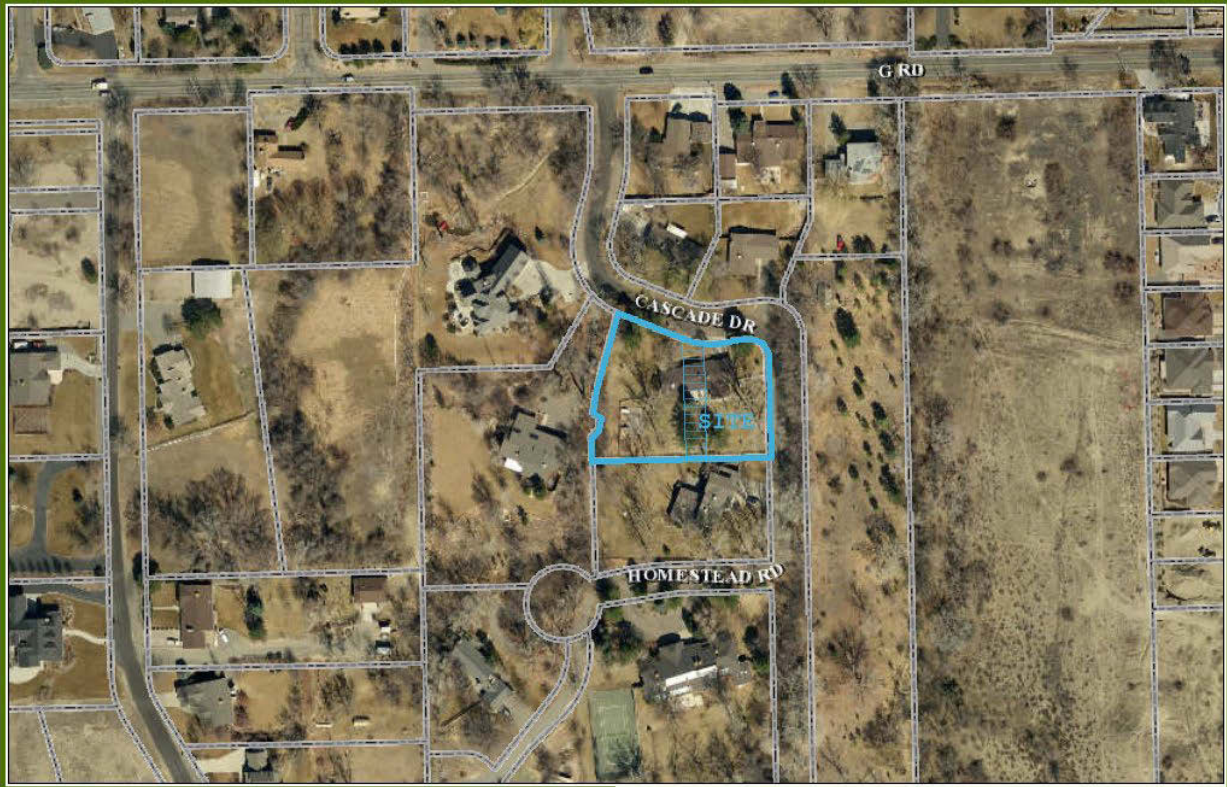


Printed: 3/18/2014

1 inch = 156 feet



AERIAL PHOTO MAP

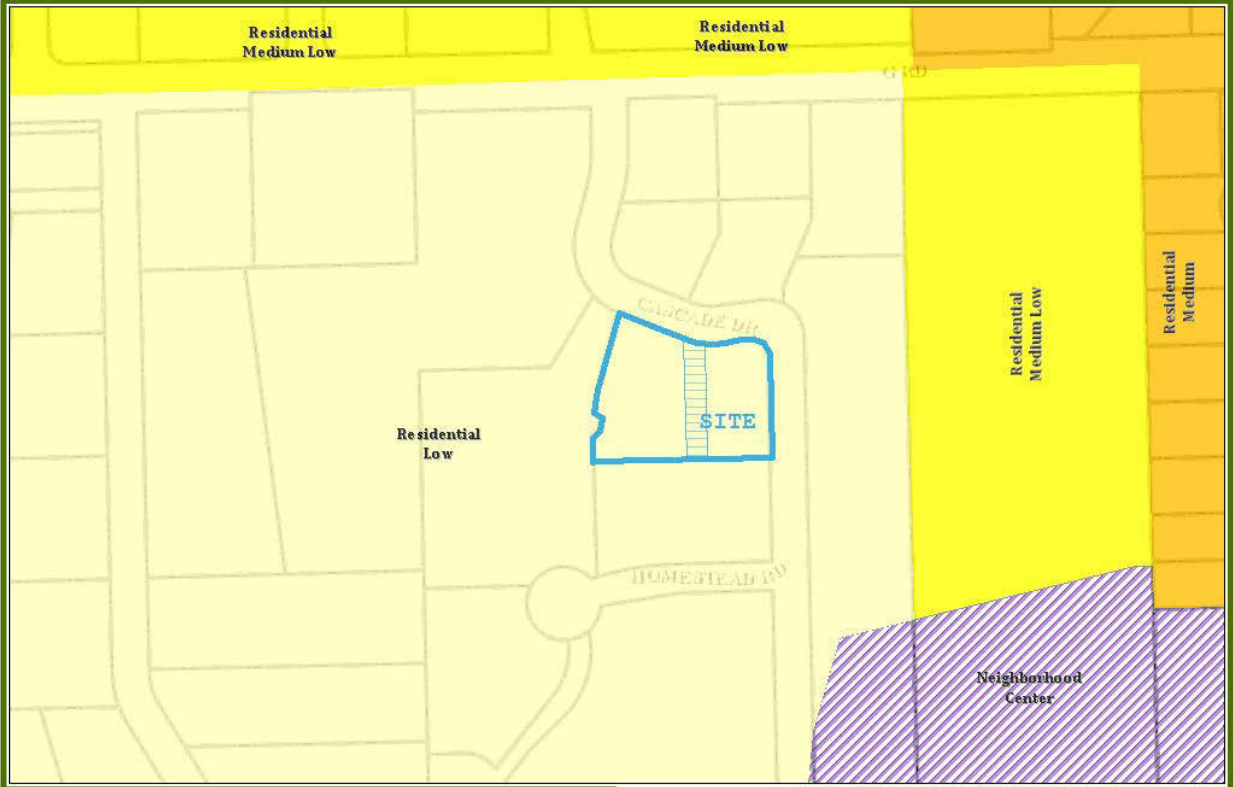


Printed: 3/18/2014

1 inch = 156 feet



COMPREHENSIVE PLAN FUTURE LAND USE MAP

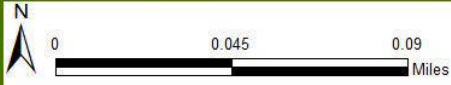


Printed: 3/18/2014

1 inch = 156 feet



ZONING MAP



Printed: 3/18/2014

1 inch = 156 feet



REPLAT CRESTWOOD HIGHLANDS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, E. Lin Guy, John O. Guy, David C. Schmitt, and Betty Louise Schmitt on the owners of that real property situated in the County of Mesa, State of Colorado and lying in the NE1/4, NE1/4 of Section 2, Township 1 South, Range 1 West of the 10th Meridian as shown on the accompanying plat hereof, said plat being more specifically described by maps and bounds as follows:

Beginning of a point from whence the Northwest Corner of the NE1/4, NE1/4 Section 2, Township 1 South, Range 1 West of the 10th Meridian bears West 240.0 feet, thence East 170.75 feet, thence S 00°16' W 170.0 feet, thence East 125.0 feet, thence S 00°16' W 30.0 feet, thence S 24°11' W 98.66 feet, thence S 00°16' W 227.72 feet, thence N 89°42' W 25.0 feet, thence West 200.0 feet, thence North 198.59 feet, thence S 80°16' East along the arc of a curve to the right having a radius of 1000 feet the chord of which bears N 24°04' 30" W 128.97 feet, thence N 16°05' E 59.05 feet, thence S 81°16' East along the arc of a curve to the left having a radius of 150.0 feet, the chord of which bears N 08°56' E 38.98 feet, thence N 01°08' E 104.92 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as **Replat Crestwood Highlands Subdivision**, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the street and roads as shown on the accompanying plat to the use of the public, forever and hereby dedicate those portions of said real property which are labeled as utility easements of the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street grading or improvements shall be financed by the seller or purchaser as set the County of Mesa.

IN WITNESS WHEREOF, said E. Lin Guy, John O. Guy, David C. Schmitt and Betty Louise Schmitt have caused their names to be heretofore subscribed this 9 day of March, A. D. 1965.

E. Lin Guy
John O. Guy
David C. Schmitt
Betty Louise Schmitt

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9 day of March, A. D. 1965
By E. Lin Guy, John O. Guy, David C. Schmitt and Betty Louise Schmitt.

My Commission expires April 27, 1965
unless my said office be vacated.

E. J. Conrad
Notary Public

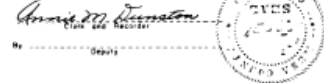


687604 CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office on 9:20 clock P. M., May 16, A. D. 1965 and is duly recorded in Plot Book No. 9, Page 207.

Fee: \$ 6.00



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A. D. 1965
County Planning Commission of the County of Mesa, Colorado

H. Marion Burman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 15 day of March, A. D. 1965
Board of County Commissioners of the County of Mesa, Colorado

Arthur J. Jones
Chairman

CRESTRIDGE HEIGHTS PLANNING DISTRICT

Approved this 9th day of March, A. D. 1965
Crestridge Heights District Planning Commission in the County of Mesa, Colorado

George R. Simpson
Chairman

CERTIFICATE OF VACATION

The vacation of fractional parts of previously indicated public rights of way set within public rights of way delineated by this plat is hereby ordered.

Approved this 15 day of March, A. D. 1965
Board of County Commissioners of the County of Mesa, Colorado

Arthur J. Jones
Chairman

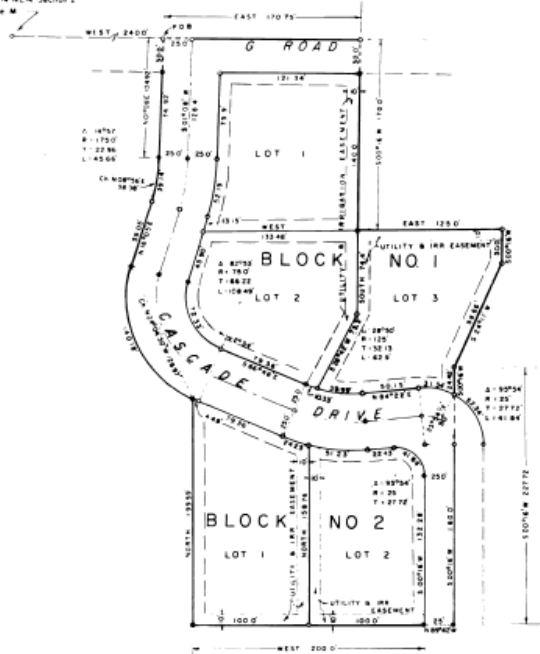
SURVEYORS CERTIFICATE

I, Clarence J. Merida, do hereby certify that the accompanying plat of **Replat Crestwood Highlands Subdivision**, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Clarence J. Merida
Registered Land Surveyor



NW Corner NE1/4 NE1/4 Section 2
T.1S, R.1W, 10th M.



LEGEND
— Street Pins
— Street Pins set in Concrete

WESTERN ENGINEERS, INC.
REPLAT
CRESTWOOD HIGHLANDS
SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED P.M. DRAWN C.E.R. TRACED P.M.
GRAND JUNCTION, COLO. Eng. 1-331-1 3/1/65

IMPROVEMENT SURVEY

OF PARCELS LOCATED IN
LOTS 1 AND 2, BLOCK NO. 2
REPLAT CRESTWOOD HIGHLANDS SUBDIVISION
PLAT BOOK 9, PAGE 204
AND THAT PARCEL OF LAND AS DESCRIBED
IN BOOK 5498, PAGE 642
NE1/4 NE1/4 SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

BOUNDARY DESCRIPTION

That real property located in part of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

(Original Warranty Deed Book 2273, Page 593 and Quitclaim Deed Book 5498, Page 642.)

Lots 1 and 2, Block No. 2, Replat Crestwood Highlands Subdivision, Plat Book 9, Page 204, and that parcel of land as described in Book 5498, Page 642, Mesa County records.

GENERAL NOTES

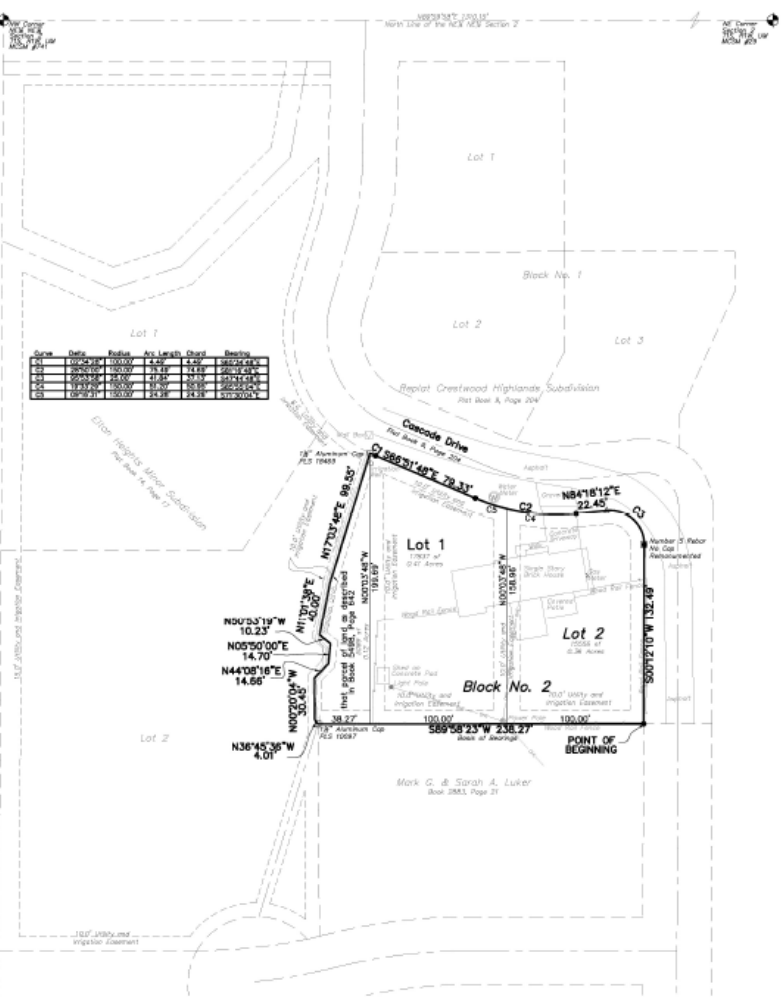
Bearings in the South line of Lots 1 and 2, Block No. 2, Replat Crestwood Highlands Subdivision, Plat Book 9, Page 204, and that parcel of land as described in Book 5498, Page 642, Mesa County records which bears South 89°52'23" West, a distance of 238.27 feet, established by observation of the WGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Boundary Survey Markers.

All lines unless shown herein in U.S. Survey feet.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title Company of Mesa County, Policy No. 13082EM, dated December 19, 2013.

NOTICE: This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.



Curve	Delta	Radius	Arc Length	Chord	Bearing
C1	119°23'00"	100.00'	4.49'	4.49'	S89°24'43" W
C2	120°20'00"	100.00'	18.71'	18.71'	S89°52'23" W
C3	109°58'00"	100.00'	47.85'	37.10'	S81°14'43" W
C4	118°10'00"	100.00'	17.00'	17.00'	S89°52'23" W
C5	109°58'00"	100.00'	24.38'	24.38'	S77°30'00" W



LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

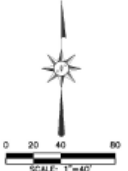
DEPOSIT NO. _____

Prepared for:
 Charles F. and Sally L. Rowan

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during February, 2014, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

 Arthur C. Fletcher LICENSED PROFESSIONAL LAND SURVEYOR P.L.S. NO. 36463	IMPROVEMENT SURVEY A REPLAT OF LOTS 1 AND 2, BLOCK NO. 2, REPLAT CRESTWOOD HIGHLANDS SUBDIVISION, PLAT BOOK 9, PAGE 204, AND THAT PARCELS OF LAND AS DESCRIBED IN BOOK 5498, PAGE 642, NE¼ SECTION 2, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO
	High Desert Surveying, LLC 1873 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax: 970-241-0451
DATE: February, 2014	SHEETS: 1 of 1 DRAWN BY: JCF CHECKED BY: JCF SCALE: 1" = 40'



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" NO. 5 REBAR, PLS 24953
- ▲ SET PK NAIL AND TAG, PLS 24953

NOTICE: ACCORDING TO REGULATIONS FOR THE BEST PRACTICES AND STANDARDS OF THE SURVEYING PROFESSION, ANY SURVEYOR WHO HAS BEEN DISCIPLINED BY THE BOARD OF SURVEYING AND MAPPING SHALL NOT BE ELIGIBLE TO BE REINSTATED TO THE SURVEYING PROFESSION UNTIL SUCH TIME AS THE BOARD OF SURVEYING AND MAPPING HAS DETERMINED THAT THE SURVEYOR HAS MET THE REQUIREMENTS FOR REINSTATEMENT TO THE SURVEYING PROFESSION.

CITY OF GRAND JUNCTION

Resolution No.

AN RESOLUTION VACATING A 10' UTILITY AND IRRIGATION EASEMENT LOCATED AT 695 CASCADE DRIVE

RECITALS:

A vacation of a portion of dedicated utility and irrigation easement has been requested by the encumbered property owner at 695 Cascade Drive.

The Planning Commission, having heard and considered the request, found the criteria of Section 21.02.100 of the Grand Junction Municipal Code to have been met, and recommends that the vacation be approved.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

The following described dedicated utility and irrigation easement is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following description is shown on "Exhibit B" and made a part of this Resolution.

Dedicated easement to be vacated:

A 10.0 foot wide Utility and Irrigation Easement to be vacated located in Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision, in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on plat recorded in Plat Book 9, Page 204, Mesa County records and being more particularly described as follows:

Commencing at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, T1S, R1W, Ute Meridian, whence the Northeast corner of said Section 2 bears North 89°59'58" East, a distance of 1310.15 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 40°09'39" East, a distance of 416.08 feet; thence South 00°03'48" East, a distance of 199.59 feet, along the West line of Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence North 89°56'12" East, a distance of 100 feet along the South line of said Lot 1, Block Number 2, to the Southeast corner of said Lot 1; thence North 00°03'48" West, a distance of 10.00 feet, along the common line between Lots 1 and 2, said Block Number 2, The Replat of Crestwood Highlands Subdivision to the POINT OF BEGINNING; thence South

89°56'12" West, a distance of 10.00 feet; thence North 00°03'48" West, a distance of 141.13 feet,; thence along a non-tangent curve to the left, having a delta angle of 03°42'22", a radius of 160.00 feet, an arc length of 10.35 feet, a chord length of 10.35 feet, and a chord bearing of South 75°10'19" East, to a point on the East line of said Lot 1; thence South 00°03'48" East, a distance of 138.47 feet, along said East line of said Lot 1 to the POINT OF BEGINNING.

Said parcel having an area of 0.032 Acres, as described.

AND

A 10.0 foot wide Utility and Irrigation Easement to be vacated located in Lot 2, Block Number 2, The Replat of Crestwood Highlands Subdivision, in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on plat recorded in Plat Book 9, Page 204, Mesa County records and being more particularly described as follows:

Commencing at the Northwest corner of the NE¼ NE¼ of Section 2, T1S, R1W, Ute Meridian, whence the Northeast corner of said Section 2 bears North 89°59'58" East, a distance of 1310.15 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 40°09'39" East, a distance of 416.08 feet; thence South 00°03'48" East, a distance of 199.59 feet, along the West line of Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence North 89°56'12" East, a distance of 100 feet along the South line of said Lot 1, Block Number 2, to the Southeast corner of said Lot 1; thence North 00°03'48" West, a distance of 10.00 feet, along the common line between Lots 1 and 2, said Block Number 2, The Replat of Crestwood Highlands Subdivision to the POINT OF BEGINNING; thence North 00°03'48" West, a distance of 138.47 feet, along the West line of said Lot 2, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence along a non-tangent curve to the left, having a delta angle of 3°39'05", a radius of 160.00 feet, an arc length of 10.20 feet, a chord length of 10.19 feet, and a chord bearing of South 78°51'02" East; thence South 00°03'48" East, a distance of 136.49 feet; thence South 89°56'12" West, a distance of 10.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.032 Acres, as described.

Introduced for first reading on this day of , 2014.

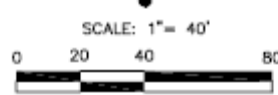
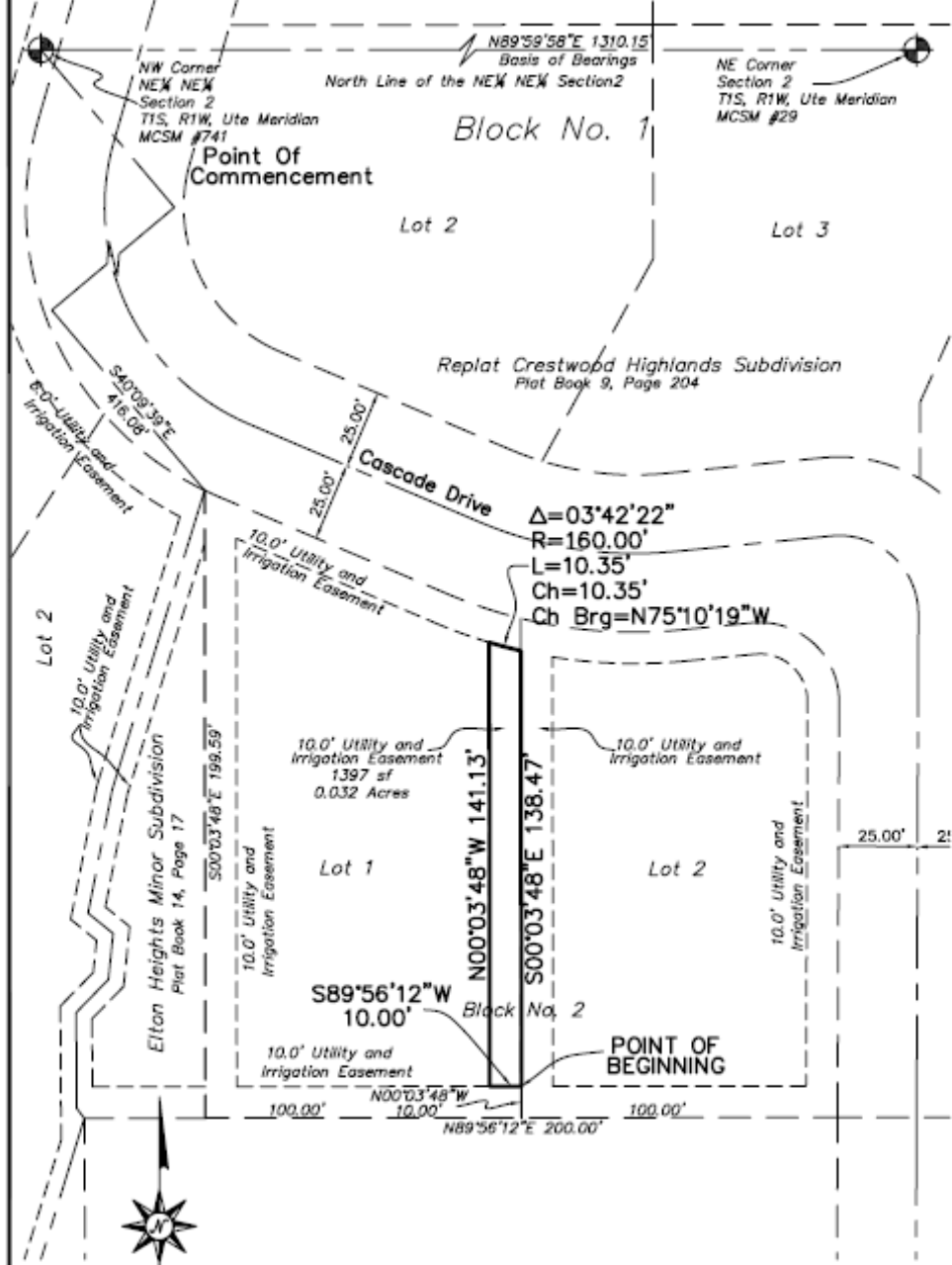
PASSED and ADOPTED this day of , 2014.

ATTEST:

President of City Council

City Clerk

EXHIBIT B LOT 1 EASEMENT VACATION



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 13-47	Drawn	APP'D	SHEET	OF
DATE: June, 2013	rsk	jcf	1	1

Attach 3

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: April 8, 2014
PRESENTER: Senta Costello

AGENDA TOPIC: Mountain View Subdivision – PP-2008-212

ACTION REQUESTED: Consider a request for a two-year extension of the approved Preliminary Subdivision Plan.

BACKGROUND INFORMATION					
Location:		2922 B½ Road			
Applicants:		Owner: Level III Development, LLC – Bill Ogle Representative: Austin Civil Group – Jim Joslyn			
Existing Land Use:		Single Family Residential/Agricultural			
Proposed Land Use:		Single Family Residential subdivision			
Surrounding Land Use:	North	Single Family Residential subdivision			
	South	Single Family Residential/Agricultural			
	East	Single Family Residential/Agricultural			
	West	Single Family Residential/Agricultural			
Existing Zoning:		R-4 (Residential 4 du/ac)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	R-4 (Residential 4 du/ac) / County RSF-4			
	East	R-4 (Residential 4 du/ac) / County RSF-R			
	West	County RSF-4 (Residential Single Family 4 du/ac)			
Growth Plan Designation:		Residential Medium Low 2-4 du/ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION:

A request for approval of a two-year extension to the Preliminary Subdivision Plan for Mountain View Subdivision, a 61 single-family lot subdivision on 19.17 acres in an R-4 (Residential 4 du/ac) zone district.

RECOMMENDATION: Approval of the two-year extension request.

ANALYSIS:

A Preliminary Subdivision Plan for the Mountain View Subdivision was approved on May 26, 2009. The Plan consists of 61 single-family lots on 19.17 acres in an R-4 (Residential 4 du/ac) zone. No phasing schedule was proposed as it was the desire of the Developer to construct the entire development in one phase.

In accordance with Section 21.02.070(u)(4) of the Grand Junction Municipal Code (GJMC):

If the applicant does not complete all steps in preparation for recording a final plat within two years of approval of the preliminary subdivision plan, the plat shall require another review and processing as per this Section and shall then meet all the required current code regulations at that time. One extension of 12 months may be granted by the Director for good cause. Any additional extensions must be granted by the Planning Commission. The Planning Commission must find good cause for granting the extension.

On January 2011, the Developer requested a one-year administrative extension. When first approved, the Developer originally planned to plat the entire development in a single phase. The request for a one year administrative extension was approved on February 28, 2011 extending the validity of the Preliminary Development Plan to May 25, 2012.

A request for an extension through Planning Commission was submitted prior to the deadline of May 25, 2012 and on May 8, 2012 the Planning Commission approved a two year extension to May 26, 2014.

The property is zoned R-4 (Residential 4 du/ac) The proposed density is 3.18 du/ac, which is consistent with the Comprehensive Plan future land use designation of Residential Medium (4-8 du/ac). River View Estates to the north is 3 du/ac, Crista Lee Subdivision to the southeast is 3.5 du/ac and Chipeta West Subdivision also to the southeast is 2.63 du/ac. Goal 3 of the Comprehensive Plan encourages ordered and balanced growth throughout the community, while Goal 7 encourages transition and buffering between new and existing development, both of which are provided for in the Mountain View Preliminary Plan.

The Developer has stated that over the last year they have marketed the property and have been unable to find a buyer interested in completing the development. The Developer has decided to complete the project in four filings with a group of investors, but will not be able to complete a submittal and have adequate review time for Filing 1 prior to the expiration date of May 26, 2014. The Developer is requesting a phasing schedule that allows for approval and platting of the entire subdivision May 25, 2020, within 6 years of the Preliminary Plan approval.

Upon review of the previously approved Preliminary Subdivision Plan, the Comprehensive Plan and Title 21 of the Grand Junction Municipal Code (GJMC), the following findings for good cause have been found:

1. The proposed use and density are consistent with the Comprehensive Plan.
2. The proposed Preliminary Development Plan for this property is appropriate and meets the standards and requirements of Section 21.02.070(q) and (r) of the GJMC.

I believe the proposal is consistent with the Comprehensive Plan and requirements of the Zoning and Development Code and recommend approval of the request.

If the Planning Commission grants the requested extension, the Developer will have until May 26, 2016 to complete all steps in preparation for recording the final plat for Filing 1.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the request for a two-year extension of the approved Preliminary Subdivision Plan for Mountain View Subdivision, PP-2008-212, the following findings of fact and conclusions have been determined:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The request meets the requirements of Section 21.02.070(u)(4) of the Grand Junction Municipal Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the request for a two-year extension for the Mountain View Preliminary Subdivision Plan, file number PP-2008-212, with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, I move we approve a two-year extension of the Preliminary Subdivision Plan approval for Mountain View Subdivision, file number PP-2008-212, with the findings of fact and conclusions listed in the staff report.

Attachments:

- 1) Request for Preliminary Plan extension
- 2) Preliminary Plan
- 3) Site Location Map / Aerial Photo Map
- 4) Comprehensive Plan Future Land Use Map / Existing Zoning Map
- 5) Blended Map
- 6) Original Staff Report

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

March 3, 2014

Senta Costello
Senior Planner
City of Grand Junction

Dear Senta,

As you are aware ACG is completing plans for the final submittal of Mountain View Estates. The owners Level 3 Development have decided to build the subdivision in 4 filings.

The General meeting was held March 3, 2014 and it was decided to submit final drawings for Filing 1.

As the final approval will not be completed by May 26, 2014 the expiration date for the current extension granted by the planning commission ACG on behalf of Level III Development is requesting another two year extension.

Thank you for your attention to this matter.

Sincerely,

Austin Civil Group, Inc.

Jim Joslyn

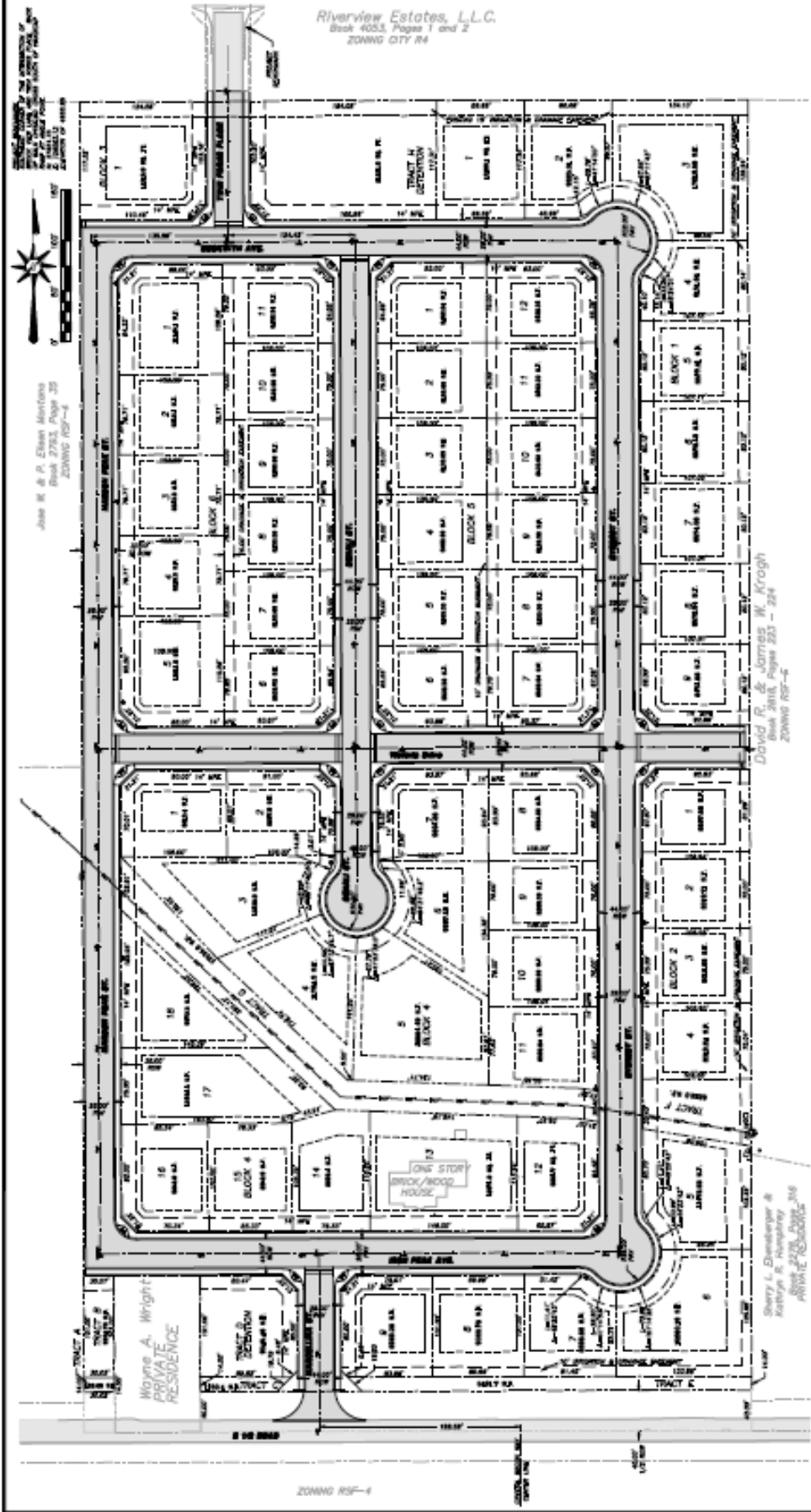
DEVELOPER: WYATT & ASSOCIATES, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: 303-755-1000
 FAX: 303-755-1001
 PROJECT NO.: 10000 W. 10TH AVENUE
 SHEET NO.: 10000 W. 10TH AVENUE - 1

NO.	DESCRIPTION
1	TRACT A
2	TRACT B
3	TRACT C
4	TRACT D
5	TRACT E
6	TRACT F
7	TRACT G
8	TRACT H
9	TRACT I
10	TRACT J
11	TRACT K
12	TRACT L
13	TRACT M
14	TRACT N
15	TRACT O
16	TRACT P
17	TRACT Q
18	TRACT R
19	TRACT S
20	TRACT T
21	TRACT U
22	TRACT V
23	TRACT W
24	TRACT X
25	TRACT Y
26	TRACT Z

ARCHITECT: A-C-G
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: 303-755-1000
 FAX: 303-755-1001
 PROJECT NO.: 10000 W. 10TH AVENUE
 SHEET NO.: 10000 W. 10TH AVENUE - 1

LAYER III DRAWINGS
 SIZE PLAN
 MONTGOMERY WIRE ESTIMATES

NO.	DESCRIPTION
1	TRACT A
2	TRACT B
3	TRACT C
4	TRACT D
5	TRACT E
6	TRACT F
7	TRACT G
8	TRACT H
9	TRACT I
10	TRACT J
11	TRACT K
12	TRACT L
13	TRACT M
14	TRACT N
15	TRACT O
16	TRACT P
17	TRACT Q
18	TRACT R
19	TRACT S
20	TRACT T
21	TRACT U
22	TRACT V
23	TRACT W
24	TRACT X
25	TRACT Y
26	TRACT Z



Riverview Estates, L.L.C.
 Book 40324, Pages 1 and 2
 ZONING CITY 94

John W. & P. Ellen Montano
 Book 37921, Page 25
 ZONING RP-4

David R. & James W. Krogh
 Book 3818, Pages 253 - 254
 ZONING RP-4

Sherry L. Densinger & Company
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: 303-755-1000
 FAX: 303-755-1001
 PROJECT NO.: 10000 W. 10TH AVENUE
 SHEET NO.: 10000 W. 10TH AVENUE - 1



CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
 PROJECT NO. _____
 CITY OF GRAND JUNCTION ENGINEERING
 APPROVED FOR SUBMISSION FOR THE CITY OF GRAND JUNCTION
 DATE: _____
 ENGINEER'S SIGNATURE: _____
 LICENSE NO.: _____
 CITY OF GRAND JUNCTION ENGINEERING
 1000 W. 10TH AVENUE, SUITE 100
 GRAND JUNCTION, CO 81505
 PHONE: 970-241-1000
 FAX: 970-241-1001
 WWW.CITYOFGRANDJUNCTION.ORG

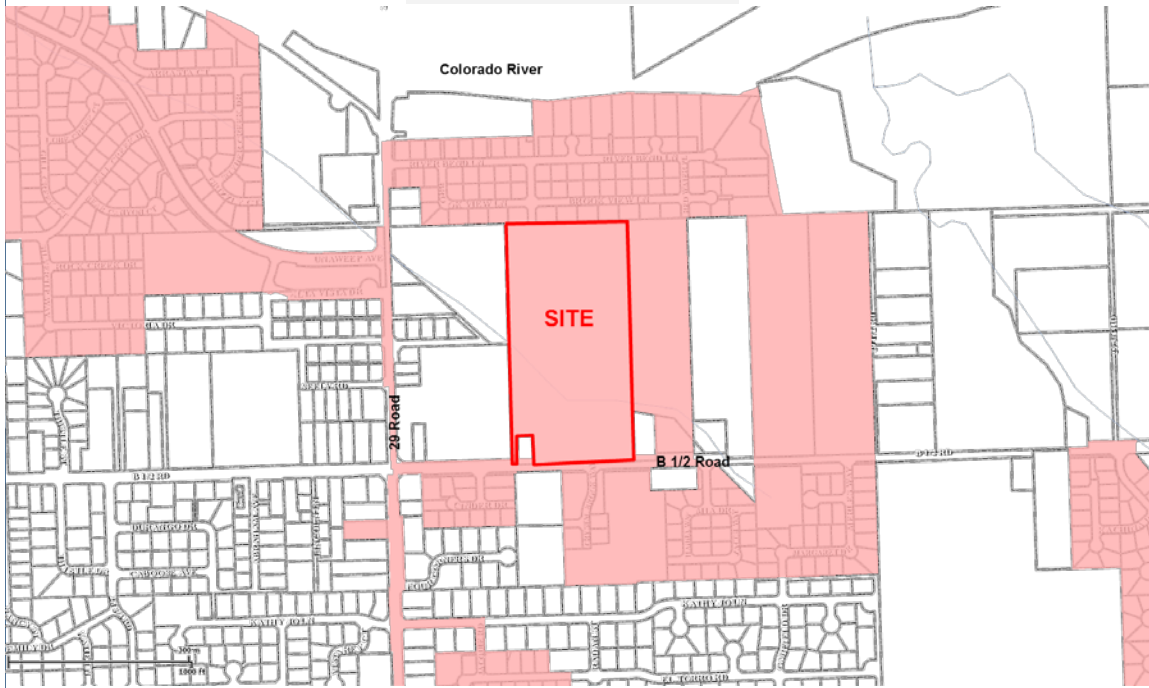
UTILITIES AND AGENCIES
 UTE WATER DISTRICT 242-7461
 GRAND JUNCTION DISTRICT 240-0233
 GRAND JUNCTION DISTRICT 484-1885
 XCEL ENERGY 244-2781
 WESTERN ENERGY SERVICES 244-4333
 BROADWAY COMMUNICATIONS 240-8750

LAND USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
RESIDENTIAL	10,000	60 FT	100 FT
COMMERCIAL	15,000	75 FT	125 FT
INDUSTRIAL	20,000	100 FT	150 FT
OFFICE	10,000	60 FT	100 FT
RETAIL	10,000	60 FT	100 FT
RESTAURANT	10,000	60 FT	100 FT
SERVICE	10,000	60 FT	100 FT
TRUCK	10,000	60 FT	100 FT
WAREHOUSE	10,000	60 FT	100 FT
INDUSTRIAL	10,000	60 FT	100 FT
OFFICE	10,000	60 FT	100 FT
RETAIL	10,000	60 FT	100 FT
RESTAURANT	10,000	60 FT	100 FT
SERVICE	10,000	60 FT	100 FT
TRUCK	10,000	60 FT	100 FT
WAREHOUSE	10,000	60 FT	100 FT

RP-4 ZONING DISTRICT
 8,000 SQ. MIN. LOT
 75-FT MIN. WIDTH

ZONING RP-4

Site Location Map



Aerial Photo Map



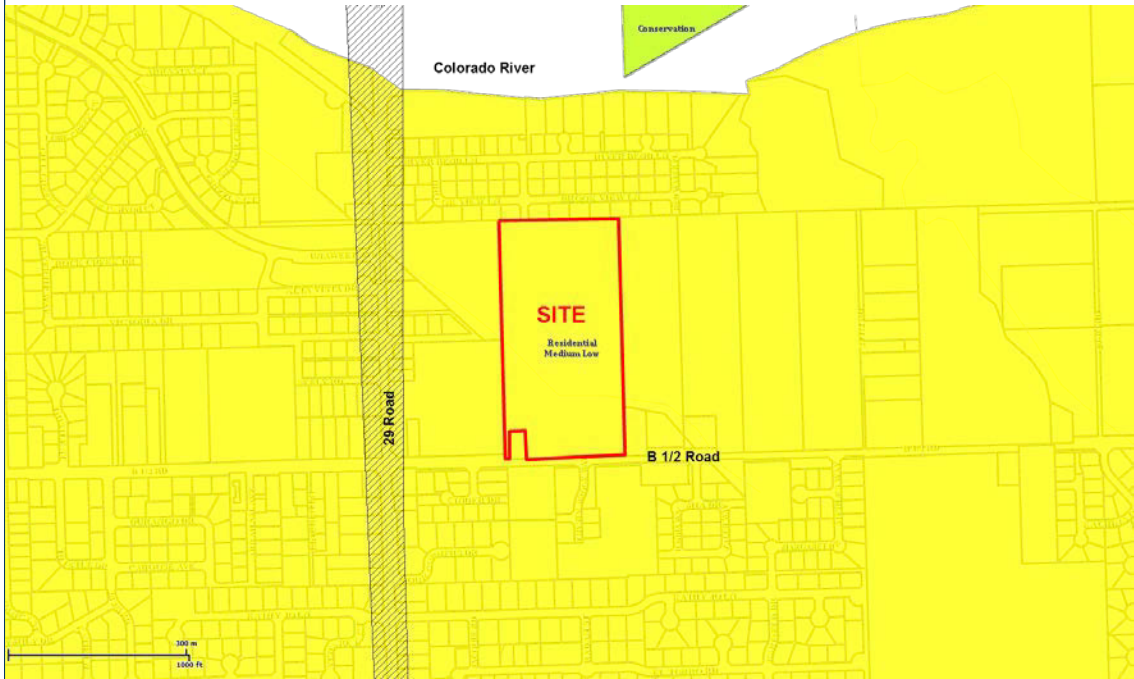
Site Location Map



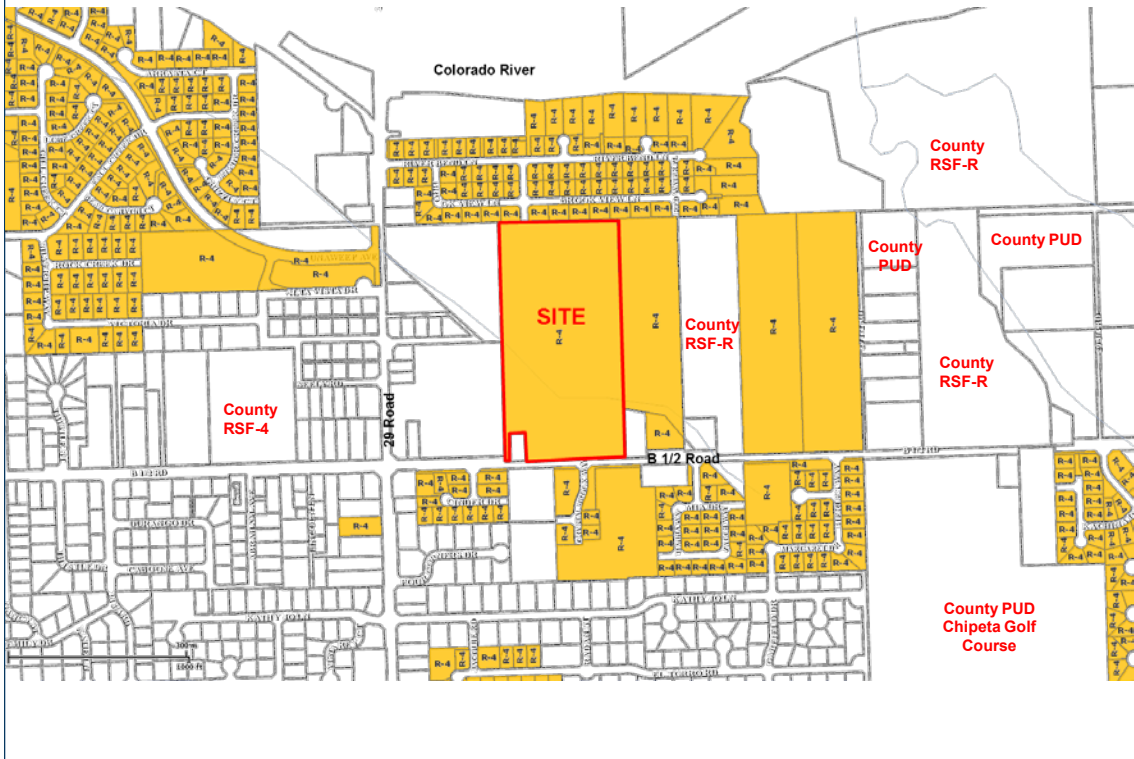
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



Blended Map



AGENDA TOPIC: Mountain View Estates, PP-2008-212

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION					
Location:		2922 B½ Road			
Applicants:		Owner: Level III Development, LLC – Bill Ogle Representative: Austin Civil Group – Jim Joslyn			
Existing Land Use:		Single Family Residential/Agricultural			
Proposed Land Use:		Single Family Residential subdivision			
Surrounding Land Use:	North	Single Family Residential subdivision			
	South	Single Family Residential/Agricultural			
	East	Single Family Residential/Agricultural			
	West	Single Family Residential/Agricultural			
Existing Zoning:		R-4 (Residential 4 du/ac)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	R-4 (Residential 4 du/ac) / County RSF-4			
	East	R-4 (Residential 4 du/ac) / County RSF-R			
	West	County RSF-4 (Residential Single Family 4 du/ac)			
Growth Plan Designation:		Residential Medium Low 2-4 du/ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for Mountain View Estates on 19.17 acres in a R-4 (Residential 4 du/ac) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

ANALYSIS

1. Background

The property was annexed in 2008 as the Level III Annexation. Two Pre-Application applications were reviewed for the property, one in 2007 and another in 2008. The Preliminary Subdivision Plan application was received July 2, 2008.

Density – The property is classified as Residential Medium Low 2-4 dwelling units/acre on the Future Land Use Map and zoned R-4(Residential 4 du/ac). The proposed subdivision consists of 61 single family dwelling units on 19.17 acres with a density of 3.18 dwellings per acre, conforming to density requirements of both the Growth Plan and zone district.

Access – Proposed access for the subdivision is from B ½ Road on the south and Twin Forks Place located in the River's Edge Subdivision to the north. A stub street is extended to the property to the east. Maroon Peak Street runs along the west property line.

Road Design – Since Maroon Peak Street is adjacent to undeveloped property, the required right-of-way dedication is reduced from 44' to 38'. The developer will need to construct the curb, gutter and sidewalk along the east side of the street and 28' of asphalt. The right-of-way width includes 1.5' right-of-way to back of walk, 6.5' curb, gutter & sidewalk, 28' asphalt, 2' for construction and slope transition to existing grade.

Open Space / Park – The subdivision is not providing open space or Land dedicated for a park ground. The developer will be paying the required 10% Open Space fee for future park land acquisition.

Lot Layout –The development has been designed for single-family detached dwellings on lots ranging from 8,018 square feet to 17,218 square feet. The minimum lot size in the R-4 zone is 8,000 square feet, therefore the minimum lot area requirement has been met. The minimum lot width for the R-4 zone is 75 feet. With the exception of Lot 5, Block 4, all of the proposed lots meet the lot width requirement. Section 3.2 C.2. of the Zoning and Development Code, allows the Planning Commission to vary lot widths for irregularly shaped lots. The Developer has requested that the Planning Commission approve Lot 5, Block 4 as an irregularly shaped lot. The Planning Commission can approve this lot as an irregularly shaped lot, due to the shape required of lots adjacent to cul-de-sac bulbs.

Landscaping – A 14' wide landscape strip will be provided along B ½ Road (Tracts A, C and E). The existing Orchard Mesa Irrigation District pipe will be placed in a Tract with an access easement for the irrigation company (Tracts F and G) and landscaped. Tracts B, D, and H will also be landscaped according to Zoning Code requirements for detention ponds and street frontage. All tracts will be conveyed to and maintained by the Home Owner's Association.

Phasing – The project is proposed to be constructed in one phase.

2. Section 2.8.B.2 of the Zoning and Development Code

A preliminary subdivision plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans.

Response: The proposed Mountain View Estates, with a density of 3.18 dwelling units per acre, is in compliance with the Growth Plan designation of Residential Medium Low (2-4 du/ac).

- b. The Subdivision standards of Chapter Six.

Response: The design and layout of this project meets the standards of Chapter Six of the Zoning and Development Code.

- c. The Zoning standards contained in Chapter Three.

Response: The design of the proposed subdivision complies with the standards required by the Chapter Three of the Zoning and Development Code.

- d. Other standards and requirements of this Code and all other City policies and regulations.

Response: The proposed subdivision has been reviewed by the Development Engineer and meets all requirements of the Transportation Engineering Design Standards (TEDS) and Stormwater Management Manual (SWMM).

- e. Adequate public facilities and services will be available concurrent with the subdivision.

Response: Public facilities and services are adequate to serve the proposed residential density. There is an 18" and a 2" Ute Water line and an 8" sanitary sewer line located within the B ½ Road right-of-way.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

Response: The project will have no adverse or negative impacts upon the natural or social environment. The surrounding environment is largely developed or proposed for development in a fashion similar to the proposed development.

- g. Compatibility with existing and proposed development on adjacent properties.

Response: The proposed subdivision is of the same or similar type of residential use and density as exists in the vicinity. Many of the historical

agricultural properties in the area have recently been subdivided or are under review for development.

- h. Adjacent agricultural property and land uses will not be harmed.

Response: Compliance with the Stormwater Management Manual requirements as well as with the required stormwater discharge permit will ensure runoff does not harm adjacent uses. The proposed subdivision includes a detention pond in the southwest area of the property adjacent to B ½ Road (Tract D) and another pond (Tract H) along the north property line. The preliminary pond designs have been reviewed by the City Development Engineer and been determined to meet the preliminary plan requirements.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

Response: The proposed Mountain View Estates will utilize existing sewer, water, and street facilities that are available to the property and have sufficient capacity for the additional lots. It is a logical extension of the adjacent development.

- j. There is adequate land to dedicate for provision of public services.

Response: Adequate land for public services such as road right-of-way and utilities has been provided.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

Response: As required by Code, the applicant is responsible for construction of all infrastructure and private improvements for the development as well as payment of applicable impact fees. Burden on the City will amount to typical ongoing maintenance of the added public facilities (streets, utilities) which is not considered to be an undue burden.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Mountain View Estates application, PP-2008-212 for preliminary subdivision plan approval, I make the following findings of fact and conclusions:

3. The proposed preliminary subdivision plan is consistent with the Growth Plan.
4. The preliminary subdivision plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.
5. Lot 5, Block 4, is an irregularly shaped lot that does not meet the minimum lot width of 75 feet as specified in Table 3.2 of the Zoning and Development

Code. Pursuant to Section 3.2.C.2 of the Zoning and Development Code, the Planning Commission may vary the minimum lot width on irregularly shaped lots.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed preliminary subdivision plan, PP-2008-212 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

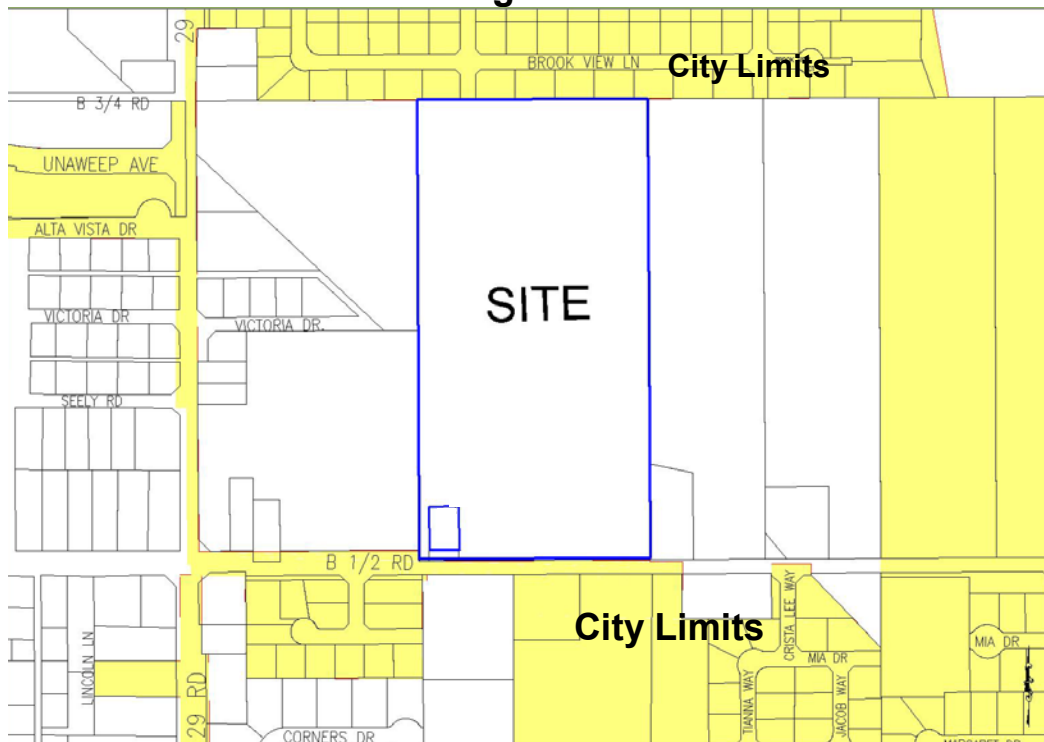
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Mountain View Estates, PP-2008-212, with the findings and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo
Future Land Use Map / Existing City and County Zoning Map
Preliminary Subdivision Plan

Site Location Map

Figure 1



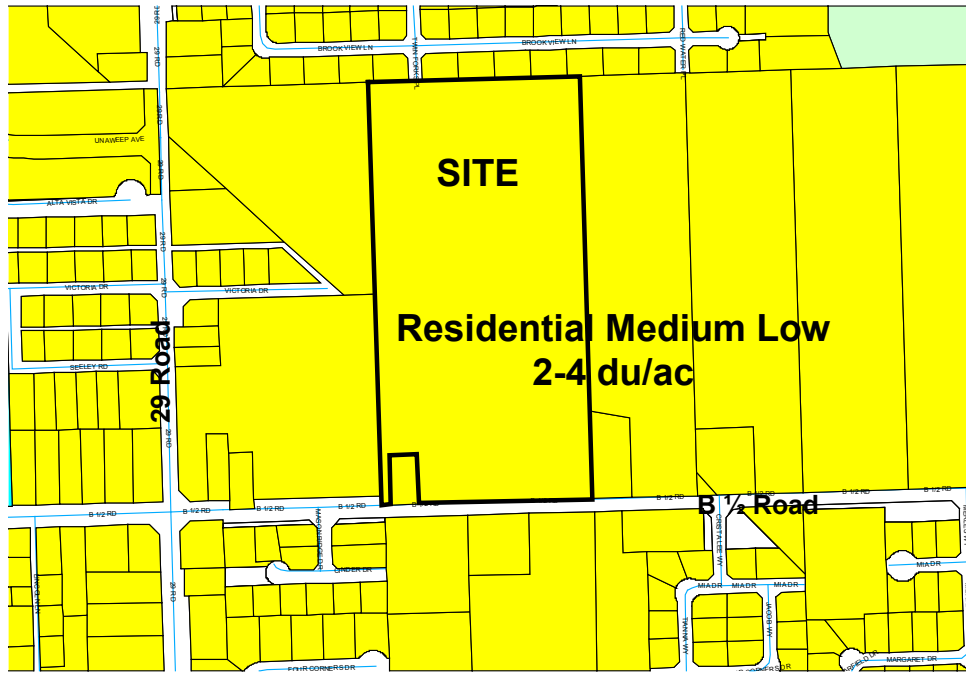
Aerial Photo Map

Figure 2



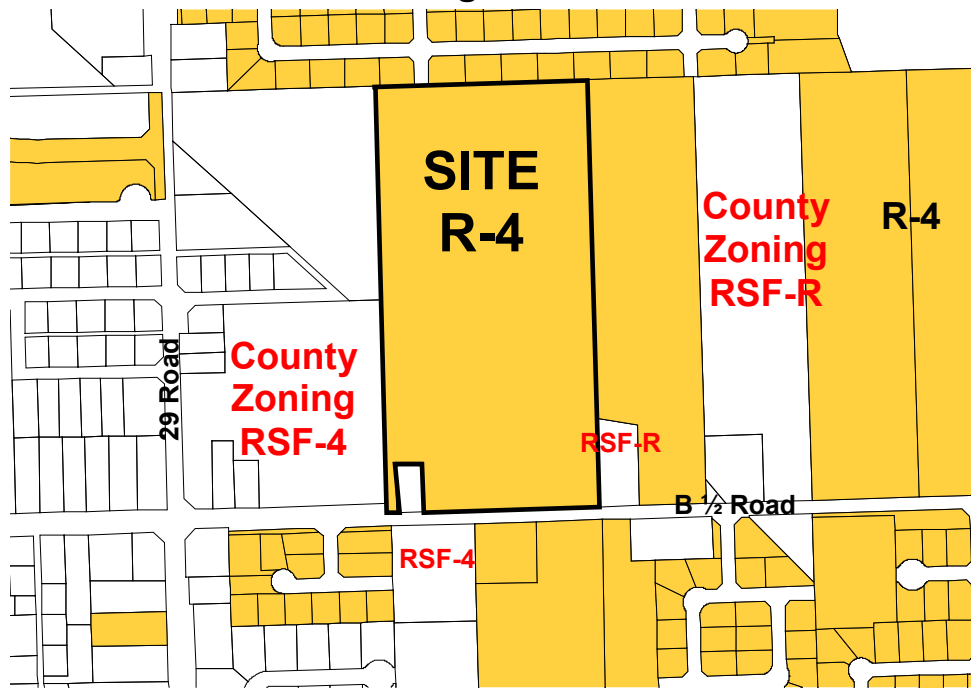
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

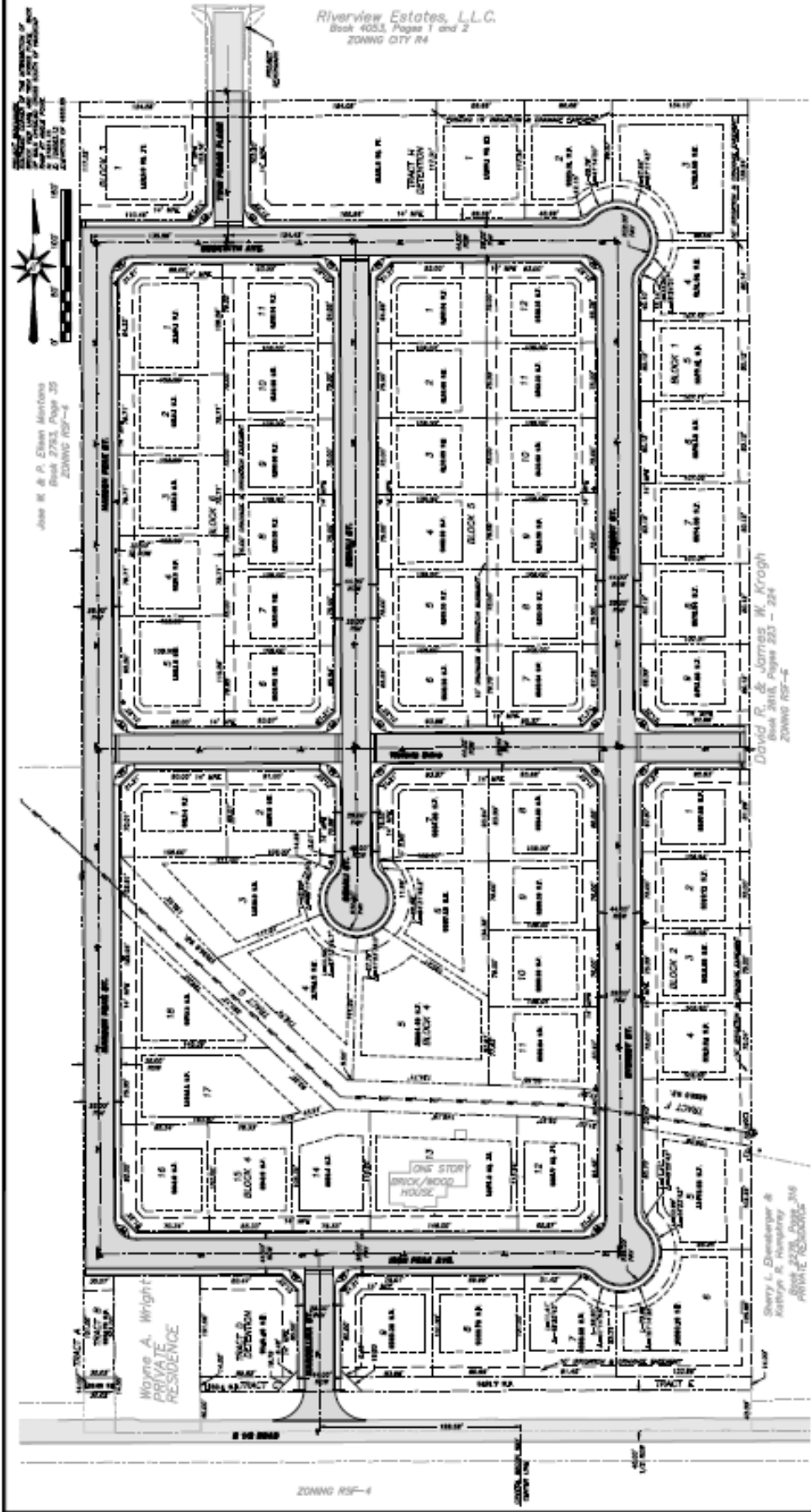
DEVELOPER: WILSON
 PROJECT: RIVERVIEW ESTATES, L.L.C.
 ZONING: RFP-4
 SHEET: 1 OF 2

NO.	DESCRIPTION
1	TRACT A
2	TRACT B
3	TRACT C
4	TRACT D
5	TRACT E
6	TRACT F
7	TRACT G
8	TRACT H
9	TRACT I
10	TRACT J
11	TRACT K
12	TRACT L
13	TRACT M
14	TRACT N
15	TRACT O
16	TRACT P
17	TRACT Q
18	TRACT R
19	TRACT S
20	TRACT T
21	TRACT U
22	TRACT V
23	TRACT W
24	TRACT X
25	TRACT Y
26	TRACT Z

A-C-G
 AUSTIN CIVIL GROUP, INC.
 10000 N. MOULTON BLVD., SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 972.382.1000
 FAX: 972.382.1001
 WWW.ACG-CIVIL.COM

MORTON VIRE ESTATES
 SITE PLAN
 LAYER III DEVELOPMENT

DATE	11/11/08
BY	J. WILSON
SCALE	AS SHOWN
PROJECT	RIVERVIEW ESTATES, L.L.C.
SHEET	1 OF 2
TITLE	SITE PLAN
DATE	11/11/08
BY	J. WILSON
SCALE	AS SHOWN
PROJECT	RIVERVIEW ESTATES, L.L.C.
SHEET	1 OF 2
TITLE	SITE PLAN



CITY OF GRAND ANTONIO COMMUNITY DEVELOPMENT
 PL. _____
 APPROVED FOR SUBMISSION FOR THE YEAR FOR THE YEAR
 DATE OF SUBMISSION _____
 NAME OF CONTRACTOR _____
 ADDRESS OF CONTRACTOR _____
 CITY OF GRAND ANTONIO ENGINEERING
 APPROVED FOR SUBMISSION FOR THE YEAR FOR THE YEAR
 DATE OF SUBMISSION _____
 NAME OF CONTRACTOR _____
 ADDRESS OF CONTRACTOR _____

John W. & P. Ellen Mortenson
 Book 3792, Page 25
 ZONING RFP-4

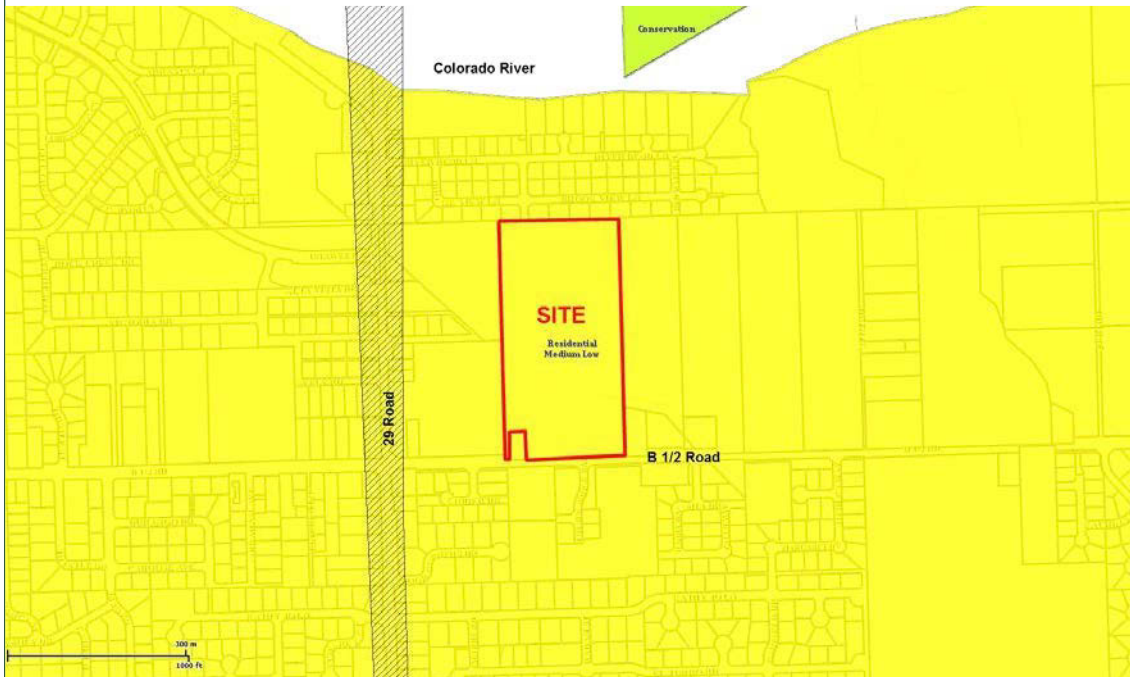
David R. & James W. Krogh
 Book 3818, Pages 283 - 294
 ZONING RFP-4

UTILITIES AND AGENCIES
 ITC WATER DISTRICT 242-7461
 ORCHARD MECA SANITATION DISTRICT 240-0233
 ORCHARD MECA IRRIGATION & DRAINAGE CO. 484-1885
 XCEL ENERGY 244-2781
 ORQUEST 244-4333
 BUSINESS COMMUNICATIONS 240-8750

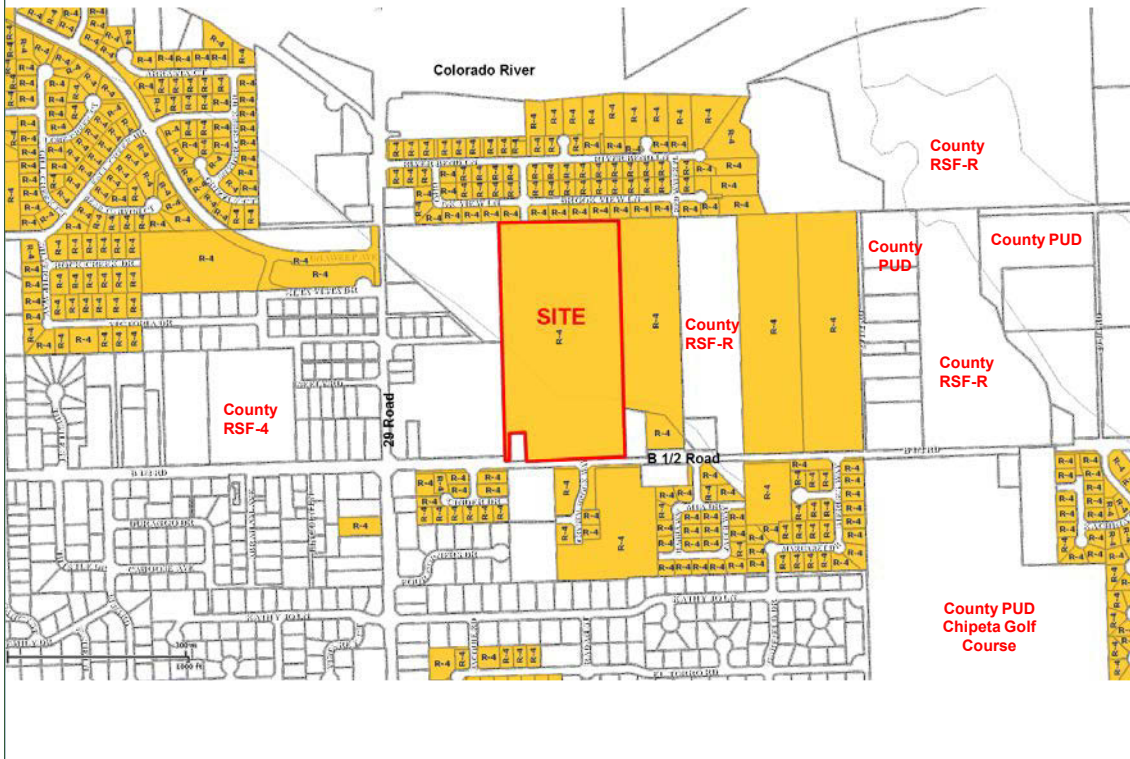
LAND USE	MIN. AREA	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA	MIN. LOT FRONTAGE	MIN. LOT DEPTH	MIN. LOT AREA
RESIDENTIAL	1,000	10	5	5	30	100	3,000	30	100	3,000
COMMERCIAL	1,000	10	5	5	30	100	3,000	30	100	3,000
INDUSTRIAL	1,000	10	5	5	30	100	3,000	30	100	3,000
OFFICE	1,000	10	5	5	30	100	3,000	30	100	3,000
RETAIL	1,000	10	5	5	30	100	3,000	30	100	3,000
RESTAURANT	1,000	10	5	5	30	100	3,000	30	100	3,000
SERVICE	1,000	10	5	5	30	100	3,000	30	100	3,000
TRUCK	1,000	10	5	5	30	100	3,000	30	100	3,000
WAREHOUSE	1,000	10	5	5	30	100	3,000	30	100	3,000
OTHER	1,000	10	5	5	30	100	3,000	30	100	3,000

RFP-4 ZONING DISTRICT
 8,000 SQ. MIN. LOT
 75-FT. MIN. WIDTH

Comprehensive Plan Future Land Use Map



Existing Zoning Map



Blended Map

