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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, APRIL 28, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-04-28-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road
2. Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road
3. Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road
4. Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions
5. Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
March 10, 2026, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ian Moore, Ian Thomas, Gregg Palmer, Caleb Abeloe, and Merritt Sixbey.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Eric Mocko (Transportation Engineer), and Madeline Robinson (Planning Technician).

There were 47 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 24, 2026.

Commissioner Ehlers moved to approve the Consent Agenda.

Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. Camelback Gardens ODP

PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) and the City of Grand Junction for the Camelback Gardens Development Proposed on a total of 25.36 Acres located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa being all that land within Camelback Gardens Boundary Line Adjustment same as recorded at Reception Number 3148907, portions of the District Open Space shown on the following four (4) subdivision plats 1) The Ridges Filing No. Six same as recorded at Reception Number 1259706, 2) Cobblestone Ridges same as recorded at Reception Number 1778367, 3) Cobblestone Ridges Phase 2 same as recorded at Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat same as recorded at Reception Number 1789624 said District Open Space also known as Mesa County Parcel Number 2945-202-17-020 and Tract A Public Open Space dedicated on said Cobblestone Ridges Phase 2 Replat also known as Mesa County Parcel Number 2945-174-41-012 over a 17-year timeframe.

Staff Presentation

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

Questions for Staff

Commissioner Moore asked if future development of the subject parcels necessitated a road connection from High Desert Rd to Rana Rd.

Commissioner Thomas asked for more details about the land exchange and use of City-owned open space that were approved by City Council.

Applicant Scott Preisendorf provided some context on his plans for development on Lot 1 of Camelback Gardens.

Applicant Mike Stubbs provided some context on the history of the parcels and his plans for the development of Lot 2 of Camelback Gardens.

Commissioner Moore asked Mike if the viewsheds would be preserved.

Commissioner Ehlers asked Mike what his expected square footage was for an individual unit.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 3, 2026, via www.gjcity.org.

Chair Quintero asked Assistant City Attorney Jamie Beard for clarification on the policies for providing a public comment.

There was discussion amongst the Commission about allowing the public to give their three minutes to someone else or increasing the time allotted for individual public comments.

Commissioner Ehlers moved to keep the public comment at 3 minutes per person.

Commissioner Palmer seconded; motion passed 6-1.

Leanne Mumpy noted her disagreement with allowing the development to use the City-owned open space.

Bill Gulley expressed his concerns with the proposed density and the projected increase in traffic.

John Currier argued that the surrounding neighbors should be compensated for the potential decrease in property values.

Tom Politzer reiterated the previous public comments and asked if the open space would be available to everyone or only the residents of the development.

Chris Mcanany suggested the density of the ODP be limited to 4 units per acre and disallow the use of the City-owned open space in the density calculations. He stated that the staff recommendations conflicted with the goals of the comprehensive plan.

Rick Beauheim argued that City staff were granting special permissions to the developers and provided excerpts from the review comments of the plan case (PLD-2023-121). He had a letter prepared and indicated that the public comments following his would use their time to read the letter in its entirety.

Commissioner Ehlers indicated that the use of the City-owned open space for density calculations was not within the purview of the Planning Commission.

Dana Nkana continued Mr. Beauheim's comments.

Randy Greathouse continued Mr. Beauheim's comments.

Kurt Nelson continued Mr. Beauheim's comments.

Frank Margos continued Mr. Beauheim's comments.

Kimberly Greathouse stated that the granting of City-owned open space for density calculations was unprecedented and requested the property be zoned to RL-4.

Dee Wernette echoed the previous comments and expressed his disagreements with how the public comments were being addressed.

Teresa Edwards expressed her disagreements with the City Council allowing the developer to use the 15-acres of City-owned open space.

Terry Keane commented on the projected increase in traffic and the proposed max height for the PD.

Carol Bierbower echoed Ms. Keane's comments on increased traffic and the dangers it poses to pedestrian safety.

Danny Wenzinger requested this item be remanded back to staff for further review.

Ralph Wahlers commented on Staff's attention during the public comment period.

Todd Hegstrom comment that the proposed development was unfair to the surrounding neighbors.

The public comment period was closed at 7:07 p.m. on March 10, 2026.

Mike Stubbs provided his arguments to the public comments.

Commissioner Palmer asked what Council Resolution 13-26 says.

There was discussion about the specific language on the use of City-owned open space granted by Resolution 13-26. Jamie Beard commented that Resolution 13-26 allowed the City-owned open space to be included in the gross acreage of the ODP and the Planning Commission was responsible for determining if they agreed with Staff's findings on the appropriate range of density for the ODP.

Commissioner Moore asked about the land exchange and its impact on the approval or denial of the ODP. He asked the applicant to clarify their proposed unit count.

The public hearing was closed at 7:20 p.m. on March 10, 2026.

Discussion

Commissioner Ehlers commented that the density calculation was not something that could be modified by the Planning Commission.

There was additional discussion about the compatibility of the proposed housing types with the surrounding area, alternative development types, property ownership, and the Planning Commission's role in approving or denying the ODP.

Motion and Vote

Commissioner Palmer made the following motion "Mr. Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report."

Commissioner Thomas seconded; motion passed 6-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.

GRAND JUNCTION PLANNING COMMISSION
April 14, 2026, 5:30 PM
MINUTES

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

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Thomas Lloyd (Planning Manager), Stephanie Halford (Associate Planner), and Jacob Kaplan (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 10, 2026.

2. Goose Downs Subdivision Extension **SUB-2020-662**

Consider a request by Terry DeHerrera to extend for 1 year the plat recording deadline for the first phase of Goose Downs Subdivision, 53 lots on 14.7 acres in an RL-4 (Residential Low 4) zone district located at 359 29 5/8 Road.

The minutes from the previous meeting had not been included in the Agenda Packet; Item 1 was of the consent agenda was moved to the next hearing.

Commissioner Ehlers moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. Zoning Code Amendment – Impact Fees **ZCA-2025-737**

Consider a request by the City of Grand Junction to amend various provisions within Section 21.02.070 of the Zoning and Development Code regarding Development Impact Fees.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked how these changes would affect the 2026 City budget.

Commissioner Zyvan asked what date the previous ordinance (Ord. 5250) was adopted.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 7, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:47 p.m. on April 14, 2026.

Discussion

Commissioner Ehlers asked what the Planning Commission was considering.

Tamra clarified that the impact fee table is under the review of the Planning Commission.

Commissioner Palmer asked for clarification on the removal of the 6 to 8-year fee study timeline.

There was discussion among Staff and the Commission about the timing and frequency of the fee study requirement.

Commissioner Moore asked how the impact fees are tied to the City budget.

Commissioner Thomas asked who the stakeholders were in drafting these proposed code amendments.

Motion and Vote

Commissioner Quintero made the following motion "Ms. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Commissioner Thomas added that he wished the Parks and Recreation Advisory Board had been more involved in the review process.

Motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:15 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

<u>Meeting Date:</u>	April 28, 2026
<u>Presented By:</u>	Sam Wuebbles, Associate Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Sam Wuebbles, Associate Planner

Information

SUBJECT:

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road

RECOMMENDATION:

Staff recommends conditional approval of the request.

EXECUTIVE SUMMARY:

The owner, 2426 G Road LLC is requesting a vacation of the east 15' of previously dedicated right-of-way (ROW) for 24 ¼ Road which abuts its property along the western property boundary of 2426 G Road. The City does not intend to extend the road ROW in this location for 24 ¼ Road as a connection road to any other property. The City previously vacated the northern east half of the ROW with the development of Spanish Trails. The request to vacate right-of-way is consistent with the City's Comprehensive Plan and Circulation Plan.

Approval of the request is conditioned upon completion of a land exchange between the Applicant and the City. Through this exchange, the Applicant shall obtain the vacated right-of-way, and the City shall obtain right-of-way along G Road.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area abuts 2426 G Road on the west and is located between Canyon View Park and 2426 G Road. The ROW was dedicated on the plat of Pomona Park in 1900 between lots 56 and 57. The originally dedicated ROW width is 30 feet. In 1995, a portion of the platted but unconstructed 24 1/4 Road right-of-way was vacated as part of the development of Canyon View Park. At that time, the southern segment of the right-of-way was retained because vacating it would have landlocked a lot within the Pomona Park Subdivision. Since that approval, the northern portion of the formerly affected lot has been incorporated into the Spanish Trails development and no longer relies on 24 1/4 Road for potential access.

Subsequent development in the area has provided adequate alternative access for Canyon View Park and Spanish Trails, eliminating the need for 24 1/4 Road as a future transportation corridor. Additionally, the Mendicelli Subdivision property located along the east of the remaining portion of 24 1/4 Road and north of G Road does not require additional access from this right-of-way.

The current request proposes to vacate the eastern 15' of the remaining portion of the 24 1/4 Road ROW located west of the Mendicelli Subdivision property. The ROW is no longer necessary for access or circulation purposes given existing development patterns.

The property, 2426 G Road, hereafter referred to as the Subject Property, is adjacent to the residential Spanish Trails Subdivision. The proposed development of the subject property consists of 57 townhome units. The Subject Property is zoned RM-12 (Residential Medium 12) and has a land use designation of Residential Medium per the 2020 One Grand Junction Comprehensive Plan.

The proposed vacation is part of a negotiated land exchange between the City and the applicant. Under the terms of the exchange, the applicant will acquire the requested vacated 24 1/4 ROW, which has not been constructed. In return, the applicant will dedicate right-of-way along G Road to the City. G Road is a minor arterial. This exchange allows the City to secure right-of-way in a location that supports the planned roadway network while eliminating an unnecessary and unutilized right-of-way segment. The land exchange is intended to result in a net public benefit and maintain consistency with the City's transportation planning objectives. The applicant agrees that the value of the vacated ROW is acceptable as the market value for the portion of land applicant is granting the City for G Road.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed right-of-way vacation request was held on March 4, 2025. Ten members of the public attended the meeting, in addition to two members of city staff and the applicant. Questions concerned the future development, but not the right-of-way vacation.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The Subject Property was posted with

application signs on each street frontage on April 16, 2025 (Exhibit 6). Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(p) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. The vacation of the right-of-way or 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 to vacate the east half of the 24 ¼ Road public ROW between Canyon View Park and 2426 G Road is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan, and other adopted plans and policies of the City. The subject right-of-way has not been constructed and is not identified for future transportation improvements. Due to prior vacations the potential for through connectivity in this location was eliminated and is no longer necessary. The vacation will not adversely affect the City's planned roadway network, as adequate commercial and vehicular circulation is provided by G Road with connections to 24 Road and 24 ½ Road. The proposed vacation will not impact public facilities or services.

Furthermore, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
- Plan Principle 5: Strong Neighborhoods and Housing Choices
- Policy 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
- Policy 2: Encourage infill and redevelopment to leverage existing infrastructure.
- Policy 4: Maintain and build infrastructure that supports urban development.

Plan Principle 3: Responsible and Managed Growth

This principle emphasizes that growth should occur in a coordinated and efficient manner that maximizes existing infrastructure and avoids unnecessary public costs. The proposed vacation of ROW supports responsible growth by removing a segment of right-of-way that is no longer viable or needed for future connectivity. Because the roadway will not be extended and the northern segment has already been vacated, retaining this isolated portion would not contribute to an efficient or logical transportation network.

Additionally, the proposal includes a land exchange that allows the City to obtain needed right-of-way along G Road for the system network. G Road is an active and

important transportation corridor, therefore, obtaining right-of-way better aligns public infrastructure with actual growth patterns. This reflects managed growth by prioritizing infrastructure investments where they provide the greatest public benefit while eliminating surplus or obsolete assets.

Plan Principle 5: Strong Neighborhoods and Housing Choices

This principle encourages the development of complete, well-connected neighborhoods that offer a variety of housing types and support quality of life. The proposal with this vacation allows for a more cohesive neighborhood layout. This supports neighborhood continuity, improves land use efficiency, and helps create a more functional and attractive residential environment.

Policy 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes

This policy emphasizes the importance of diversifying housing stock to meet community needs. The proposed townhome development on the Subject Property aligns with this goal by providing medium density. The vacation of the right-of-way removes a development constraint and enables the property to be utilized more effectively for residential purposes. The proposal contributes to increasing housing supply and variety in a manner consistent with the Comprehensive Plan by supporting the development of 57 townhome units.

Policy 2: Encourage infill and redevelopment to leverage existing infrastructure

This policy promotes development in areas where infrastructure such as roads, utilities, and services already exists. The vacation directly supports infill development by removing an unnecessary right-of-way constraint on the subject property which allows it to be developed more efficiently. This aligns with the policy's goal of maximizing the use of existing infrastructure and supporting compact, contiguous development patterns.

Policy 4: Maintain and build infrastructure that supports urban development

The proposed vacation is consistent with this policy because it removes right-of-way that no longer serves a transportation or infrastructure purpose and facilitates the acquisition of right-of-way along G Road through the land exchange. G Road is a key corridor that supports existing and future urban development in the area. The City is reinforcing infrastructure in a location that better serves mobility, access, and long-term planning objectives, while the applicant has extra room along the west side of their property for development.

Therefore, staff finds that this criterion is met.

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

The property has frontages along G Road and will, therefore, not be landlocked. The properties to the North have circulation throughout the subdivision connecting to G Road. The vacation will not landlock any properties.

Therefore, staff finds that this criterion is 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;

The parcels that might utilize this road area have direct access to G Road and will retain full vehicular access following the vacation. This vacation will not restrict access in a manner that is unreasonable or economically prohibitive. Additionally, because the parcel does not rely on the unconstructed right-of-way for ingress or egress, the proposed vacation will not reduce or devalue the property or any adjacent properties.

Therefore, staff finds that this criterion is 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);

The proposed vacation of will not result in adverse impacts to the health, safety, or welfare of the general community. The subject right-of-way has not been constructed and is not utilized for vehicular or pedestrian circulation.

The parcels will retain direct access from G Road, which provides adequate connectivity for police, fire, and emergency response services. The proposed vacation will not reduce the quality or availability of public facilities or services to the subject parcel or surrounding properties.

No objections to the proposed vacation were received from reviewing agencies.

Staff therefore finds 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 GJMC; and

The proposed vacation will not inhibit the provision of adequate public facilities and services to the subject property or surrounding parcels. A private irrigation line that conveys wastewater for the subject property is located within the right-of-way area proposed for vacation. Because this line serves only the subject parcel, its function will not be impaired by the vacation and will remain the responsibility of the property owner.

A separate water line is located within the G Road right-of-way and will not be affected by the proposed vacation. No other public utilities or infrastructure are

located within the area to be vacated. Therefore, the proposed vacation will not interfere with the continued provision of public facilities and services.

Staff finds that this criterion has been met.

6. The proposal shall not hinder public and City functions.

The proposed vacation of 15 feet of 24 ¼ Road right-of-way will not hinder public or City functions. The right-of-way has not been constructed and is not utilized for transportation, pedestrian access, utilities, or other municipal purposes. Upon vacation, the property will revert to private ownership.

The proposed vacation is part of a land exchange between the City and the applicant. Through this exchange, the applicant will acquire the vacated right-of-way, and the City will obtain additional right-of-way along G Road. The acquisition of right-of-way along G Road supports the City's transportation network and public infrastructure needs.

Because the subject right-of-way does not currently serve a public function and the exchange results in the City obtaining right-of-way in a more beneficial location, the proposal will not hinder public or City functions.

Therefore, staff finds that this criterion is met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 24 ¼ Road Public Right-Of-Way Vacation, VAC-2025-202, located between Canyon View Park and 2426 G Road, the following findings of fact have been made with the recommended conditions of approval.

The request with the following conditions conforms with Section 21.02.050(p) of the Zoning and Development Code.

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

1. The vacation shall not be effective until 2426 G Road LLC or a later owner of the land at 2426 G Road dedicates to the City of Grand Junction the land in fee simple interest for G Road as a minor arterial as set forth in the attached warranty deed. The dedication of land must occur on or before two years from the date that City Council approves the ordinance for vacation or the ordinance shall no longer be effective.

SUGGESTED MOTION:

Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a

recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map
3. Exhibit 3 - Zoning Map
4. Exhibit 4 - Legal Description and Exhibits
5. Exhibit 5 - Deed
6. Exhibit 6 - Draft Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Tracy States

Digitally signed by Tracy States
Date: 2025.02.13 12:27:37 -07'00'

Date

Signature of Legal Property Owner

Jason Fish

Digitally signed by Jason Fish
Date: 2025.02.18 16:04:15 -07'00'

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 2426 G Road LLC ("Entity") is the owner of the following property:

(b) 2426 G Road

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Vacation - Right-of-way

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

(e) None

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

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

Signature of Entity representative: [Signature]

Printed name of person signing: Jason Fish

State of Colorado)

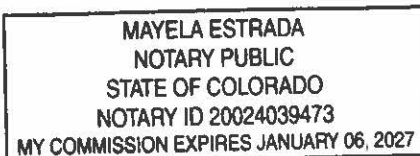
County of Eagle) ss.

Subscribed and sworn to before me on this 24 day of February, 20 25

by Jason M. Fish

Witness my hand and seal.

My Notary Commission expires on 01-06-2027



[Signature]
Notary Public Signature



FNTC

Doc Fee: \$122.50

Order No.: 200-F15615-24

SPECIAL WARRANTY DEED

THIS DEED, Made this 10th day of February, 2025, between

Sharon Ann Mendicelli

grantor(s), and

2426 G Road LLC, A colorado Limited Liability Company

whose legal address is **2426 G Rd, Grand Junction, CO 81505-9678**

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **One Million Two Hundred Twenty-Five Thousand And No/100 Dollars (\$1,225,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

Lot 2 Mendicelli Subdivision, Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
County of Mesa, State of Colorado.

also known by street and number as **2426 G Rd, Grand Junction, CO 81505-9678**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

GRANTOR:

Sarah Nicole Mendicelli Authorized Agent
Sharon Ann Mendicelli, as Sarah Nicole Mendicelli, Authorized Agent

STATE OF COLORADO

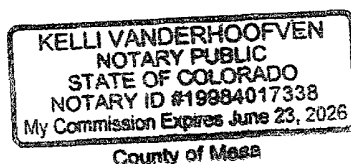
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Sharon Ann Mendicelli.

[Signature]
Notary Public

My Commission Expires 6/23/2026

(SEAL)





STATEMENT OF AUTHORITY

Order No.: 200-F15615-24-KV

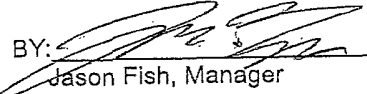
1. This Statement of Authority relates to an entity' named 2426 G Road LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☒ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☐ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust
☐ _____	
3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is 2426 G Rd, Grand Junction, CO 81505-9678.
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jason Fish and Paola Hirmas.
6. ²The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property: _____

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

2426 G Road LLC

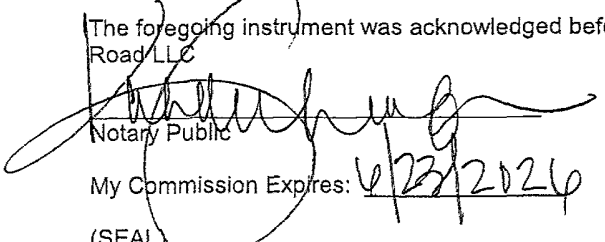
Greenfish Investments Seasons LLC

BY: 
Jason Fish, Manager

STATE OF COLORADO

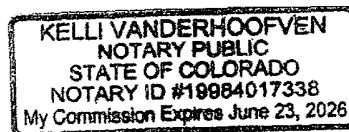
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Jason Fish, for 2426 G Road LLC


Notary Public

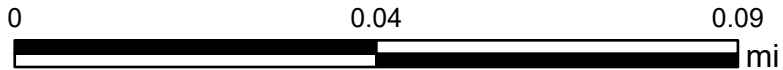
My Commission Expires: 6/23/2026

(SEAL)



County of Mesa

Site Map



Printed: 4/15/2026
1 inch equals 0 miles
Scale: 1:1,430
Packet Page 20

Zoning Map



0 0.07 0.15
mi

Printed: 4/15/2026
1 inch equals 0 miles
Scale: 1:2,861
Packet Page 21

HIGH DESERT SURVEYING, INC

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

EXHIBIT A

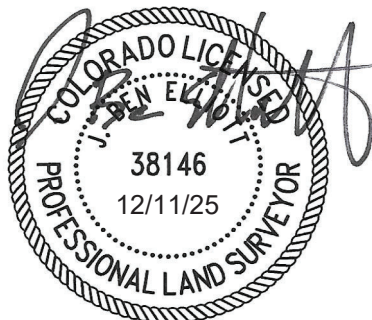
Right-of-Way Parcel Legal Description

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57"E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.21 acres, more or less, as herein described.



Northwest Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
3.25" ALC, PLS 38263

Southwest Corner
Spanish Trails Subdivision
Phase 3

15.00'
S89°55'57"E

Lot 3
Confidential Owner
717 Willow Creek Rd.
2701-333-38-003

Spanish Trail Subdivision Phase 3, Block 8
Reception No. 2147947

10.00' Utility Esmt. Rec. No. 1972635

20.00' Irrigation, Drainage & Utility Easement
Reception No. 1892763 & 1942058

EXHIBIT B ROW Parcel

15.00' 15.00'

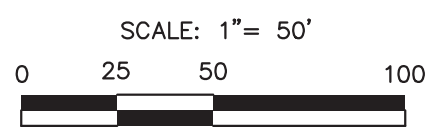
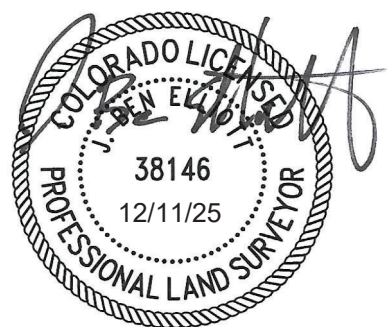
Basis of Bearings N00°00'17"W 1319.43'
West Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

24 $\frac{1}{4}$ Road N00°00'17"W 613.67'
Right-of-Way Parcel 0.21 Acres
S00°00'17"E 613.66'

Lot 56
Pomona Park
Reception No. 12485
City of Grand Junction
728 24 Road
2701-333-00-152

Lot 2
Mendicelli Subdivision
Reception No. 1892763 & 1942058
2426 G Road LLC
2426 G Road
2701-333-01-002

Spanish Trail Subdivision Phase 1, Block 1
Reception No. 2018401



LEGEND & ABBREVIATIONS

- FOUND ALIQUOT SURVEY MARKER
- FOUND 2" ALC PLS 18478
- FOUND 1.5" BPC PLS 38266, FLUSH
- FOUND 2" ALC PLS 38146
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- Rec. No. RECEPTION NUMBER
- Esmt. EASEMENT
- ALC 2" ALUMINUM CAP
- BPC 1.5" BLUE PLASTIC CAP
- T TOWNSHIP
- R RANGE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

15.00'
N89°56'51"W

POB

POC
Southwest Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
MCSM No. 545-2
3.25" ALC, PLS 38146

G Road
30.00' Right-of-Way
Reception No. 12485
S89°56'51"E 1320.69'
South Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

Southeast Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
MCSM No. 544-2
3.25" ALC, PLS 18478

High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	BO/SG	BE	-	1	1

HIGH DESERT SURVEYING, INC

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

EXHIBIT A

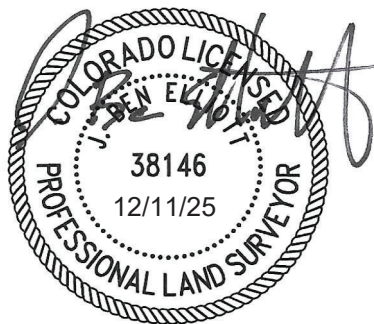
Right-of-Way Parcel Legal Description

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 30.00 feet; thence S89°56'51"E a distance of 15.00 feet to the Southwest corner of Lot 2, Mendicelli Subdivision, Reception No. 1892763 & 1942058 and the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°00'17"W a distance of 16.00 feet; thence S89°56'51"E a distance of 136.51 feet; thence N87°04'26"E a distance of 155.72 feet; thence N83°47'50"E a distance of 8.83 feet to the East line of said Lot 2 and the Southwest corner of Tract A, Spanish Trail Subdivision, Phase 1, Reception No. 2018401; thence along said East line, S00°00'17"E a distance of 16.09 feet to the North line of G Road right-of-way, Reception No. 2998882; thence along said north line, S83°47'50"W a distance of 7.55 feet; thence continuing along said North line, S87°04'26"W a distance of 156.59 feet to the North line of G Road right-of-way, Reception No. 12485; thence along said North line, N89°56'51"W a distance of 136.91 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.11 acres, more or less, as herein described.



25-02 G Rd Deeded ROW_Exhibit A.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

Northwest Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
3.25" ALC, PLS 38263

Lot 56
Pomona Park
Reception No. 12485
City of Grand Junction
728 24 Road
2701-333-00-152



24 $\frac{1}{4}$ Road

Basis of Bearings N00°00'17"W 1319.43'
West Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

30.00' ROW Rec. No. 12485

Lot 2
Mendicelli Subdivision
Reception No. 1892763 & 1942058
2426 G Road LLC
2426 G Road
2701-333-01-002



EXHIBIT B ROW Parcel

Lot 2

Mendicelli Subdivision

Reception No. 1892763 & 1942058

2426 G Road LLC

2426 G Road

2701-333-01-002

6.00' Irrigation & Drainage
Esmt. Rec. No. 1892763 & 1942058

10.00' Utility Easement
Reception No. 2998883

Right-of-Way Parcel
0.11 Acres

14.00' MPE
Rec. No. 2018401

Tract A

Spanish Trail Subdivision Phase 1, Block 1
Reception No. 2018401

LEGEND & ABBREVIATIONS



FOUND ALIQUOT SURVEY MARKER



FOUND 2" ALC PLS 18478



FOUND 1.5" BPC PLS 38266, FLUSH
SOUTHWEST CORNER OF LOT 2,
MENDICELLI SUBDIVISION



FOUND 2" ALC PLS 38146

MCSM MESA COUNTY SURVEY MARKER

ROW RIGHT-OF-WAY

PLS PROFESSIONAL LAND SURVEYOR

Rec. No. RECEPTION NUMBER

Esmt. EASEMENT

MPE MULTIPURPOSE EASEMENT

ALC 2" ALUMINUM CAP

BPC 1.5" BLUE PLASTIC CAP

T TOWNSHIP

R RANGE

POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'17"W	30.00'
L2	S89°56'51"E	15.00'
L3	N00°00'17"W	16.00'
L4	N83°47'50"E	8.83'
L5	S00°00'17"E	16.09'
L6	S83°47'50"W	7.55'

15.00' 15.00'

136.51'
S89°56'51"E

155.72'
N87°04'26"E

N89°56'51"W
136.91'

G Road

S87°04'26"W
156.59'

Right-of-Way Width Varies
Reception No. 12485 & 2998882

S89°56'51"E 1320.69'
South Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

Southeast Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
MCSM No. 544-2
3.25" ALC, PLS 18478

POC
Southwest Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
MCSM No. 545-2
3.25" ALC, PLS 38146

SCALE: 1" = 50'



High Desert Surveying, Inc.

591 25 Road, Suite B1

Grand Junction, Colorado 81505

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	BO/SG	BE	-	1	1

WARRANTY DEED

This Warranty Deed made this _____ day of _____ 2026 by and between **2426 G ROAD LLC, Grantor**, whose mailing address is 1714 N. 21st Street, Grand Junction, CO 81501, who is the owner of a parcel of land located at 2426 G Road, Grand Junction, Colorado as recorded at Reception #3117030 and the legal description corrected at Reception #3123943, Mesa County Clerk and Recorder's records, and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, for the benefit of the public forever, all right title and fee simple interest in the following described tract or parcel of land for public roadway and utility purposes, to wit:

That parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 30.00 feet; thence S89°56'51"E a distance of 15.00 feet to the Southwest corner of Lot 2, Mendicelli Subdivision, Reception No. 1892763 & 1942058 and the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°00'17"W a distance of 16.00 feet; thence S89°56'51"E a distance of 136.51 feet; thence N87°04'26"E a distance of 155.72 feet; thence N83°47'50"E a distance of 8.83 feet to the East line of said Lot 2 and the Southwest corner of Tract A, Spanish Trail Subdivision, Phase 1, Reception No. 2018401; thence along said East line, S00°00'17"E a distance of 16.09 feet to the North line of G Road right-of-way, Reception No. 2998882; thence along said north line, S83°47'50"W a distance of 7.55 feet; thence continuing along said North line, S87°04'26"W a distance of 156.59 feet to the North line of G Road right-of-way, Reception No. 12485; thence along said North line, N89°56'51"W a distance of 136.91 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.11 acres, more or less, as herein described and depicted on **Exhibit B**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its

successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this _____ day of _____ 2026.

Owner: 2426 G Road LLC

Jason Fish

Paola Hirmas

State of _____)
County of _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Jason Fish for 2426 G Road LLC.

Witness my hand and official seal.

Notary Public

State of _____)
County of _____)ss

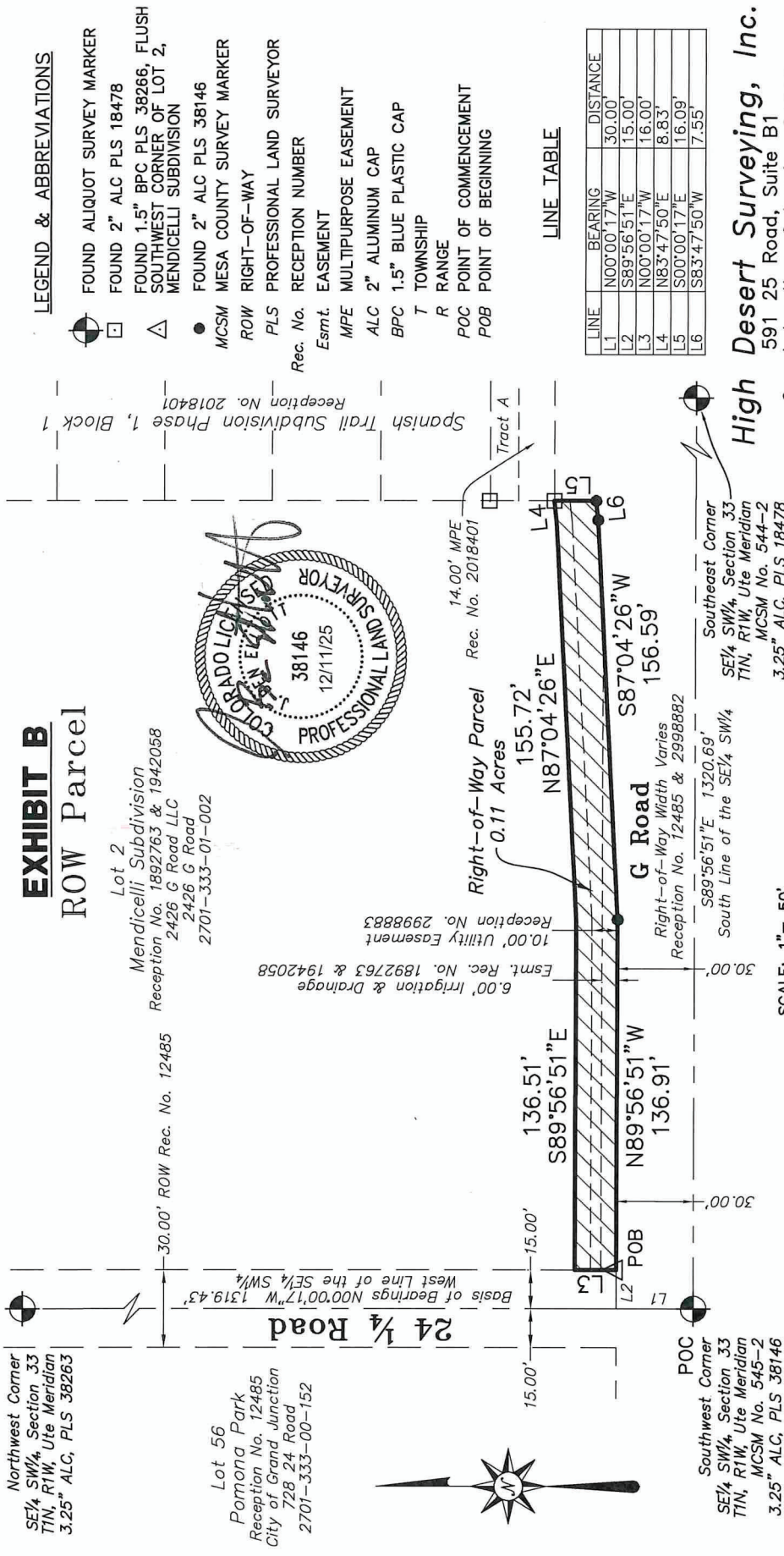
The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Paolo Hirmas for 2426 G Road LLC.

Witness my hand and official seal.

Notary Public

SHEET 2 OF 3

EXHIBIT B
ROW Parcel



LEGEND & ABBREVIATIONS

- FOUND ALIQUOT SURVEY MARKER
- FOUND 2" ALC PLS 18478
- FOUND 1.5" BPC PLS 38266, FLUSH SOUTHWEST CORNER OF LOT 2, MENDICELLI SUBDIVISION
- FOUND 2" ALC PLS 38146
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- Rec. No. RECEPTION NUMBER
- Esmt. EASEMENT
- MPE MULTIPURPOSE EASEMENT
- ALC 2" ALUMINUM CAP
- BPC 1.5" BLUE PLASTIC CAP
- T TOWNSHIP
- R RANGE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

LINE TABLE

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L6	S83°47'50"W	7.55'

High Desert Surveying, Inc.

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

SCALE: 1" = 50'



PROJ. NO. 25-02	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	BE	-	1	1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING THE EASTERN 15 FEET OF 24 ¼ ROAD RIGHT-OF-WAY LOCATED BETWEEN 2426 G ROAD AND CANYON VIEW PARK

Recitals:

The 2426 G Road LLC has requested to vacate the eastern 15 feet of 24 ¼ Road public right-of-way between 2426 G Road and Canyon View Park. The 2426 G Road LLC is initiating this vacation to facilitate a land exchange agreement with 2426 G Road LLC. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within easements retained along the G Road right-of-way.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of road public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT A IS HEREBY VACATED SUBJECT TO:

The vacation shall not be effective until the land exchange between the Applicant and City is approved.

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57"E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.21 acres, more or less, as herein described.

Introduced on first reading this 6th day of May 2026 and ordered published in pamphlet form.

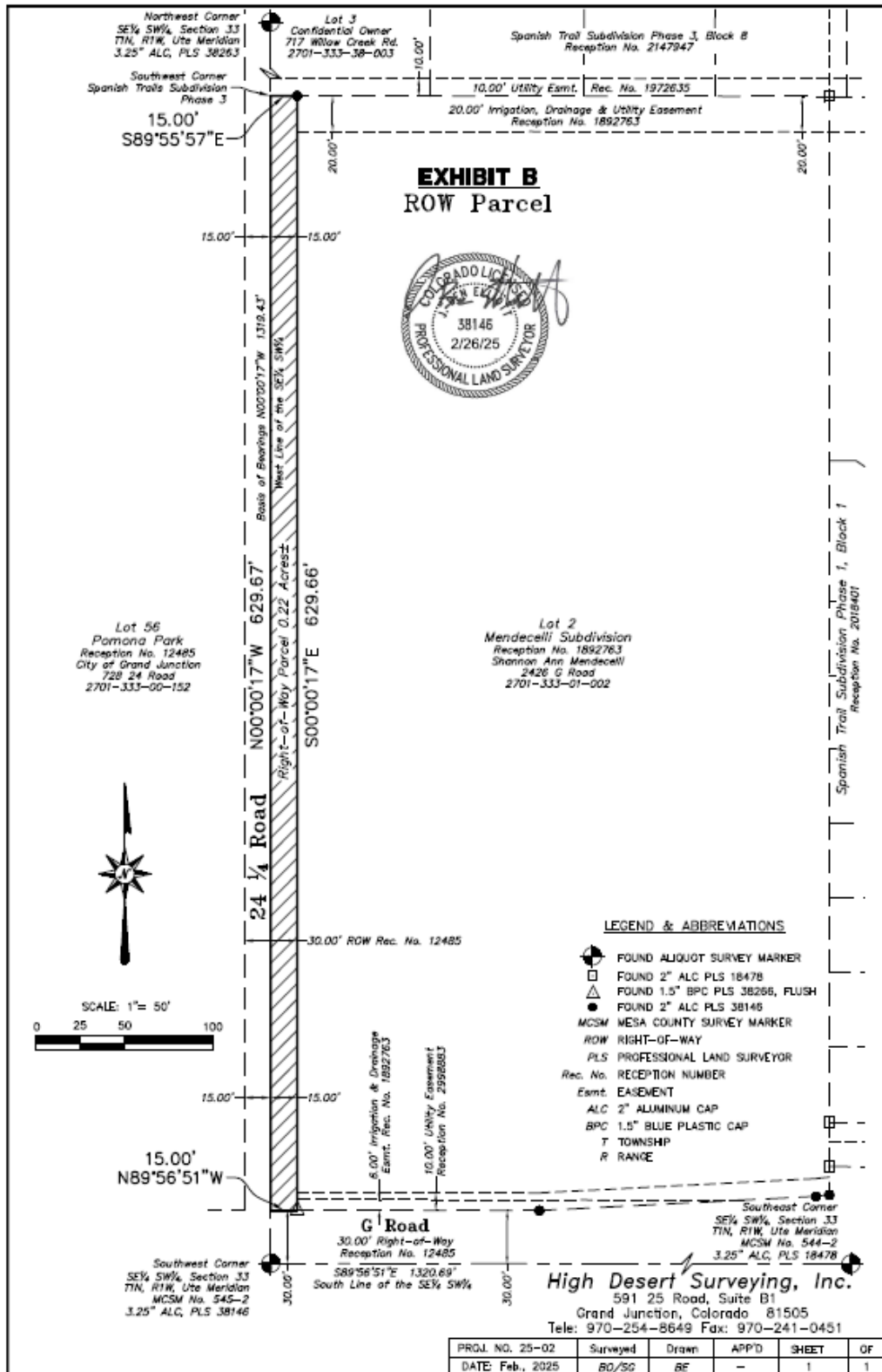
Adopted on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

Selestina Sandoval
City Clerk

Cody Kennedy
City Council President

EXHIBIT B





Grand Junction Planning Commission

Regular Session

Item #2.

<u>Meeting Date:</u>	April 28, 2026
<u>Presented By:</u>	Thomas Lloyd, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a Comprehensive Plan Amendment from the Industrial and use designation to the Residential Low designation for properties located at 860 21 Road on 19.83 acres. This request is accompanied by a subsequent rezone request of the same 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5). The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a Comprehensive Plan Amendment from the Industrial land use designation to the Residential Low

designation and a subsequent rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) for property located at 860 21 Road on 19.83 acres. The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

The Applicant is proposing the change for the property to mirror and act as a continuation to the residential development directly adjacent to the east.

The primary land uses within the requested Residential Low land use designation include residential and accessory dwelling units. Densities range between 2 and 5.5 dwelling units per acre. The Comprehensive Plan Amendment encompasses the Residential Low land use possibilities. The primary land uses within the surrounding area are a mixture of large lot residential to the west, low-density residential uses to the east, and light industrial uses.

The allowable Residential density across the zone districts of RL-4, RL-5, P-1, P-2, and PD ranges from a minimum of 2 dwelling units an acre to a maximum of 12 units an acre. Surrounding properties include the Residential Low designation to the North, East, and Industrial designation to the South and East. Residential Low in this area would match and be more consistent with the Residential Low to the North and East. The Residential Low designation would also be more consistent with the lower density residential land uses to the North and West.

The zoning map shows that the properties to the East are zoned a mixture of Industrial Light (I-1) and Residential Low 5 (RL-5). To the North, the property is currently within the County and is zoned Residential Single Family - Rural District (RSF-R). The property to the west is zoned Agricultural, Forestry, Transitional District (AFT). Lastly, the property to the South is zoned (I-1). With this being on the far reaches of the Persigo Boundary and Urban Development Boundary, lower density residential zones would be appropriate in this area. In terms of surrounding land uses, to the East there are lower density single family residential uses, to the north there is rural single family uses, to the east rural single family uses, and vacant industrial uses to the south.

Implementing zone districts of the Residential Low land use designation are as follows:

- a. Residential Low 4 (RL-4)
- b. Residential Low 5 (RL-5)
- c. Public Parks and Open Space (P-1)
- d. Public, Civic, and Institutional Campus (P-2)

The subject property would need to extend sewer from the development to the east but has sewer service and all other urban amenities needed to support the range of Residential Low development options. The Applicant is requesting to amend the Comprehensive Plan land use map from I Industrial to Residential Low, creating consistency with the established land use pattern of the adjacent properties to the east and northeast. The subject property is located within the Tier 2 category on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies this location as an area within the existing UDB and 201 that are urbanizing or proximate to

areas that are urbanizing. Development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services

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

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and the subsequent Rezone request was held on October 24, 2024 in accordance with Section 21.02.030(c) of the Zoning and Development Code (ZDC). The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the ZDC. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Land Use Map Amendment

The Industrial and Residential Low land use designations are intended to fulfill distinct and different purposes. The Industrial land use designation provides opportunities for industrial uses that typically have greater impacts on surrounding areas. They are generally situated away from residential areas; however, smaller commercial activities or buffering may serve to transition between industrial and residential developments. Primary land uses are light and heavy industrial uses including manufacturing, processing, assembly, warehousing and distribution, outdoor storage. Secondary land uses are commercial services, mining, and sand or gravel operations.

The Residential Low land use designation is comprised of residential uses with varying types and lot sizes. Secondary uses are designed in a manner to fit the character of the neighborhood. Residential low is an appropriate transition between the open, less-developed edges of Grand Junction and unincorporated area towards the denser urban areas.

Section 21.02.050(e)(4)(iii) Review Criteria

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

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

The current Industrial land use designation is implemented by the zone districts of CG, I-1, and I-2.

The proposed RL-5 zone district considered in the subsequent application is not an implementing zone district of the existing Industrial Land Use designation and as such would not be supported by the Comprehensive Plan. However, considering an amendment to the Comprehensive Plan's Land Use designation in this area, Chapter 2 of the Plan provides guidance on how and where the City should grow in the future..

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with residential already adjacent to it with sewer available, this is a logical area for the Residential Low designation.

Grand Junction's Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Reclassifying land from Industrial to Residential Low increases opportunities for new housing stock and helps meet the community's long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A Comprehensive Plan amendment is the formal mechanism for evaluating whether a property should transition to a more appropriate future use. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, redesignating it to Residential Low supports orderly expansion rather than scattered or inefficient development patterns.

Further, if industrial development is no longer viable or appropriate for the site particularly where nearby residential uses exist, changing the designation to Residential Low can reduce future land use conflicts such as noise, traffic, outdoor storage, and truck activity. This helps maintain neighborhood quality and promotes predictable land use patterns.

The requested amendment from Industrial to Residential Low is consistent with Plan Principle 3.1(b) – Responsible and Managed Growth because it responds to Grand Junction's recognized housing needs, directs growth to an appropriate and serviceable location, promotes compatible land use transitions, and supports efficient long-term community development in accordance with the goals of the 2020 One Grand Junction Comprehensive Plan.

Staff finds that this criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or

A Comprehensive Plan Amendment to change the future land use designation from Industrial to Residential Low under the 2020 One Grand Junction Comprehensive Plan can help the community and surrounding area derive several meaningful benefits by aligning land use with current community needs, improving neighborhood compatibility, and supporting balanced long-term growth.

Grand Junction continues to experience population growth and demand for housing. Redesignating the property to Residential Low creates the opportunity for additional single-family homes and increasing the supply of residential units, helping meet local housing needs. Further, the Residential Low designation is a more compatible transition between the surrounding land uses than the Industrial designation. Low-density residential uses are typically more consistent with neighborhood character and can strengthen surrounding property values and long-term stability. Industrial uses can generate truck traffic, noise, lighting, outdoor storage, and operational impacts that may conflict with nearby homes or community-serving uses. Changing the designation to Residential Low can avoid these future conflicts and create a more harmonious land use pattern.

Land use plans should adapt when conditions evolve. If the site is no longer optimal for industrial use due to surrounding development patterns or a lack of market demand, redesignating the property to Residential Low ensures the land can be used productively in a manner that benefits the community. The proposed Comprehensive Plan Amendment from Industrial to Residential Low will benefit the community by increasing housing opportunities, promoting compatible neighborhood development, reducing potential industrial impacts, efficiently utilizing existing infrastructure, and supporting orderly long-term growth consistent with the evolving needs of Grand Junction.

Staff finds that this criterion has been met

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

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with residential already adjacent to it with sewer available, this is a logical area for the Residential Low designation.

Grand Junction's Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Reclassifying land from Industrial to Residential Low increases opportunities for new housing stock and helps meet the community's long-term residential needs. This is consistent with managed growth

because it aligns land use policy with changing market and demographic conditions. A Comprehensive Plan amendment is the formal mechanism for evaluating whether a property should transition to a more appropriate future use. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, redesignating it to Residential Low supports orderly expansion rather than scattered or inefficient development patterns.

Plan Principle 5.1a – Strong Neighborhoods and Housing Choices – calls on the City to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes. More specifically principle 5.1a calls on the City to monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

The Comprehensive Plan also encourages transitions between differing land uses to minimize conflict. Residential Low is more compatible with the residential properties surrounding the property as opposed to industrial. The plan also supports new development contiguous to existing urbanized areas. Since the subject property is near established residential development to the east, the amendment advances an orderly growth pattern.

The requested Comprehensive Plan Amendment from Industrial to Residential Low is consistent with the vision, goals, principles, policies, and applicable elements of the 2020 One Grand Junction Comprehensive Plan because it responds to current housing needs, promotes compatible and cohesive land use patterns, supports efficient use of infrastructure, and advances orderly growth that enhances community livability and long-term sustainability.

Therefore Staff finds that this criterion has been met.

FINDINGS OF FACT AND STAFF RECOMMENDATION

After reviewing the Comprehensive Plan Amendment CPA-2025-52 requesting an Amendment from Industrial to Residential Low for the property located at 860 21 Road, the following finding of fact have been made.

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

Therefore, Staff recommends approval.

SUGGESTED MOTION:

SUGGESTED MOTION

Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward

a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Neighborhood Meeting Notes
3. Exhibit 3 - Maps
4. Draft Ordinance - CPA

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2025.01.09 09:18:54 -07'00'

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Brookfield Mixed Use 35, LLC ("Entity") is the owner of the following property:

(b) 860 21 Road, Grand Junction, CO 81505

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

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

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

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

☒ The Entity is the sole owner of the property.

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

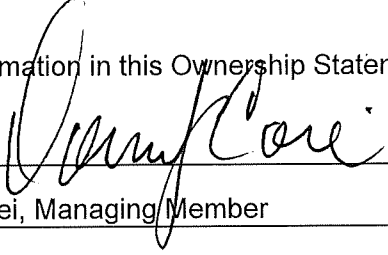
On behalf of Entity, I have reviewed the application for the (d) Comprehensive Plan Amendment

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Darin J. Carei, Managing Member

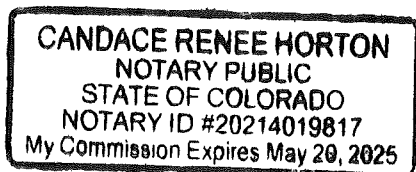
State of Colorado)

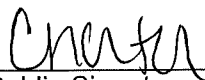
County of Mesa) ss.

Subscribed and sworn to before me on this 30 day of January, 20 25
by Darin Carei

Witness my hand and seal.

My Notary Commission expires on May 20, 2025




Notary Public Signature



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: November 15, 2024
\$133.00

This Deed, effective as of **November 15th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **120 HURRICANE RIDGE DRIVE, SEQUIM, WA 98382**, City or Town of **SEQUIM**, County of **Clallam** and State of **Washington**, for the consideration of **(\$1,330,000.00) ***One Million Three Hundred Thirty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1111 S 7TH STREET, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **860 21 ROAD - VACANT LAND, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *Justin Waterman*
JUSTIN WATERMAN AS AUTHORIZED AGENT

State of ~~Colorado~~ Florida)

County of ~~MESA~~ Duval) ss. *Jos*

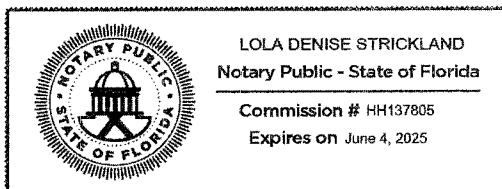
14th *Jos*

The foregoing instrument was acknowledged before me on this day of **November 15th, 2024** by **JUSTIN WATERMAN, AS AUTHORIZED AGENT OF NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 06/04/2025

Lola Denise Strickland
Lola Denise Strickland
Notary Public



Provided NY DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

When recorded return to: **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**
1111 S 7TH STREET, GRAND JUNCTION, CO 81501



Exhibit A

A PARCEL OF LAND SITUATE IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER, THE BASIS OF BEARING BEING N00°01'28"E TO THE NORTH $\frac{1}{16}$ TH CORNER ON THE WEST LINE OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER;
THENCE N00°01'28"E A DISTANCE OF 1320.80 FEET TO SAID NORTH $\frac{1}{16}$ TH CORNER ON THE WEST LINE OF SAID SECTION 25;
THENCE S89°52'29"E ALONG THE NORTH LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ A DISTANCE OF 1157.60 FEET;
THENCE S00°01'28"W A DISTANCE OF 1320.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$;
THENCE N89°51'58"W A DISTANCE OF 1157.60 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby execute this Statement of Authority on behalf of **BROOKFIELD MIXED USE 35, LLC**, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: **BROOKFIELD MIXED USE 35, LLC**.

The Entity is a: Colorado limited liability company
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

The mailing address for the Entity is: 1111 S. 7th Street
Grand Junction, CO 81501.

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are: Darin J. Carei, Managing Member.

The limitations upon the authority of the person(s) named above or holding the position described above to bind the Entity are as follows: None.

Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A.

EXECUTED this 15th day of November, 2024.

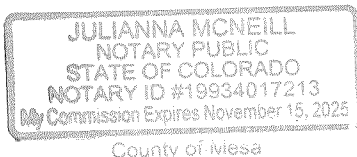

Darin J. Carei, Managing Member of
Brookfield Mixed Use 35, LLC

STATE OF COLORADO)
COUNTY OF M E S A)ss.

The foregoing instrument was acknowledged before me this 15th day of November, 2024, by Darin J. Carei, as Managing Member of Brookfield Mixed Use 35, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11-15-25




Notary Public

**- General Project Report *Revised* –
Comprehensive Plan Amendment
Brookfield West Filing One**

**860 21 Road
Grand Junction, CO
Tax Parcel No. 2697-252-00-126
Owner(s): Brookfield Mixed Use 35, LLC**

**January 29, 2025
*Revised June 3, 2025***

A. Project Description:

Location: The parcel is located on the east side of 21 Road, south of I Road.

Acreage: The parcel is approximately 35.11 acres.

Proposed Use: The applicant currently has an application in with the City (SSU-2025-45) to subdivide the parcel into two separate parcels containing 19.725 acres and 14.471 acres. The parcel is zoned I-1 but the use is currently residential/agricultural. The proposed amendment would be of the northerly 19.725 acres, changing the land use from Industrial to Residential Low.

B. Public Benefit

The public benefit would be the addition of residential building lots, creating a feathering effect between industrial and agricultural uses in this desirable north area of Grand Junction. The project would extend services, including sewer, once developed. Short term, the eventual construction of infrastructure and subsequent housing would provide local jobs and interject money into the local economy.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on January 23, 2025. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

It is intended, upon approval and recording of the plat of the Simple Subdivision, the approved amendment of the Comprehensive Plan and rezone the northern parcel to

Residential Low (RL-5) and then mirror the Brookfield developments adjacent to the east. Applications for Simple Subdivision and Rezone have been submitted for review concurrently with the Comprehensive Plan Amendment.

If the simple subdivision, amendment and rezoning are approved, the parcels will develop in accordance and compliance with the Municipal Code and Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mixture of large lot residential/agricultural uses, low-density residential uses, and light industrial uses. The parcel is currently designated with a future land use of Light Industrial with Residential Low uses adjacent to the north and a portion of the east boundary.

3) Site access and traffic patterns:

The parcel has direct access to 21 Road, which provides direct access Hwy 6 & 50. The Comprehensive Plan Amendment will have no effect on existing traffic patterns.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is served by the following:

Ute Water

City of Grand Junction Sewer (future, on-site waste treatment (ISDS) currently)

City of Grand Junction Storm Sewer

Xcel Energy (gas)

Grand Valley Power (electric)

Grand Valley Irrigation Company

Grand Valley Drainage District

City of Grand Junction Fire – Station 3

Charter/Spectrum (Cable)

CenturyLink/Lumen (Phone)

All utilities, with the exception of sewer, exist to the subject parcel. A Fire Flow Form is included with this submittal indicating locations of fire hydrants.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the project.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

The Comprehensive Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Section 21.02.040 (b)(2) of the Zoning and Development Code:

(i) The application complies with all provisions of this code;

The request is in compliance with the 2023 zoning and development code. Future design/development would meet the design guidelines and dimensional standards of the proposed RL-5 zone district.

(ii) The application is consistent with the Comprehensive Plan;

This is a request to amend the 2020 Comprehensive Plan but it is consistent with surrounding development.

(iii) The application complies with any other approvals on the property;

There are no prior approvals associated with the parcel.

(iv) The application complies with or will comply with other City, state, and federal regulations;

Not applicable to this request.

(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.

None of these conditions exist with regards to this project.

(iv) Public facilities and utilities shall be available concurrently with the development.

All public facilities and utilities will be available, concurrently with the Comprehensive Plan Amendment.

Section 21.02.050 (e)(4)(iii) Review Criteria for Comprehensive Plan Amendments (Non Administrative):

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

Per the exiting 2020 Comprehensive Plan, the entire parcel has a future land use of Industrial. The applicant desires to mirror the existing development to the east and is requesting, after the approval of the Simple Subdivision in process, to amend the northerly 19.725 acres to a future land use of Residential Low. The applicant also has a rezone request in review, seeking a zoning of RL-5, similar to the east, if the Comprehensive Plan Amendment is approved.

By amending the Comprehensive Plan to allow for the norther portion to be zoned with a Residential Low designation, a smoother transition between the industrial zoned parcel to the south and the agricultural uses to the north is achieved. Low density residential is more cohesive with the residential development to the east. The Amendment would allow balanced growth with extended infrastructure while still allowing for the continued location and expansion of industrial and manufacturing businesses in the City.

B. The community or area will derive benefits from the proposed amendment; and/or

The community will derive benefits of the addition of attainable residential building lots in this desirable north area of Grand Junction. The project would extend services, including sewer, once developed. The eventual construction of infrastructure and subsequent housing would provide local jobs and interject money into the local economy.

The Residential Low category would allow for development of 2 to 5.5 dwelling units per acre, providing housing choices that include single family detached, duplex units and small scale single family attached housing, up to 4 attached dwelling units. The benefit of developing at this type of density is costs are able to be disbursed between multiple lots, providing more attainable housing products. The Residential Low future land use extends north of the subject property, north to I Road. Infrastructure extension that could be provided with the development of Residential Low product on the northern 19.725 acres could help facilitate development of Residential Low to the identified boundary while minimizing the impact on infrastructure and City services.

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

The amendment is consistent with Plan Principles 2 and 3 and 5, maintaining industrial acreage available for development while creating a feathering effect

between industrial and agricultural uses, and providing an increased, attainable housing stock.

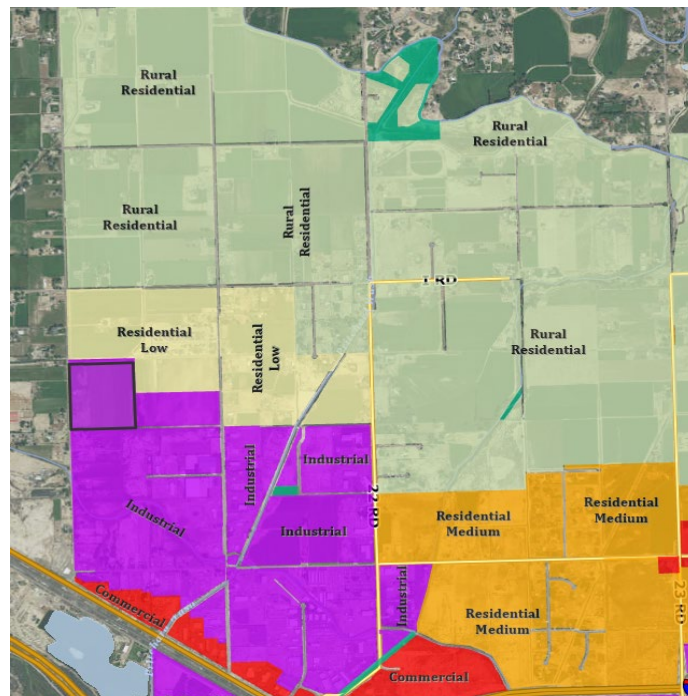
Plan Principle 2: Resilient and Diverse Economy

The proposed amendment still preserves industrial land to promote industrial/manufacturing businesses. The developer/owner of the subject parcel has already developed one parcel of industrial land on the northeast corner of 21 ½ Road and H ½ Road with ready to build sites, all utilities extended. There is currently a development application in City review for the adjacent 11.74 southerly acres to create nine 1 + acre industrial lots which will be served by all utilities, including previously installed sewer (SUB-2025-97). The intent would be to continue residential development on the north and industrial development on the south, connecting to the existing development to the east.

Even though the amendment will reduce the overall industrial zoned land by 19.725 acres, there is still an ample supply of industrial zoned land as you get closer to downtown and the riverfront areas.

Plan Principle 3: Responsible and Managed Growth

The parcel is located in Tier II, Urban Infill, of the Growth Plan. The parcel's adjacency to Residential Low designated land on the north and also on the east portion of the 19.725 acres makes that piece ideal for residential development. The Residential Low designation and requested RL-5 zoning would provide building lots more economically feasible to develop than larger, acreage residential sites, creating a more attainable housing product. The land zoned for Residential Low density is very limited in this northwest section of the City limits.



Plan Principle 5: Strong Neighborhoods and Housing Choices

As discussed previously, the Amendment of the plan to residential low and the rezone request of RL-5 provide alternative housing type options that will be attainable as a result of the higher density that industrial and rural residential zone districts would not provide. The existing Brookfield residential development to the east has established a unique community. 21 Road is a major collector providing easy access to I-70 and Hwy 6 & 50, providing future residents with access to local shopping, dining and other services located along these corridors.

F. Development Schedule

This criterion is not applicable for this submittal.

LEGAL DESCRIPTION

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado



**860 21 Road, Comprehensive Plan Amendment and Rezone
Parcel No. 2697-252-00-126**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, OCTOBER 24, 2024, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, October 24, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 7, 2024, per the mailing list received from the City of Grand Junction. Present were Tracy States, Project Coordinator with River City Consultants and Thomas Lloyd, Senior Planner, City of Grand Junction. Craig Rothluebber, P.E. with River City also attended as a training exercise. No one from the public attended the meeting.

The meeting began at approximately 5:30 PM. Tracy shared with Thomas the exhibits that she had intended to present. After 15 minutes, no one still had joined the meeting. The meeting ended at approximately 5:45 PM.

4PF GZ IMPACT LAND FUND LLC
1555 BLAKE ST SUITE 210
DENVER CO 80202

AUSTIN JEFFREY B
AUSTIN MELANIE M
893 21 RD
FRUITA CO 81521

BABCOCK JAMES C
883 CANYON BROOK ST
GRAND JUNCTION CO 81505

BENSON JANICE E
850 21 RD
FRUITA CO 81521

BLAIR RONALD JOHN
BLAIR CHERYL A
863 21 RD
FRUITA CO 81521

BLICHFELDT JEFFREY E
BLICHFELDT KATHI M
857 21 RD
FRUITA CO 81521

BROOKFIELD
HERITAGE PROPERTY MGMT - BARB
BUNTZEN
2650 NORTH AVE STE 116
GRAND JUNCTION CO 81501

BROOKFIELD FILING 3 & 4 LLC
BROOKFIELD COMMERCIAL WEST LLC
1111 S 7TH ST
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS
ASSOCIATION
SENERGY BUILDERS LLC
591 25 RD UNIT B1
GRAND JUNCTION CO 81505

CAMPBELL SHERI V
CAMPBELL SAM E
848 21 RD
FRUITA CO 81521

DAMICO ANTHONY
DAMICO JEMMI
2130 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

DIMMICK ORRIN
DIMMICK STEPHANIE
2128 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

EDWARDS PATRICK T
EDWARDS LINDA J
891 21 RD
FRUITA CO 81521

GORDON JOHN I
GORDON SHARON A, DIGRAPPA F S
629 1/2 26 1/2 RD
GRAND JUNCTION CO 81506

HERNANDEZ JESUS M
HERNANDEZ MARTHA E
875 21 RD
FRUITA CO 81521

KARREN MAXWELL
NETZAHUALCOYOTL
KARREN KIMBERLY ANN
2129 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MCFARLAND JAZMIN RAE
2126 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

MEEKS ASHLEIGH K H
MEEKS SAMUEL E P
2126 TIMMERLAND AVE
GRAND JUNCTION CO 81505

NORTHWEST GJ LLC
JUSTIN WATERMAN, COREY GOETH
120 HURRICANE RIDGE DR
SEQUIM WA 98382

PRICE MATTHEW A
PRICE REBECCA P
849 21 RD
FRUITA CO 81521

RED ROCK RV & MARINE STORAGE
OWNERS ASSOCIATION INC
2082 E 1/2 RD
GRAND JUNCTION CO 81507

REECE JERRY R
REECE MICHELE H
851 21 RD
FRUITA CO 81521

RIVER CITY CONSULTANTA INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

SENERGY BUILDERS
DARIN CAREI
1111 S 7TH ST
GRAND JUNCTION CO 81501

SIXBEY INVESTMENTS LLC
2108 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

SMITH CAITLIN
879 CANYON BROOK ST
GRAND JUNCTION CO 81505

THOM HEATHER
WALKER BILLY RICHARD JR
844 21 RD
GRAND JUNCTION CO 81505

WALT LINDSEY
CISAR DEVON J
881 CANYON BROOK ST
GRAND JUNCTION CO 81505

WILLIS CHRISTOPHER
WILLIS SABRINA
67 SUMMITCREST
TRABUCO CANYON CA 92679

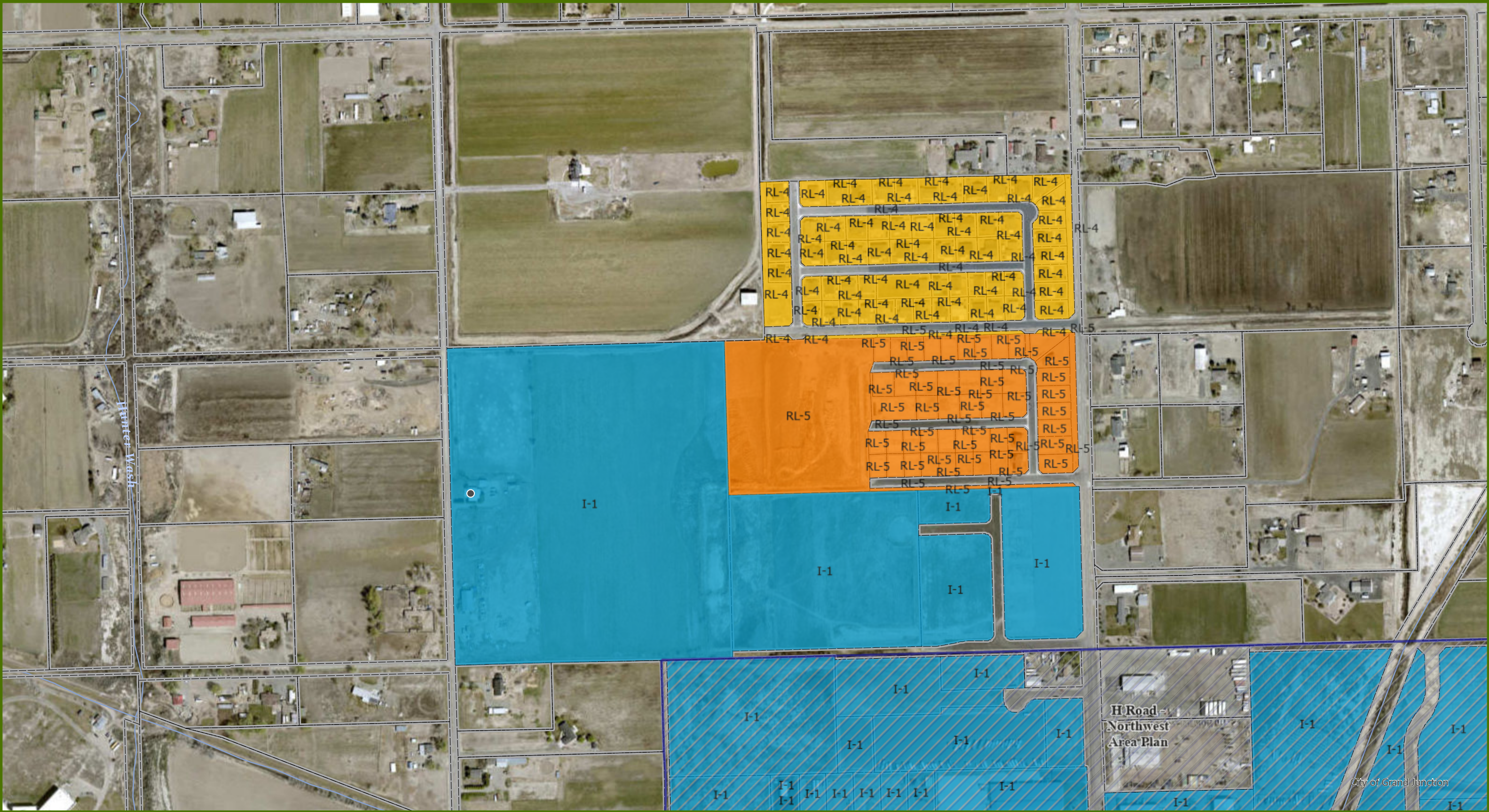
CITY OF GRAND JUNCTION
THOMAS LLOYD
250 N 5TH ST
GRAND JUNCTION CO 81501

Location Map



Printed: 10/24/2024
1 inch equals 0 miles
Scale: 1:4,514

Existing Zoning Map



0

0.28

0.55

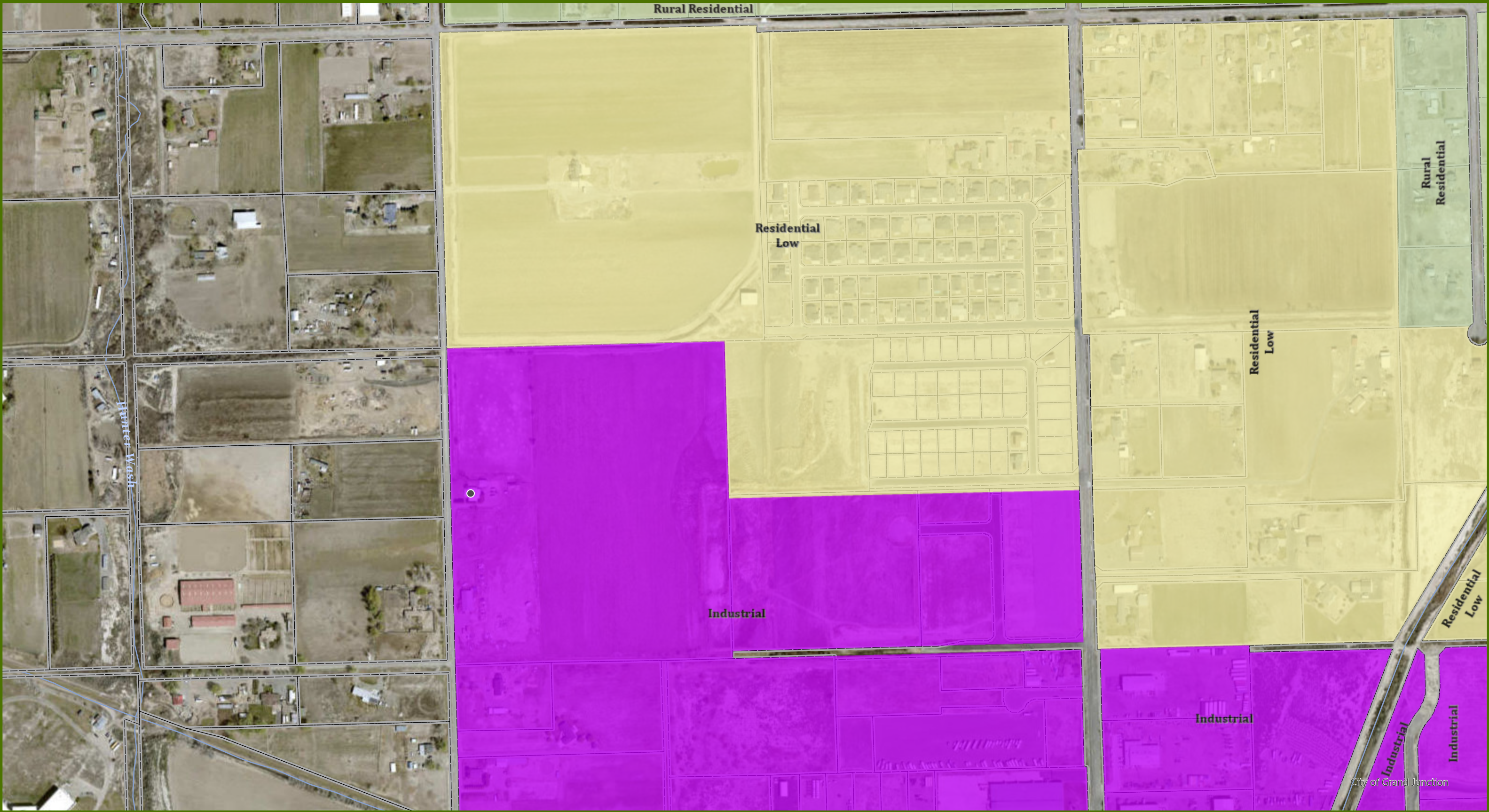
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Printed: 10/24/2024

1 inch equals 0 miles

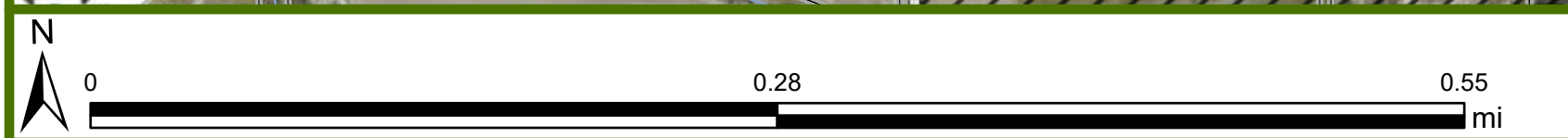
Scale: 1:4,514

2020 Comprehensive Plan Map



Printed: 10/24/2024
1 inch equals 0 miles
Scale: 1:4,514

201 (Sewer) Boundary Map



Printed: 10/24/2024
1 inch equals 0 miles
Scale: 1:4,514

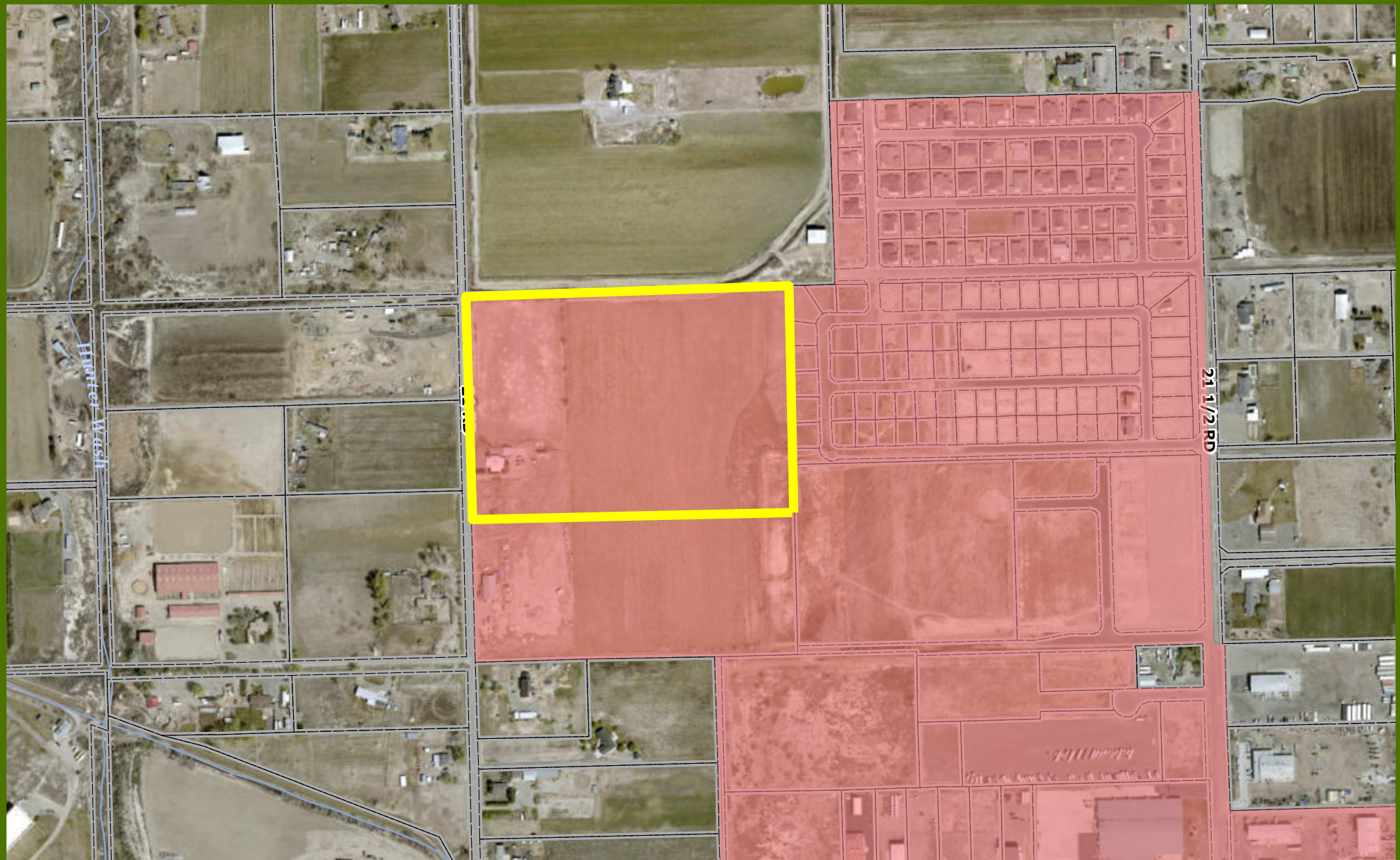
Aerial Map



0 0.15 0.3
mi

Printed: 4/20/2026
1 inch equals 0 miles
Scale: 1:5,722
Packet Page 57

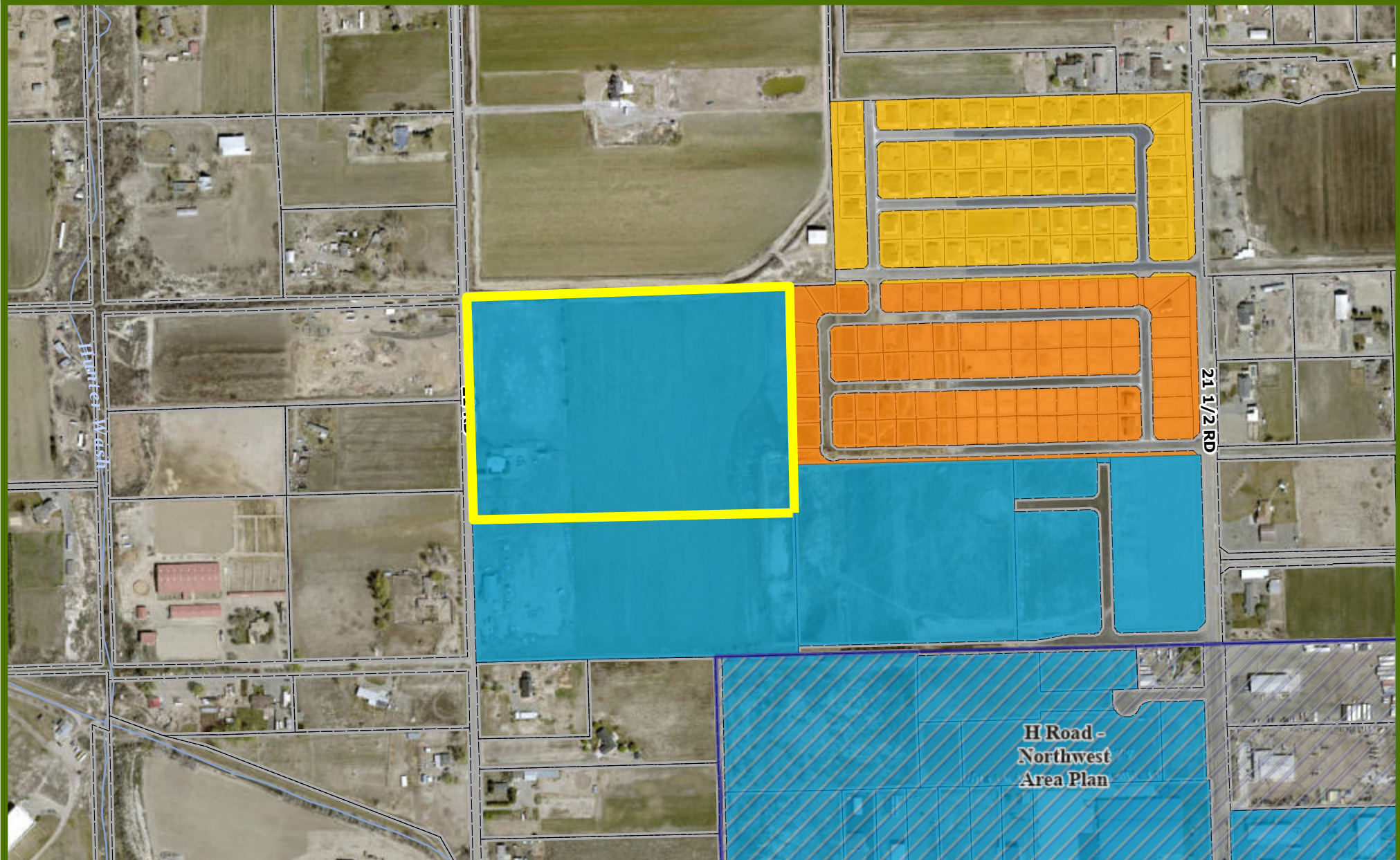
City Limits



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mi

Printed: 4/20/2026
1 inch equals 0 miles
Scale: 1:5,722
Packet Page 58

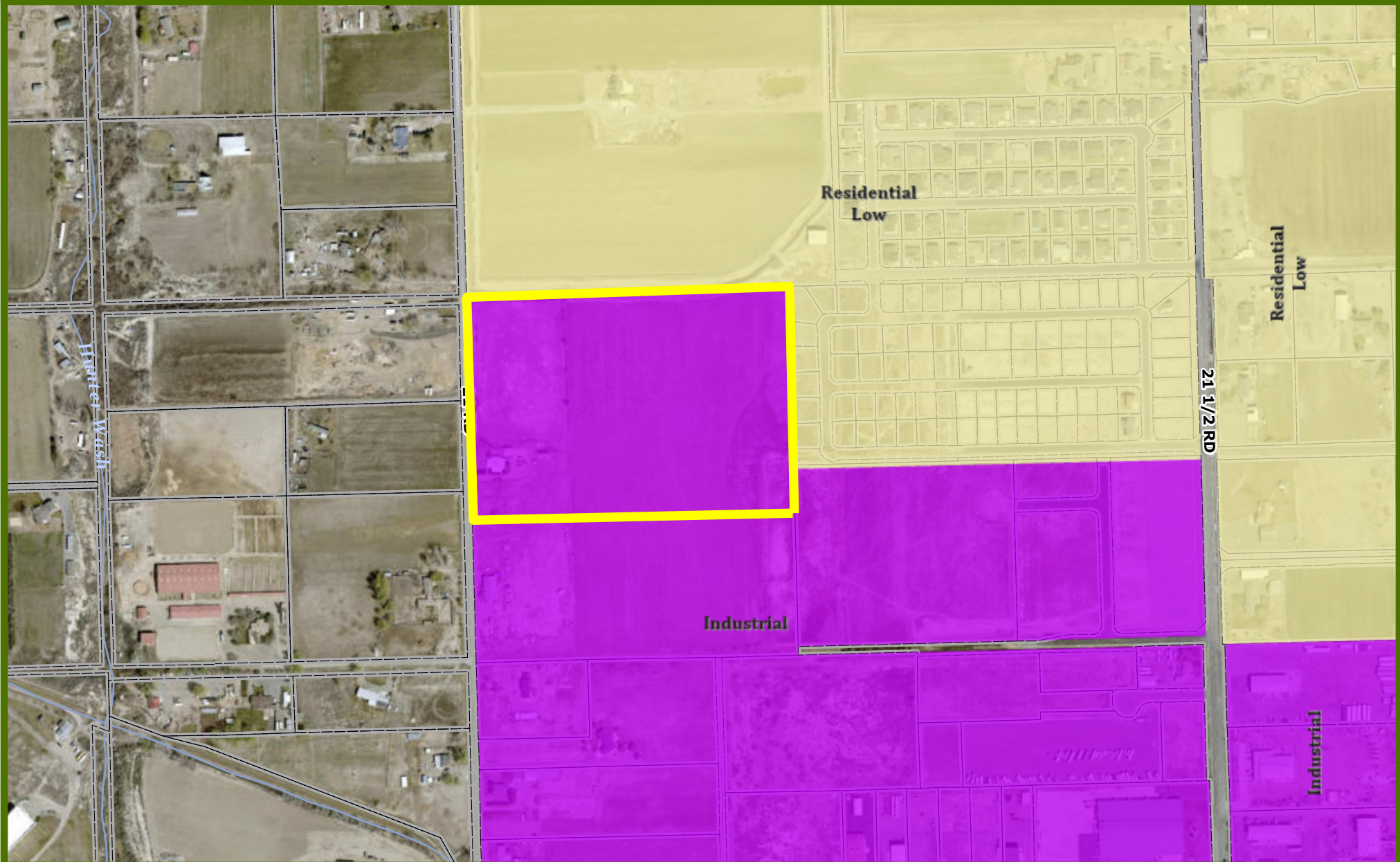
Zoning Map



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mi

Printed: 4/20/2026
1 inch equals 0 miles
Scale: 1:5,722
Packet Page 59

Land Use Map



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mi

Printed: 4/20/2026
1 inch equals 0 miles
Scale: 1:5,722
Packet Page 60

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF
THE CITY OF GRAND JUNCTION FROM INDUSTRIAL TO RESIDENTIAL LOW
FOR BROOKFIELD MIXED USE 35, LLC**

LOCATED AT 860 21 ROAD

Recitals:

The property owner, Brookfield Mixed Use 35, LLC proposes **an amendment to the Comprehensive Plan Land Use Map from** Industrial to Residential Low on a total of 19.83 acres, located at 860 21 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential High to Mixed Use, finding that it conforms to and is consistent with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the **Comprehensive Plan Land Use Map from** Industrial to Residential Low, for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e)(4)(iii) of the Grand Junction Zoning and Development Code.

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

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

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado (Reception No. 3152831 of the Mesa County Clerk and Recorder's records.)

Said parcel of land containing 19.83 acres as described.

INTRODUCED on first reading this 6th day of May, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May, 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction Planning Commission

Regular Session

Item #3.

<u>Meeting Date:</u>	April 28, 2026
<u>Presented By:</u>	Thomas Lloyd, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for properties located at 860 21 Road on 19.83 acres.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for properties located at 860 21 Road on 19.83 acres. The intent of the rezone is for the property to mirror and act as a continuation to the residential development directly adjacent to the east.

The zoning map shows that the properties to the East are zoned a mixture of Industrial Light (I-1) and Residential Low 5 (RL-5). To the North, the property is currently within the County and is zoned Residential Single Family - Rural District (RSF-R). The property to the west is zoned Agricultural, Forestry, Transitional District (AFT). Lastly, the property to the South is zoned (I-1). With this being on the far reaches of the Persigo Boundary and Urban Development Boundary, lower density residential zones would be appropriate in this area. In terms of surrounding land uses, to the East there are lower density single family residential uses, to the north there are rural single family uses, to the east rural single family uses, and vacant industrial uses to the south.

In addition to the Residential Low 5 (RL-5) zone requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan land use designation of Residential Low.

- a. Residential Low 4 (RL-4)
- b. Residential Low 5 (RL-5)
- c. Public Parks and Open Space (P-1)
- d. Public, Civic, and Institutional Campus (P-2)

The RL-5 zone district is intended to provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multi-unit structures in the Residential Low future land use designation. The minimum density of RL-5 is 3 units and acre and the maximum density is 5.5 units an acre. Thus, the minimum density on the site is 60 units and the maximum density is 109 units.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Rezone request was held on October 24, 2024 in accordance with Section 21.02.030(c) of the Zoning and Development Code (ZDC). The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the ZDC. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026 in the Grand Junction Daily Sentinel.

ANALYSIS

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

Section 21.02.050(m)(3)(ii)

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

Beyond immediate consistency with the proposed Land Use Map amendment in the preceding recommendation in CPA-2025-52, the proposed rezone also advances several long-range goals and plan principles identified in the Comprehensive Plan:

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with RL-4 and RL-5 already adjacent to it with sewer available, this is a logical area for the RL-5 zone district.

Grand Junction’s Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Rezoning this property from I-1 to RL-5 increases opportunities for new housing stock and helps meet the community’s long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A rezone is the formal mechanism for evaluating whether a property should transition to more appropriate uses. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, rezoning it to RL-5 supports orderly expansion rather than scattered or inefficient development patterns.

Plan Principle 5.1a – Strong Neighborhoods and Housing Choices – calls on the City to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes. More specifically, plan principle 5.1a calls on the City to monitor and periodically update the Land Use Plan and zoning to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

The Comprehensive Plan also encourages transitions between differing land uses to minimize conflict. RL-5 is more compatible with the residential properties surrounding the property to the west, east, and north than I-1. The plan also supports new development contiguous to existing urbanized areas. Since the subject property is near established like residential development to the east, the rezonet advances an orderly growth pattern.

The requested Rezone from I-1 to RL-5 is consistent with the vision, goals, principles, policies, and applicable elements of the 2020 One Grand Junction Comprehensive Plan because it responds to current housing needs, promotes compatible and cohesive land use patterns, supports efficient use of infrastructure, and advances orderly growth that enhances community livability and long-term sustainability.

Staff finds that this criterion has been met.

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

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

A rezone from I-1 to RL-5 results in a logical and orderly development pattern because it would align the subject property with the established development pattern surrounding the site and create a more coherent transition of land uses. Because the property is already bordered by residential zoning to the North, East, and West, rezoning to RL-5 would extend the predominant residential pattern already present in the area.

With the I-1 zoning to the South, RL-5 can serve as a transitional district between more intense industrial activity and more rural residential districts in the County, particularly if site design includes buffering, setbacks, fencing, landscaping, or internal lot orientation. This creates a more orderly gradation of land use intensity rather than an abrupt industrial-to-residential interface. Grand Junction's planning framework generally favors development that occurs within already served areas rather than leapfrog growth. Rezoning to RL-5 allows residential infill on land surrounded by urban development, using existing streets and utilities while completing the neighborhood pattern.

Lastly, I-1 zoning allows uses involving service, involving transportation, deliveries, outdoor activity, lighting, and noise that may be less compatible next to residential zone districts. The residential zoning uses allowed in RL-5 better match the established neighborhood context and reduces future conflicts between adjoining properties. The proposed rezone from (I-1) to (RL-5) results in a logical and orderly development pattern because the subject property is bordered by residential zoning to the north, east, and west, making residential use consistent with the prevailing character of the area. The rezone provides an appropriate transition to industrial zoning to the south, supports infill development, and promotes a more cohesive and compatible land use pattern.

Staff finds that this criterion has been met.

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

A rezone from I-1 to RL-5 can help the community and surrounding area derive several meaningful benefits by aligning zoning with current community needs, improving neighborhood compatibility, and supporting balanced long-term growth.

Grand Junction continues to experience population growth and demand for housing. Rezoning the property to RL-5 creates the opportunity for additional single-family homes and increasing the supply of residential units, helping meet local housing needs. Further, the RL-5 zone district is a more compatible transition between the surrounding zone districts and land uses than I-1 zone district. Lower density residential uses are more consistent with the surrounding neighborhood character and can strengthen surrounding property values and long-term stability. Industrial zone districts can generate more intensive impacts such as truck traffic, noise, lighting, outdoor storage. These are impacts that may conflict with nearby homes or community-serving uses. Changing the designation to Residential Low can avoid these future conflicts and create a more harmonious land use pattern.

Changes in zoning are necessary to adapt when conditions evolve. If the site is no longer optimal for industrial zoning due to surrounding development patterns or a lack of market demand, rezoning the property to a district like RL-5 ensures the land can be used productively in a manner that benefits the community. The proposed Rezone from I-1 to RL-5 will benefit the community by increasing housing opportunities, promoting compatible neighborhood development, reducing potential industrial impacts, efficiently utilizing existing infrastructure, and supporting orderly long-term growth consistent with the evolving needs of Grand Junction.

Staff finds that this criterion has been met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the Brookfield Mixed Use 65, LLC request for a rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low (RL-5), located at 860 21 Road, the following findings of fact has been made:

The request meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code conditioned upon the Comprehensive Plan being amended so that the land use designation on the property allows for the RL-5 zone district s an implementing zone.

Therefore, Staff recommends conditional approval.

SUGGESTED MOTION:

SUGGESTED MOTION

Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Neighborhood Meeting Notes
3. Exhibit 3 - Maps
4. Draft Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2025.01.29 15:07:34 -07'00'

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Brookfield Mixed Use 35, LLC ("Entity") is the owner of the following property:

(b) 860 21 Road, Grand Junction, CO 81505

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

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

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

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

☒ The Entity is the sole owner of the property.

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

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

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

(e) None

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

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

Signature of Entity representative: *Darin Carei*

Printed name of person signing: _____

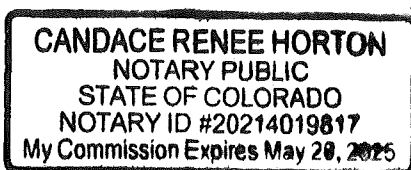
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 30 day of January, 20 25
by Darin Carei

Witness my hand and seal.

My Notary Commission expires on May 20, 2025



Candace Horton
Notary Public Signature



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: November 15, 2024
\$133.00

This Deed, effective as of **November 15th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **120 HURRICANE RIDGE DRIVE, SEQUIM, WA 98382**, City or Town of **SEQUIM**, County of **Clallam** and State of **Washington**, for the consideration of **(\$1,330,000.00) ***One Million Three Hundred Thirty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1111 S 7TH STREET, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **860 21 ROAD - VACANT LAND, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *Justin Waterman*
JUSTIN WATERMAN AS AUTHORIZED AGENT

State of ~~Colorado~~ Florida)

County of ~~MESA~~ Duval) ss. *Jos*

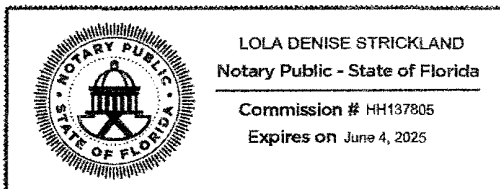
14th *Jos*

The foregoing instrument was acknowledged before me on this day of **November 15th, 2024** by **JUSTIN WATERMAN, AS AUTHORIZED AGENT OF NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 06/04/2025

Lola Denise Strickland
Lola Denise Strickland
Notary Public



Provided NY DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

When recorded return to: **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**
1111 S 7TH STREET, GRAND JUNCTION, CO 81501



Exhibit A

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER, THE BASIS OF BEARING BEING N00°01'28"E TO THE NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER;
THENCE N00°01'28"E A DISTANCE OF 1320.80 FEET TO SAID NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25;
THENCE S89°52'29"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ A DISTANCE OF 1157.60 FEET;
THENCE S00°01'28"W A DISTANCE OF 1320.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼;
THENCE N89°51'58"W A DISTANCE OF 1157.60 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby execute this Statement of Authority on behalf of **BROOKFIELD MIXED USE 35, LLC**, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: **BROOKFIELD MIXED USE 35, LLC**

The Entity is a: Colorado limited liability company
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

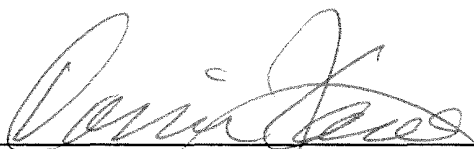
The mailing address for the Entity is: 1111 S. 7th Street
Grand Junction, CO 81501

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are: Darin J. Carei, Managing Member

The limitations upon the authority of the person(s) named above or holding the position described above to bind the Entity are as follows: None

Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A

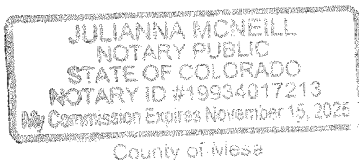
EXECUTED this 15th day of November, 2024.

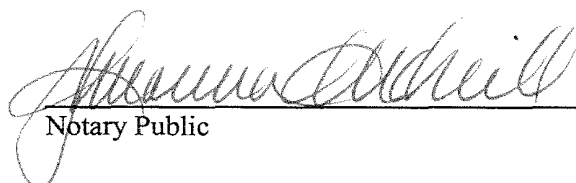

Darin J. Carei, Managing Member of
Brookfield Mixed Use 35, LLC

STATE OF COLORADO)
COUNTY OF M E S A)ss.

The foregoing instrument was acknowledged before me this 15th day of November, 2024, by Darin J. Carei, as Managing Member of Brookfield Mixed Use 35, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 11-15-25




Notary Public

General Project Report *Revised*
Rezone
Brookfield West Filing One

860 21 Road
Grand Junction, CO
Tax Parcel No. 2697-252-00-126
Owner(s): Brookfield Mixed Use 35, LLC

January 31, 2025
Revised May 7, 2025

A. Project Description:

Location: The parcel is located on the east side of 21 Road, south of I Road.

Acreage: The parcel is approximately 35.11 acres.

Proposed Use: The applicant currently has applications in with the City (SSU-2025-45 and CPA-2025-52) to subdivide the parcel into two separate parcels containing 19.725 acres and 14.471 acres and amend the Comprehensive Plan regarding the northerly 19.725 acres to Residential Low. The parcel is zoned I-1 but the use is currently residential/agricultural. Upon approval of the Simple Subdivision and Comprehensive Plan Amendment, the applicant respectfully requests a zoning of RL-5 in compliance with the Residential Low designation. The remaining 14.471 acres will remain I-1 zoning (light industrial).

B. Public Benefit

The *long term* public benefit would be the addition of *attainable* residential building lots, creating a feathering effect between industrial and *residential/agricultural* uses in this desirable north area of Grand Junction. *The approval of the rezoning of the north portion of this parcel and its location promotes Plan Principles 2, 3, 5 and 7 of the 2020 Comprehensive Plan, presented in more detail later in this report.* The project would extend services, including sewer, once developed. *Short term, the* eventual construction of infrastructure and subsequent housing would provide local jobs *contributing to the overall economy of the City.*

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on January 23, 2025. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

It is intended, upon approval and recording of the plat of the Simple Subdivision, the approved amendment of the Comprehensive Plan and Rezone the northern parcel to Residential Low (RL-5), to mirror the Brookfield developments adjacent to the east. Applications for Simple Subdivision and Comprehensive Plan Amendment have been submitted for review concurrently with the Rezone request.

If the simple subdivision, amendment, and rezoning are approved, the parcels will develop in accordance and compliance with the Municipal Code and Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mixture of large lot residential/agricultural uses, low-density residential uses, and light industrial uses. The parcel is currently designated with a future land use of Light Industrial with Residential Low uses adjacent to the north and *the north* portion of the east boundary.

3) Site access and traffic patterns:

The parcel has access to 21 Road, which provides direct access Hwy 6 & 50. The rezone request will have no effect on existing traffic patterns.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is served by the following:

Ute Water

City of Grand Junction Sewer (future, on-site waste treatment (ISDS) currently)

City of Grand Junction Storm Sewer

Xcel Energy (gas)

Grand Valley Power (electric)

Grand Valley Irrigation Company

Grand Valley Drainage District

City of Grand Junction Fire – Station 3

Charter/Spectrum (Cable)

CenturyLink/Lumen (Phone)

All utilities, with the exception of sewer, exist to the subject parcel. A Fire Flow Form is included with this submittal indicating locations of fire hydrants.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the project.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

The rezone will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Section 21.02.040 (b)(2) of the Zoning and Development Code:

(i) The application complies with all provisions of this code;

The request is in compliance with the 2023 zoning and development code.

(ii) The application is consistent with the Comprehensive Plan;

The requested zoning of RL-5, once the Comprehensive Plan Amendment is approved, will be consistent with the Plan and surrounding development.

(iii) The application complies with any other approvals on the property;

There are no prior approvals associated with the parcel.

(iv) The application complies with or will comply with other City, state, and federal regulations;

Not applicable to this request.

(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.

None of these conditions exist with regards to this project.

(iv) Public facilities and utilities shall be available concurrent with the development.

All public facilities and utilities will be available, concurrent with the Rezone request.

Section 21.02.050 (m)(3)(ii) Review Criteria for Rezoning:

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

Once the Comprehensive Plan Amendment is approved, the requested RL-5 zoning will be consistent with the Residential Low future land use designation. The Residential Low designation is appropriate for RL-4 and RL-5 zone districts.

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

The applicant's intent, upon approval of all applications, is to mirror the development adjacent to the east, resulting in logical and orderly development patterns *of both residential zoned and industrial zoned properties.*

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

The community will derive *long term* benefits from the addition of attainable residential building lots in this desirable north area of Grand Junction, while maintaining industrial zoned acreage. The project would extend services, including sewer, once developed. *Short term, the* eventual construction of infrastructure and subsequent housing would provide local jobs *contributing to the overall economy of the City.*

The parcel is located in Tier 2 of the Urban Development Boundary but is adjacent to parcels to the east that are developed or are developing in Tier 1 and has access to utilities extended with the development of those residential and industrial zoned parcels. The rezone of the north portion to residential creates a smoother transition of development between the east parcel and the parcel directly to the north, which is also identified as Residential Low by the Comprehensive Plan. The proposal facilitates Plan Principle 2: Resilient and Diverse Economy, and Plan Principle 3: Responsible and Managed Growth, of the Comprehensive Plan, and Plan Principle 5: Strong Neighborhoods and Housing Choices.

The proposal promotes Plan Principle 2 by maintaining industrial zoned acreage in this northwest area, which would still facilitate the development of

commercial/light industrial uses, i.e., manufacturing, telecommunication, food, and beverage services, etc., promoting economic diversity.

The proposed zoning further implements Plan Principles 3 and 5 by enacting zoning that will provide the opportunity for a variety of housing options. The RL-5 zone district allows single family detached, duplex units and single family attached housing (a maximum of four attached units). While it is most likely the north parcel will develop with single family detached, mirroring the development to the east, these options would be available. The addition of attainable housing supports/meets the demand for Grand Junction's growing population, promoting Plan Principle 3.

The location of this project provides easy access to Hwy 6 & 50 to the south, which in turn provides access to employment centers, services, transit, shopping, Community Hospital and Canyon View park located to the south and east along the Hwy 6 & 50 and 24 Road corridors. The City of Fruita is easily accessed by Hwy 6 & 50 to the northwest providing further services, recreation opportunities and shopping. Easy access to I-70 providing regional and statewide travel is also within close proximity, promoting Plan Principle 5.

24 Road (which becomes Redlands Parkway on the south side of Hwy 6 & 50) provides easy access to the Grand Junction River Front Trail, a 28-mile paved path that runs along the Colorado River. Access is also provided to the extensive trail systems located in the Redlands, south of the Colorado River, promoting Plan Principle 7: Great Places and Recreation.

F. Development Schedule

This criterion is not applicable for this submittal.

LEGAL DESCRIPTION

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado



**860 21 Road, Comprehensive Plan Amendment and Rezone
Parcel No. 2697-252-00-126**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, OCTOBER 24, 2024, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, October 24, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 7, 2024, per the mailing list received from the City of Grand Junction. Present were Tracy States, Project Coordinator with River City Consultants and Thomas Lloyd, Senior Planner, City of Grand Junction. Craig Rothluebber, P.E. with River City also attended as a training exercise. No one from the public attended the meeting.

The meeting began at approximately 5:30 PM. Tracy shared with Thomas the exhibits that she had intended to present. After 15 minutes, no one still had joined the meeting. The meeting ended at approximately 5:45 PM.

4PF GZ IMPACT LAND FUND LLC
1555 BLAKE ST SUITE 210
DENVER CO 80202

AUSTIN JEFFREY B
AUSTIN MELANIE M
893 21 RD
FRUITA CO 81521

BABCOCK JAMES C
883 CANYON BROOK ST
GRAND JUNCTION CO 81505

BENSON JANICE E
850 21 RD
FRUITA CO 81521

BLAIR RONALD JOHN
BLAIR CHERYL A
863 21 RD
FRUITA CO 81521

BLICHFELDT JEFFREY E
BLICHFELDT KATHI M
857 21 RD
FRUITA CO 81521

BROOKFIELD
HERITAGE PROPERTY MGMT - BARB
BUNTZEN
2650 NORTH AVE STE 116
GRAND JUNCTION CO 81501

BROOKFIELD FILING 3 & 4 LLC
BROOKFIELD COMMERCIAL WEST LLC
1111 S 7TH ST
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS
ASSOCIATION
SENERGY BUILDERS LLC
591 25 RD UNIT B1
GRAND JUNCTION CO 81505

CAMPBELL SHERI V
CAMPBELL SAM E
848 21 RD
FRUITA CO 81521

DAMICO ANTHONY
DAMICO JEMMI
2130 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

DIMMICK ORRIN
DIMMICK STEPHANIE
2128 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

EDWARDS PATRICK T
EDWARDS LINDA J
891 21 RD
FRUITA CO 81521

GORDON JOHN I
GORDON SHARON A, DIGRAPPA F S
629 1/2 26 1/2 RD
GRAND JUNCTION CO 81506

HERNANDEZ JESUS M
HERNANDEZ MARTHA E
875 21 RD
FRUITA CO 81521

KARREN MAXWELL
NETZAHUALCOYOTL
KARREN KIMBERLY ANN
2129 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MCFARLAND JAZMIN RAE
2126 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

MEEKS ASHLEIGH K H
MEEKS SAMUEL E P
2126 TIMMERLAND AVE
GRAND JUNCTION CO 81505

NORTHWEST GJ LLC
JUSTIN WATERMAN, COREY GOETH
120 HURRICANE RIDGE DR
SEQUIM WA 98382

PRICE MATTHEW A
PRICE REBECCA P
849 21 RD
FRUITA CO 81521

RED ROCK RV & MARINE STORAGE
OWNERS ASSOCIATION INC
2082 E 1/2 RD
GRAND JUNCTION CO 81507

REECE JERRY R
REECE MICHELE H
851 21 RD
FRUITA CO 81521

RIVER CITY CONSULTANTA INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

SENERGY BUILDERS
DARIN CAREI
1111 S 7TH ST
GRAND JUNCTION CO 81501

SIXBEY INVESTMENTS LLC
2108 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

SMITH CAITLIN
879 CANYON BROOK ST
GRAND JUNCTION CO 81505

THOM HEATHER
WALKER BILLY RICHARD JR
844 21 RD
GRAND JUNCTION CO 81505

WALT LINDSEY
CISAR DEVON J
881 CANYON BROOK ST
GRAND JUNCTION CO 81505

WILLIS CHRISTOPHER
WILLIS SABRINA
67 SUMMITCREST
TRABUCO CANYON CA 92679

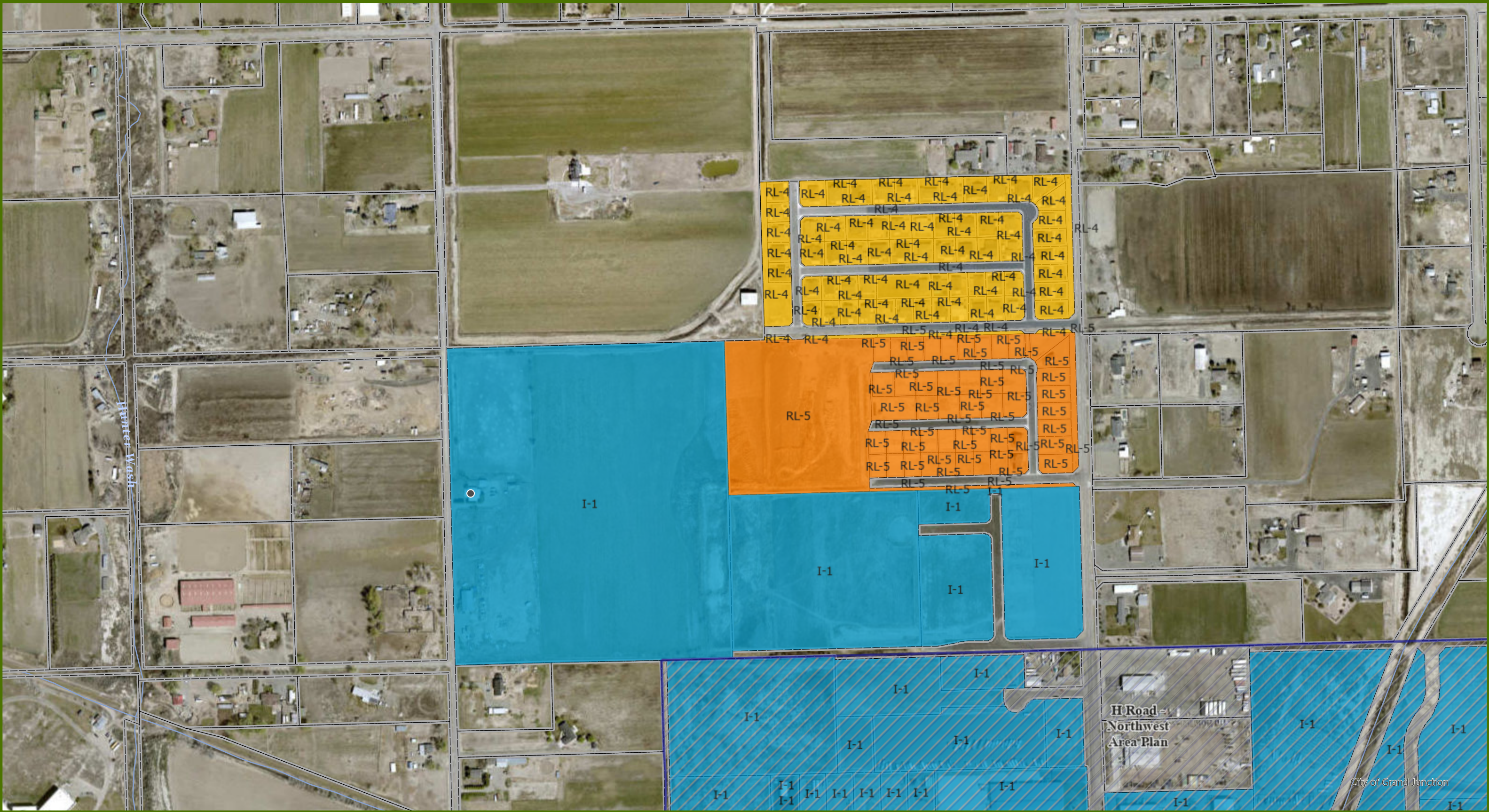
CITY OF GRAND JUNCTION
THOMAS LLOYD
250 N 5TH ST
GRAND JUNCTION CO 81501

Location Map



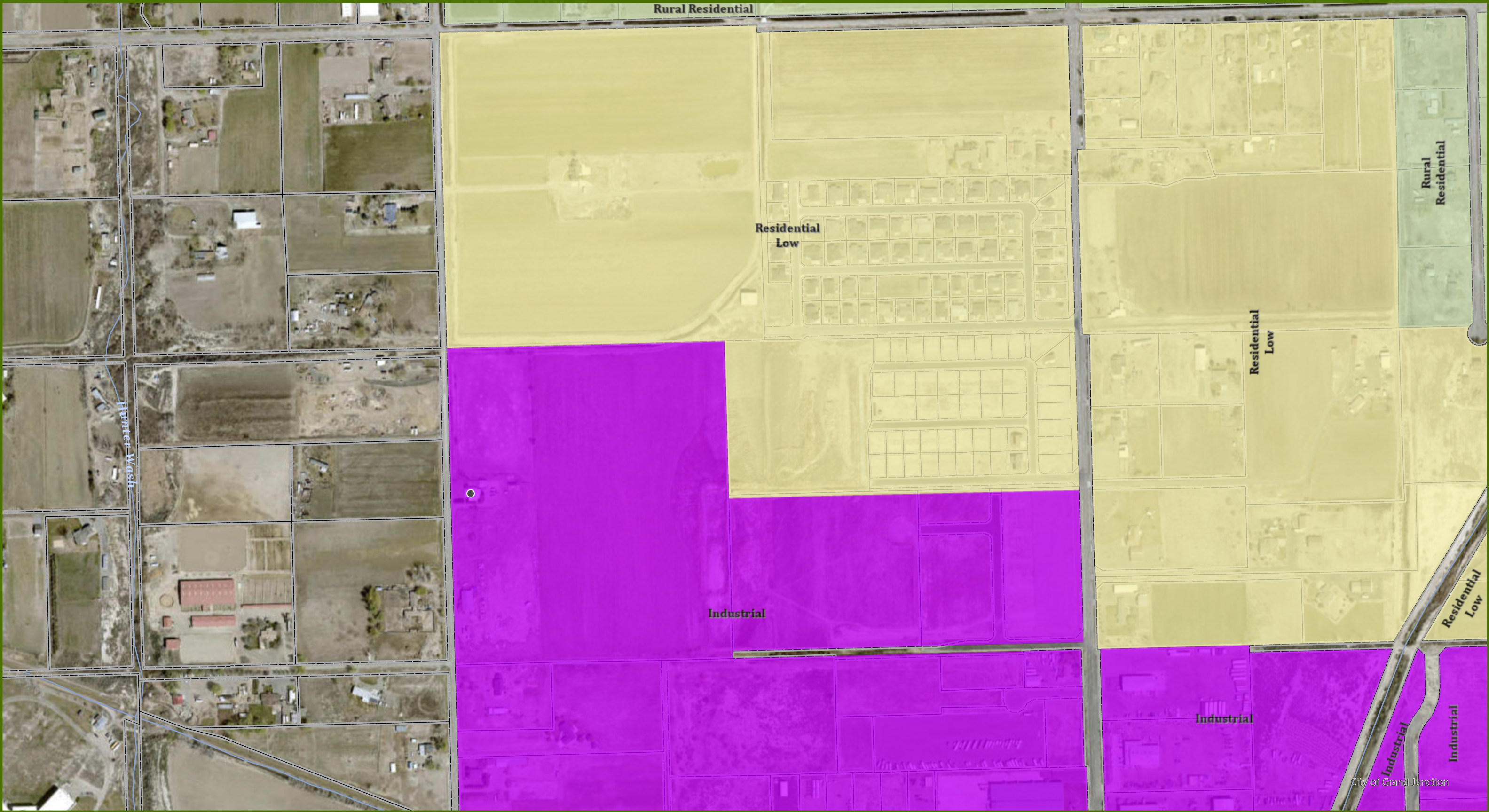
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Existing Zoning Map



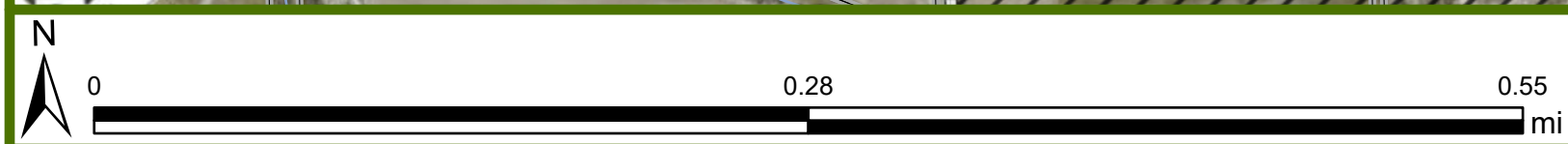
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Scale: 1:4,514

2020 Comprehensive Plan Map



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Scale: 1:4,514

201 (Sewer) Boundary Map



Printed: 10/24/2024
1 inch equals 0 miles
Scale: 1:4,514

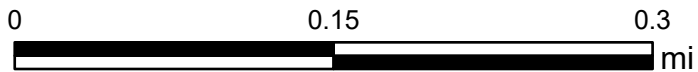
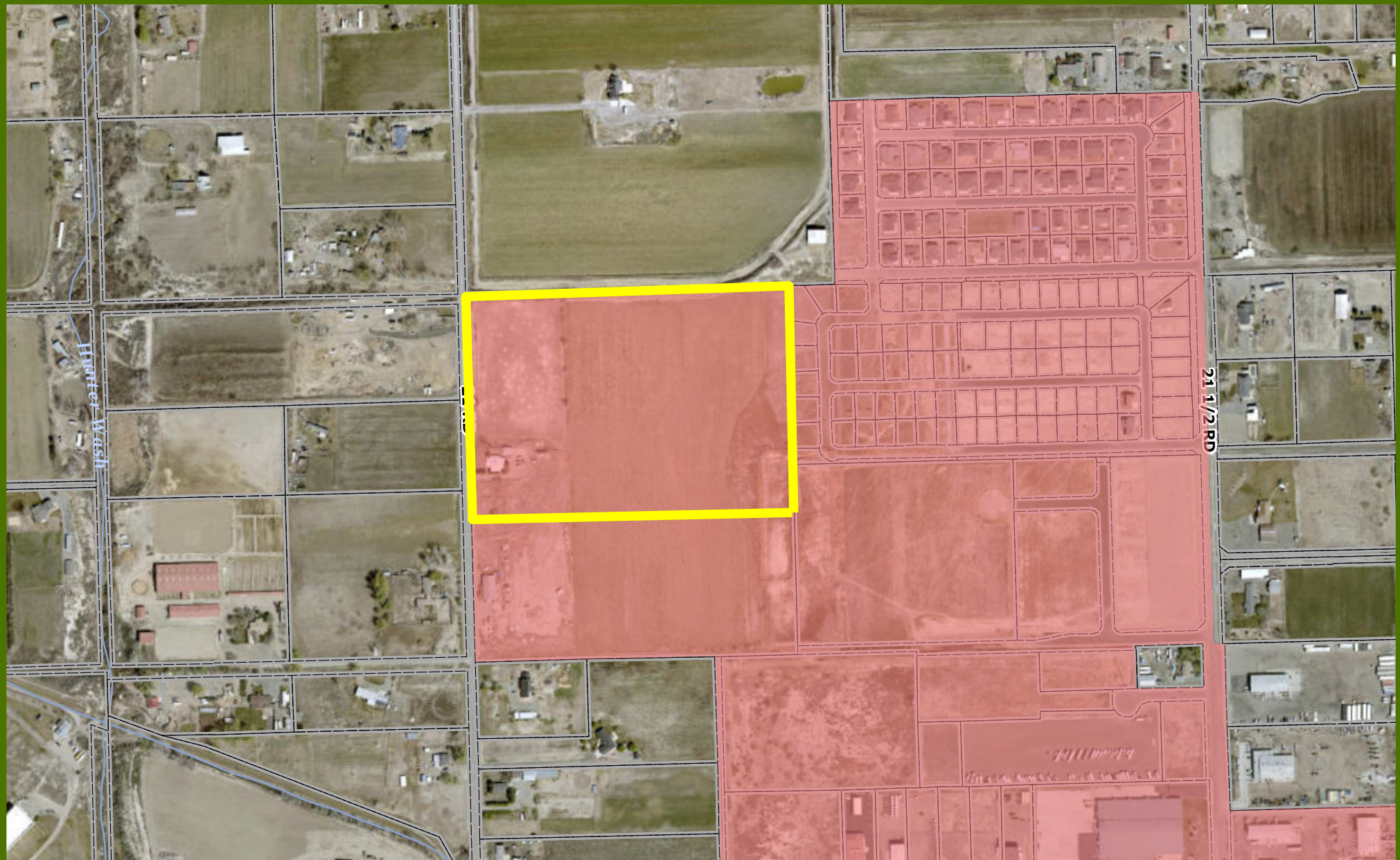
Aerial Map



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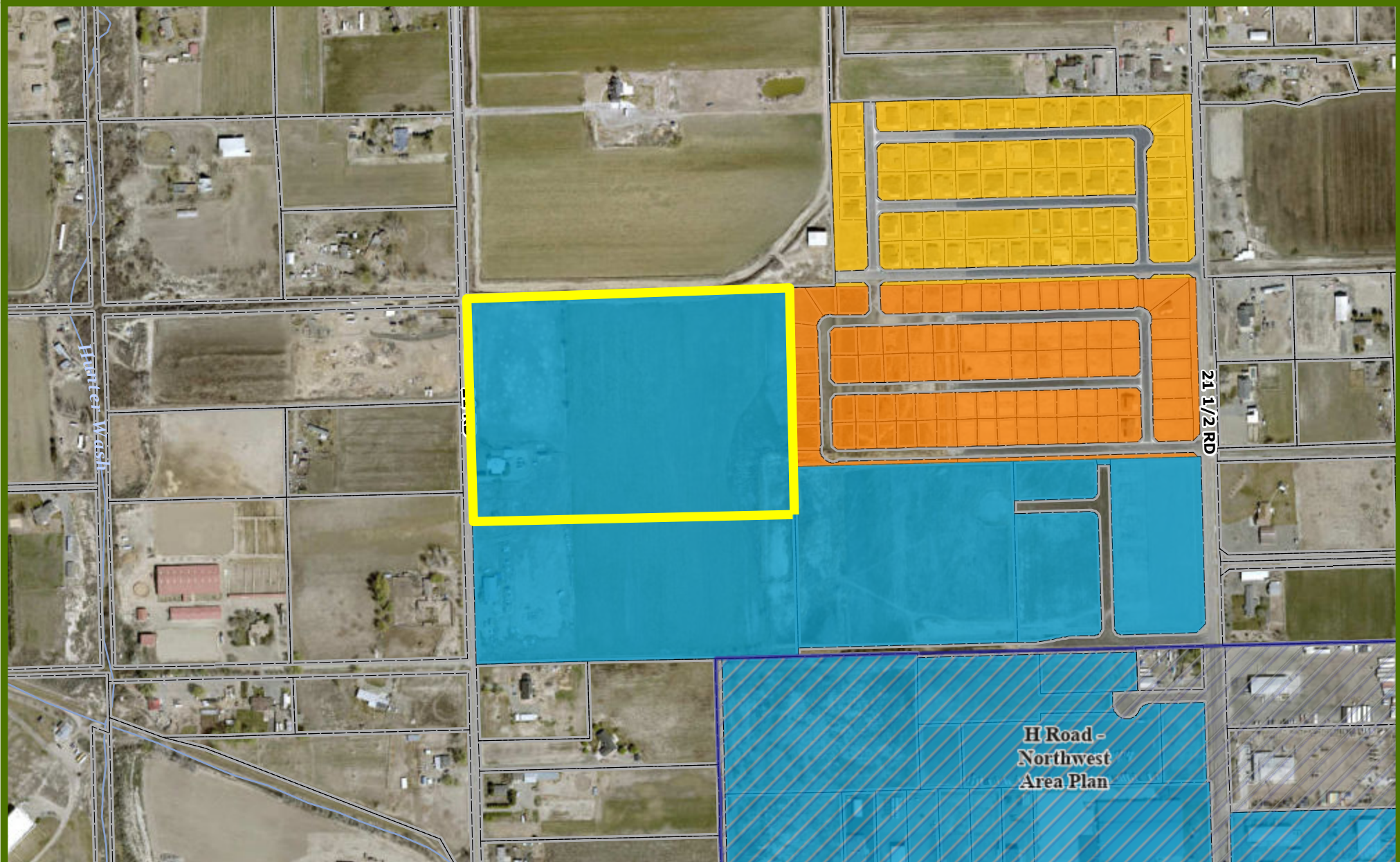
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Packet Page 86

City Limits



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Packet Page 87

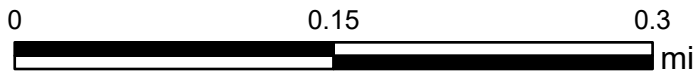
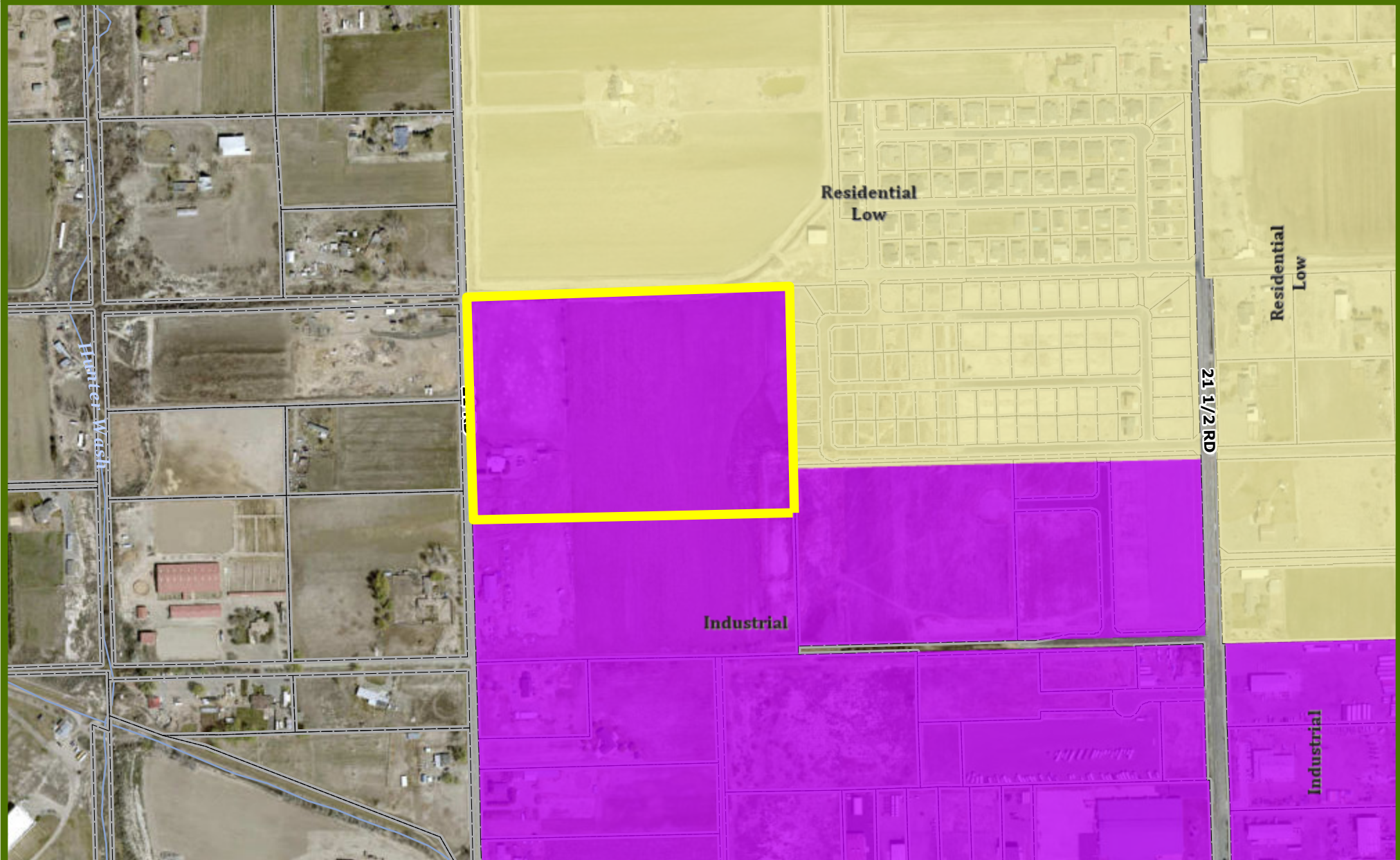
Zoning Map



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Packet Page 88

Land Use Map



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Packet Page 89

ORDINANCE NO.

AN ORDINANCE REZONING FROM INDUSTRIAL LIGHT (I-1) TO RESIDENTIAL LOW 5 (RL-5) FOR BROOKFIELD MIXED USE 35, LLC

LOCATED AT 860 21 ROAD

Recitals:

The property owner, Brookfield Mixed Use 35, LLC proposes a rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) on a total of 19.83 acres, located at 860 21 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended conditional approval of changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Planning Commission first made recommendation to City Council in CPA-2025-502 to amend the Comprehensive Plan designation the land area as Residential Low rather than Industrial.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) for the property, is consistent with, and is in conformance with the Comprehensive Plan and has met the stated rezone review criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to Residential Low 5 (RL-5) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Residential Low Land Use Designation as approved in CPA-2025-52:

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado

Said parcel of land containing 19.83 acres as described. (Reception No. 3152831 of the Mesa County Clerk and Recorder's records.)

INTRODUCED on first reading this 6th day of May, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May, 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction Planning Commission

Regular Session

Item #4.

<u>Meeting Date:</u>	April 28, 2026
<u>Presented By:</u>	Tim Lehrbach, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Tim Lehrbach, Principal Planner

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

In the course of regular review of the Zoning and Development Code, staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In the course of regular review of the Zoning and Development Code, staff has

identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

The noticed and published title for this Code Text Amendment included an item on Zoning Board of Appeals that has been removed from consideration at this time. The draft ordinance submitted to the Planning Commission for recommendation does not contain this item.

Proposed amendments are as follows:

GJMC § 21.02.040(k) Subdivision, Major

The requirement to submit a Mylar copy of the approved final plat for recording is deleted. The original, signed plat is to be submitted in a form acceptable to the Mesa County Clerk and Recorder's Office, which may include electronic or paper submittal.

GJMC § 21.04.040(e)(1)(i)(A)(a) Accessory Dwelling Unit – Maximum Number of ADUs

The code presently allows that one single-unit detached dwelling or a single-unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit. Language is introduced to clarify what "attached" means for this purpose. Attached is meant to include any connection by common wall, floor, or ceiling with the principal structure, including connection to a garage or accessory dwelling unit which is itself attached to the principal dwelling unit. Conversely, attached does not include connection by features like breezeway, deck, porch, or stairwell.

GJMC § 21.05.050 Residential Attached and Multi-unit Design Standards

The applicability of Residential Attached and Multi-unit Design Standards to redevelopment is updated to include only projects for which replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) is proposed.

GJMC § 21.07.100 Landscape Substitutions

The code presently provides that existing trees preserved during development will be counted towards tree planting requirements at a specified ratio. The amendment creates a similar allowance for existing shrubs, perennials, and groundcover preserved during development to be counted toward shrub planting requirements. Specifically, one preserved shrub will count as two new shrubs, while three preserved #1 container perennial and/or groundcover will count as one new shrub.

GJMC § 21.09.070 Subdivision Standards – Natural Hazards and Significant Natural Features

The Subdivision Standards include requirements to address natural hazards and significant natural features on a subdivision plat.

Natural hazard is defined as a geologic, floodplain, or wildfire hazard as identified by a state or federal agency. Natural hazards are required to be addressed by one of two

methods. One method is specifying limits of development on the plat where development and construction shall be limited or prohibited and a plat note that those areas are not available for sale nor development. The second method is to provide a geotechnical report designating specific mitigation measures necessary to make areas of natural hazard safe for development and occupancy and a plat note stating that those measures must be followed.

Significant natural features include (but are not limited to) bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildfire corridors, as well as all significant water features such as drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds. Significant natural features must be protected by specifying limits of development, limiting development activity within them, and adding a plat note preventing their sale or development.

The amendment removes this section in its entirety.

GJMC § 21.10.080 Sign Standards by Zone District

There are unclear and conflicting standards for signs in the Public Parks and Open Space (P-1) and Public, Civic, and Institutional Campus (P-2) zone districts.

GJMC § 21.10.080(d) applies sign standards to “All Other Mixed-Use and Industrial Zone Districts” and includes the P-2 zone district within its scope.

However, GJMC § 21.10.080(f) further provides that signs on a property zoned P-1 or P-2 “shall be limited to signage allowed in the surrounding zone districts.” This presents five challenges with application:

1. There are two conflicting provisions governing signs in the P-2 zone district.
2. GJMC § 21.10.080(f) does not specify whether “surrounding” means abutting or adjacent.
3. Properties zoned P-1 and P-2 are distributed throughout the city and are surrounded by residential and non-residential zone districts alike. GJMC § 21.10.080(f) creates uneven sign allowances and restrictions across different properties zoned P-1 and P-2.
4. GJMC § 21.10.080(f) does not resolve the question of which standards apply to the P-1 and P-2 zone districts when there is more than one surrounding zone district with different sign standards.
5. GJMC § 21.10.080(f) applies regulation to the P-1 zone district that may not facilitate the needs of parks facilities including public information signage and scoreboards.

The proposed amendment removes GJMC § 21.10.080(f).

GJMC § 21.11.050 Outdoor Lighting – General Standards

Chapter 21.11, Outdoor Lighting, of the Zoning and Development Code, contains

provisions for minimum lighting output requirements and maximum lighting at property lines.

§ 21.11.050(c)(4) provides that "Light levels measured at the property line of the development site shall not exceed 0.2 footcandles as a direct result of the on-site lighting." This provision is intended to protect adjacent properties from excessive light spillover.

Table 21.11-1: Lighting Level Requirements specifies the minimum and maximum footcandles for site features requiring illumination: building entries (1.0 footcandle minimum), bicycle paths and pedestrian walkways (0.6), loading and unloading platforms (5.0), parking areas (0.6), playgrounds (5.0), and under-canopy areas (5.0).

In order to meet both the minimum lighting levels for site features and the maximum light level at property lines, it is necessary to locate those features a significant distance from property lines or provide shielding that is not indicated by the code as a requirement. While it is possible in some cases to meet both requirements, it may be unnecessary or impractical to do so.

For example, a building entry may be required by building or fire codes for egress on the side or rear of the building. Options for meeting both the minimum 5.0 footcandles at the building entry and the maximum 0.2 footcandles at the property line would be to set the building back significantly farther than the minimum setback for the zone district (typically 0-5 feet for nonresidential districts), to shield the fixture to such extent that it may not illuminate the required extent of and beyond the feature, or some combination of the two. Similarly, the pedestrian walkway providing the required path of egress from such a door is required to be illuminated to a minimum of 0.6 footcandles, but this walkway is often placed directly abutting the property line, which means the lighting level at the property line will be 0.6 footcandles, or three times the 0.2 maximum. Finally, there is an instance which cannot be reconciled by any mitigation: when a bicycle path or pedestrian walkway intersects with the public right-of-way, as required by the Zoning and Development Code as well as building and fire codes. There, the minimum lighting level of 0.6 footcandles cannot be met without exceeding the maximum 0.2 footcandles at the boundary between the property and the right-of-way.

The proposed amendment maintains the light level protection for abutting properties zoned for single-unit detached or duplex dwellings but provides a greater allowance for light levels at property lines abutting all other properties or the public right-of-way.

NOTIFICATION REQUIREMENTS

Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on April 18, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in GJMC § 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the

text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan

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

Plan Principle 2, Goal 3, Strategy f. calls for reducing barriers to entry for new business. The proposed amendment increases flexibility for meeting landscape standards using existing plants.

Plan Principle 5, Goal 1, Strategy c. calls for the promotion of housing variety that increases density while maintaining neighborhood character. The amendment clarifies the applicability of design standards for redevelopment of existing residential buildings, ensuring a balance between promoting housing production and appropriately introducing architectural and site design standards to exterior changes and expansions. Neighborhood character is further preserved by the clarification of what constitutes attached and detached accessory dwelling units. Barriers to housing production are reduced by the proposed changes to subdivision, landscape, and lighting requirements.

Plan Principle 11, Goal 3, Strategy c. calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by bringing consistency to plat recordation requirements of the City, Mesa County, and the State of Colorado, by removing provisions governing the identification and protection of natural hazards and features by subdivision plat that are ineffective, duplicative, potentially burdensome, and arguably an inappropriate mechanism for their purposes, by clarifying sign requirements, and by removing a conflict to facilitate compliance with all outdoor lighting requirements.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

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

The proposed amendment removes conflicts and creates no inconsistencies, conflicts, or contradictions with other provisions of the Zoning and Development Code.

Staff finds this criterion has been met.

(C) Specific Reasons

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

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

a. To address trends in development or regulatory practices;

The proposed amendment addresses the trend in City policy and practice, consistent with Resolutions No. 47-25 (establishing the Housing Affordability Code Task Force) and No. 67-25 (adopting the 2025-2027 Strategic Framework), to promote housing production and affordability, principally by reducing regulatory burdens to developing new affordable and workforce housing.

Obsolete or unnecessary requirements for approval and recording of subdivision plats are refined or removed. Design standards for redevelopment that converts existing buildings into dwelling units (or adds more dwelling units) are modified to apply only when building exteriors are proposed to be replaced or when an expansion will increase the floor area of existing structure(s) by an area exceeding the existing floor area. Increased flexibility is given to meet landscape and outdoor lighting requirements. Each change represents

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

Residential attached and multi-unit design standards are modified to exclude any redevelopment projects that do not replace building exteriors or expand existing building(s) by more than the existing floor area. This responds to the challenge of meeting the design standards when converting an existing nonresidential building to dwelling units or adding dwelling units to an existing residential or mixed-use building.

Landscape substitution requirements are modified to address situations where healthy landscape (shrubs, perennials, and groundcover) would otherwise have to be removed and replaced to meet planting requirements—those situations add cost and complexity to projects and result in removal of landscape, which is often native, attractive, and mature, in favor of new landscape which provides less initial coverage and requires cost, effort, and time to become established and mature.

Outdoor lighting requirements are modified to remove conflicting provisions that presently are difficult to meet or cannot be met in combination.

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

Not applicable.

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

The process for recording a subdivision plat is modified to allow for additional submittal options (any form acceptable to the Mesa County Clerk and Recorder's Office). Processing applications for accessory dwelling units is clarified by more clearly distinguishing attached from detached accessory dwelling units.

Specific reasons a, b, and d are satisfied. Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

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

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

Therefore, staff recommends approval.

SUGGESTED MOTION:

Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.

Attachments

1. Draft Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING FINAL PLAT RECORDATION, ACCESSORY DWELLING UNITS, DESIGN STANDARDS FOR MULTI-UNIT RESIDENTIAL REDEVELOPMENT, LANDSCAPE SUBSTITUTIONS, SUBDIVISION NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES, SIGNS IN PUBLIC, PARKS, AND OPEN SPACE DISTRICTS, AND OUTDOOR LIGHTING

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary. Staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification.

State legislation, including SB17-129 and HB20-1318, updated the Colorado Revised Statutes to allow that counties may accept plats for recording either electronically or on paper or a dimensionally stable polyester sheet such as Cronar or Mylar or any other product of equal quality. Mesa County has implemented these standards and, accordingly, it is no longer necessary to require Mylar alone for submittal of the original, approved plat for recording.

Staff has identified the need to clarify what constitutes an "attached" accessory dwelling unit for purposes of determining whether an accessory dwelling unit is considered attached or detached. This is to ensure that the limits of the allowed number of detached accessory dwelling units are not circumvented by making superficial connections between separate structures.

Staff has determined that the application of multi-unit design standards to existing buildings is appropriate only when the addition exceeds the area of the existing building, or when changes to the existing exterior are proposed. This is to ensure that conversions of existing nonresidential buildings or small additions to add housing units are not unduly burdened by design standards which are more appropriate to significant exterior changes or additions.

Staff has determined that existing landscape regulations offer insufficient incentive to preserve existing landscape and finds that relief from planting requirements by accepting

existing landscape as a substitute for required plantings will promote preservation and reduce the incidence of removing healthy, mature landscape in favor of new plantings.

Staff has determined that subdivision regulations concerning natural hazards and significant natural features are vague and ineffective, and portions of these provisions call for the inclusion on plats of features which are unnecessary or inappropriate on a plat.

Staff has determined that regulations concerning signs in Public, Parks, and Open Space zone districts contain a conflict and are vague.

Staff has identified a conflict in outdoor lighting requirements that requires resolving.

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

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

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

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

21.02.040 ADMINISTRATIVE APPLICATIONS.

...

(k) Subdivision, Major.

...

(5) Final Plat.

...

(ii) Review Procedures.

...

(F) Post-Decision Actions.

...

b. Recordation.

...

2. When all boundary line encroachments have been remedied, the Director shall proceed with recording as follows:

i. The original plat, together with any other required documentation such as, but not limited to, the following, shall be submitted for recording along with all necessary recording fees: a Mylar copy the original, signed plat in a form acceptable to the Mesa County Clerk and Recorder's Office; improvements agreements; powers of attorney; easement or right-of-way dedications not shown on the plat; covenants; deeds conveying property to the homeowners' association; etc. The plat shall contain notarized signatures of each owner of the property, necessary engineer's and surveyor's signatures, and corporate seal, if required. All signatures and seals on the plat shall be in permanent black ink.

...

...

...

...

21.04.040 ACCESSORY USES AND STRUCTURES

...

(e) Accessory Use-Specific Standards.

(1) Residential Uses.

(i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-unit attached dwelling, a single-unit detached dwelling, or a duplex dwelling. ~~Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced.~~ ADUs are not allowed in conjunction with cottage court dwellings. Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(A) Maximum Number of ADUs.

a. A lot with one single-unit detached dwelling or a single-unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.). For purposes of this section, "attached" means connected by a common wall, floor, or ceiling with the principal structure, including a garage or accessory dwelling unit which is itself attached to the dwelling or is otherwise an integral part of the principal structure. Connections made by

breezeway, deck, porch, stairwell, or other similar features shall not be considered attached, whether or not such features are enclosed.

...

...

...

21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS

...

(b) Applicability.

...

(2) Redevelopment. Redevelopment that includes the replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) of units shall comply to with these standards to the maximum extent practicable for the new or replacement units.

21.07.100 SUBSTITUTIONS

The requirements outlined below may be varied based on the following rates of substitution. Plants identified as Prohibited on the Suitable Plant List may be preserved during development but will not be counted as substitutions for any planting requirements.

...

(h) Existing shrubs preserved during development: one preserved shrub shall count toward the total shrub requirement as two required shrub plantings.

(i) Existing groundcover/perennials preserved during development: three preserved #1 container perennials and/or ground covers shall count toward the total shrub requirement as one required #5 container shrub planting.

21.09.070 NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES

(a) Natural Hazards. If natural or geologic hazards exist within the property, the applicant shall comply with either Subsection (a)(1), (2), or a combination of those approaches:

(1) Identify the limits of development (as defined in Subsection (b) below) on the plat and include a plat note that those areas are not available for sale nor development;

(2) Provide a report from a geotechnical engineer licensed in Colorado designating the specific mitigation measures or engineering precautions necessary to make such areas safe for development and occupancy, and include a plat note stating that development will be subject to those mitigation measures and engineering precautions although the specific design needed as a part of a building permit may occur as a part of the building permit; or

(b) Significant Natural Features.

(1) Each subdivision plat shall identify each of the following that exist within the area covered by the subdivision plat:

(i) All significant natural features, including but not limited to bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors; and

(ii) All significant water features, including but not limited to drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds.

(2) Each subdivision plat containing any of the features listed or referenced in Subsection (b)(1) shall show the limits of development established pursuant to Subsection (c) below and shall include a plat note clearly stating that such areas are not available for sale or development.

(c) Limits of Development. Each subdivision plat shall specify the limits of development (LOD), which shall include all specific areas of a subdivision within which development and construction shall be limited or prohibited so that natural hazard areas are avoided and significant natural features are preserved. LODs shall be determined based on:

(1) Available mapping of hazard areas and significant natural features;

(2) Site topography, including but not limited to steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines, and scenic topographic features; and

(3) The practical needs to give access to heavy equipment for the developed project and reasonable staging and operational areas. Plat notes shall indicate any areas in which construction or development activities are only permitted during build-out of the subdivision, and that shall thereafter be outside the LODs.

21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

(f) P-1 and P-2 Districts. Signage on a property zoned P-1 or P-2 shall be limited to signage allowed in the surrounding zone districts.

...

21.11.050 GENERAL STANDARDS.

...

(c) Shielding and Light Trespass.

...

(4) Light levels measured at the property line of the development site shall not exceed 0.2 footcandles adjacent to a property zoned for single-unit detached dwelling or duplex dwelling, or 0.6 footcandles adjacent to all other properties, as a direct result of the on-site

lighting. Light levels at the property line abutting the public right-of-way shall be the minimum necessary to meet the standards provided at § 21.11.050(d).

...

INTRODUCED on first reading this 6th day of May 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

[to be determined]

President of the City Council

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #5.

<u>Meeting Date:</u>	April 28, 2026
<u>Presented By:</u>	Thomas Lloyd, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provisions with the Planning Commission on January 22, 2026 and again on March 5, 2026. Staff proposes these revisions based on feedback from the Planning Commission to resolve the practical issues presented by these use specific standards.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provision with the Planning Commission at its January 22, 2026 and again on March 5, 2026. Staff proposes these revisions based on feedback from the Planning Commission to resolve the issues these use specific

standards present.

Proposed amendments are as follows:

21.04.040 Accessory Uses and Structures

...

(e) Accessory Use Specific Standards

(2) Commercial Uses.

(i) Drive-Through Facility.

~~(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.~~

~~(A)(B)~~ Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.

~~(B)(C)~~ Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.

~~(C)(D)~~ All drive-through facilities shall comply with the loading and stacking standards as set forth in **TEDS** (GJMC Title 29).

~~(D)(E)~~ Drive-through windows, menu boards, and speaker boxes, ~~and drive-through lanes~~ shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the ~~adjacent~~ abutting public right-of-way.

~~(E)(F)~~ Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

The amendment would remove the requirement that drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety. It also includes some minor reformatting and removes the requirement that drive-through lanes shall not be located between the designated front of the building and adjacent public right of way. Feedback from the development community has indicated that this will make site design less challenging for these types of uses in the future, especially on corner lots. Adjacent is defined as a radius of 100 ft, so staff thought it would be more clear and easier to enforce if it read the “abutting” public right-of-way. Abutting is defined as uses or parcels that directly touch.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on April 18, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

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

(A) Consistency with Comprehensive Plan *The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.*

Subsection A above establishes an important policy objective supported by the Comprehensive plan when it comes to pedestrian safety. However, the current language is broad and not specific as to how those standards would be met. The intent of providing pedestrian safety is also met by specific and measurable standards elsewhere in the Zoning Code and TEDs. An example of this is the pedestrian connection requirement. The removal of the language in subsection A helps advance the Comprehensive Plans goal of predictable and transparent development processes by instead relying on more objective standards such as site design requirements, frontage orientation, and engineering and access standards in TEDS that address circulation, queuing, and conflict points.

The removal of language prohibiting drive-through lanes between the designated front of a building and the adjacent public right-of-way remains consistent with the Comprehensive Plan. The existing provision was prescriptive in site design and when combined with the rest of the City's regulations, created unintended design challenges, especially on constrained or irregularly shaped parcels. Its removal supports the Comprehensive Plan's emphasis on flexible and context-sensitive site development, allowing site layouts to respond to more unique conditions. Further, it is also important to note that the code promotes pedestrian oriented development and high-quality streetscapes in other ways. The City recently adopted regulations reducing front setback requirements to encourage an urban form of building closer to the street.

Plan Principle 2, Goal 3, Strategy f. calls for reducing barriers to entry for new business. The proposed amendment increases flexibility for site design standards for new businesses.

Plan Principle 11, Goal 3, Strategy c. calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by bringing consistency to design standards for commercial properties.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards *The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.*

The proposed amendment removes conflicts and creates no inconsistencies, conflicts, or contradictions with other provisions of the Zoning and Development Code.

Staff finds this criterion has been met.

(C) Specific Reasons *The proposed Code Text Amendment shall meet at least one of the following specific reasons:*

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

a. To address trends in development or regulatory practices;

Not applicable.

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

Staff has received feedback from the development community that the accessory use specific standards for drive throughs have made it difficult to develop commercial uses on more challenging sites, especially on corner lots. This text amendment addresses this specific development issue by allowing more uses with drive throughs as an accessory use.

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

Not applicable.

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

The design standards for a drive-thru as an accessory use is changing how development applications are processed. The accessory use specific standards are being modified to allow for additional options on how an applicant designs a drive-through on their site. This allows the drive-thru to be designed in a way that makes sense for the context specific to the site, rather than having a prescriptive regulation that all sites are subject to.

Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

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

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

Therefore, staff recommends approval.

SUGGESTED MOTION:

Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Drive Through Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING DRIVE-THROUGH FACILITIES ACCESSORY USE SPECIFIC STANDARDS

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

Staff has identified items that have challenges with implementation.

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

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

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions struck through, added language underlined)

...

(e) Accessory Use Specific Standards

(2) Commercial Uses.

(i) Drive-Through Facility.

~~(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.~~

~~(A)(B)~~ Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.

~~(B)(C)~~ Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.

~~(C)(D)~~ All drive-through facilities shall comply with the loading and stacking standards as set forth in **TEDS** (GJMC Title 29).

~~(D)(E)~~ Drive-through windows, menu boards, and speaker boxes, and drive-through lanes shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the adjacent abutting public right-of-way.

~~(E)(F)~~ Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

INTRODUCED on first reading this 6th day of May 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk