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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JULY 28, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-7-28-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Monument Homes Development, Inc. and Cuesta Verde LLC, to rezone approximately 13.04 acres from Residential 1 Retired (R-1R) lying within the North West GJ planning zone to Residential Low - 4 (RL-4). The parcels are addressed as 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

Other Business

Adjournment

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

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

Those present were Planning Commissioners; Ian Thomas, Gregg Palmer, Ian Moore, Sandra Weckerly (virtually), Keith Ehlers, and Caleb Abeloe.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Tim Lehrbach (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (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 June 23, 2026.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. Redlands 360 Amended ODP Plan **PLD-2025-714**

Consider a request by Grand Junction Land Company, LLC (Owner of Part), Redlands Three Sixty, LLC (Owner of Part), and La Plata Communities, LLC (Applicant) to amend the Redlands 360 Planned Development Outline Development Plan (ODP), incorporate approximately 29.08 acres into the ODP, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and establish Planned Development (PD) Zoning for newly added lands, resulting in a total ODP area of approximately 629.08 acres, and amend the ODP to modify certain bulk and lighting standards for property located South of the Redlands Parkway and Highway 340 Intersection

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 for clarification that the only public comment received on this project was from the neighborhood meeting minutes.

Applicant Jane Quimby made a presentation about the Redlands 360 project.

Commissioner Moore asked the applicant Jane Quimby about the number of trails that would remain as they are now and not be developed or altered. Also asked if the reasoning for the amended ODP is due to the additional properties that were acquired.

Commissioner Palmer asked staff for clarification about the number of build outs for the project.

Public Hearing

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

There were no public comments.

The public hearing was closed at 6:03 p.m. on July 14, 2026.

Discussion

There was no discussion among the commissioners.

Motion and Vote

Commissioner Palmer made the following motion “Chair, on the amendment on the Planned Development Outline Development Plan for the Redlands 360 development that will incorporate approximately 29.08 acres, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, resulting in a total ODP area of approximately 629.08 acres; establish PD zoning for the newly added lands, including Parcel No. 2945-172-00-183, which was recently annexed without a City zoning designation, and rezone Parcel Nos. 2945-183-00-005 and 2945-183-00-006 from RSF-4 to PD; and amend the ODP to modify certain bulk and lighting standards for property located south of the Redlands Parkway and Highway 340 intersection, City File Number PLD-2025-714, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact listed in the staff report.”

Commissioner Moore seconded; Motion passed 7-0.

2. Zoning Code Amendment – Significant Trees **ZCA-2026-51**

Consider a request by the Housing Affordability Code Task Force to amend Section 21.07.040 and § 21.09.060(a)(1) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Preservation of Significant Trees

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked staff about their feelings towards the previous code and tree preservation, and Grand Junction’s tree canopy loss.

Commissioner Quintero asked about the length of process to have a parcel evaluated.

Commissioner Thomas asked about the number of projects that have been evaluated using the present Significant Tree Code.

Commissioner Ehlers asked staff about options to incentivize preservation of trees, and a non-punitive option for developers. He also asked about data referencing the loss of tree canopy and the tree canopy that has been created by developers.

Commissioner Weckerly asked staff about data, for instances that occurred when trees were removed before development to circumvent current Significant Tree Code.

Commissioner Moore followed up with questions about penalty to developers eliminating trees on a property before even applying with the city.

Co-Chair of HACTF, Kevin Bray, made a presentation to Planning Commission.

Commissioner Thomas asked applicant Kevin Bray about consideration proposing an alternative than removing regulation in its entirety. Thomas followed up with the likelihood of leaving current code as is while density regulations are being met with development.

Commissioner Moore asked about developer's feelings before the code was updated.

Commissioner Abeloe asked for a list of cost to developers when they submit an application under current code for significant tree portion and tree survey, and if there is any loss of land.

Staff addressed the HACTF members' concerns and where the city stands with the code.

Commissioner Weckerly asked if cottonwoods were considered a significant tree and made comments about their high-water need.

Commissioner Ehlers made comments about research being conducted by universities about the water consumption of older trees and with the current drought the need to keep trees is conflicting and bad code.

Commissioner Abeloe asked for clarification about cost of development and what the additional cost of the arborist and preserving trees are, and if any measures were taken for incentives.

Commissioner Weckerly asked if current code disincentivizes green field development and infill.

Applicant Kevin Bray wanted to rebuttal that staff should not have a monopoly on assessing trees and that staff is unwilling to say code is not effective.

Public Hearing

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

HACTF member, Ron Abeloe, made comment that the urban canopy was growing in the valley under private development.

HACTF member, Mike Foster, made comments about decision making with trees and when to cut them down.

The public hearing was closed at 7:18 p.m. on July 14, 2026.

Discussion

Commissioner Moore made statement that a lot of work has gone into making this current code and there needs to be more presented.

Commissioner Ehlers made comment that current code is a bad code and it does meet criteria to be changed, and this all seems to be a government overreach.

Commissioner Weckerly made comment that the city forester made a presentation to planning commission in workshop.

Commissioner Abeloe says he looks at cost analysis when he develops properties and members of the HACTF also have that same experience and they know of options to make housing more affordable.

Commissioner Thomas made comment that he is not seeing the burden with the current code and HACTF didn't present any hard data to support their position.

Commissioner Palmer made comment that no real numbers were presented and the amount of savings that would be incurred with code being changed.

Motion and Vote

Commissioner Abeloe made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-51, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as provided by the Housing Affordable Task Force."

Commissioner Ehlers seconded; Motion passed 5-2.

OTHER BUSINESS

The item on the June 23rd hearing pertaining to a zoning code amendment for shared driveways was postponed for tonight's hearing. This item is still being worked on and will be readvertised when it is ready to be heard at an upcoming hearing.

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 8:15 p.m.

DRAFT



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: July 28, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Consider a request by Monument Homes Development, Inc. and Cuesta Verde LLC, to rezone approximately 13.04 acres from Residential 1 Retired (R-1R) lying within the North West GJ planning zone to Residential Low - 4 (RL-4). The parcels are addressed as 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

RECOMMENDATION:

After reviewing the Galley Meadows rezone request, for a rezone of 13.04 acres (combined) from R-1R (Residential 1 Retired) to RL-4 (Residential Low) located on the west side of 26 Road and north of Galley Lane, the following findings of facts have been made:

1. The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, City Staff recommends approval of the requested Rezone.

EXECUTIVE SUMMARY:

The applicants, Monument Homes Development, Inc. and Cuesta Verde LLC, are requesting a rezone of two properties measuring approximately 13.04 acres (combined) from Residential 1 Retired (R-1R) to Residential Low – 4 (RL- 4) located on the west side of 26 Road and the north side of Galley Lane to support future development.

The Future Land Use designations for these properties are Residential Low. The proposed RL-4 zoning is consistent with that designation and aligns with the City's goals for infill areas.

BACKGROUND OR DETAILED INFORMATION:

The applicants, Monument Homes Development, Inc. and Cuesta Verde LLC, are requesting a rezone of two (2) parcels encompassing approximately 13.04 acres (combined) to Residential Low – 4 (RL- 4). Both properties are currently zoned Residential 1 Retired (R-1R).

The subject properties are located on the west side of 26 Road (Active Transportation Corridor (ATC)) and north of Galley Lane. The subject properties are within the Tier 1 Growth Area. Many of the properties surrounding the subject site are zoned R-1R, with a small portion of R-2R abutting 2590 Galley Lane on the west side. Surrounding land uses include single-family units, with some larger acreage lots which appear to be farmland.

The requested RL-4 zoning district is one of the implementing zone districts for the Residential Low Land use designation.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on September 18, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicants and their consultants, including 25 public participants attending the meeting. Information was prepared for presentation regarding the request, the timeline, and opportunities for public comment.

An official development application was submitted to the City of Grand Junction for review on December 31, 2025.

Shortly after submitting the Rezone application, Monument Homes Development, Inc. purchased 675 26 Road with the contingency of the sale being based on the Rezone of the parcel, which lies directly north of 2590 Galley Lane. The purchase of this property was then included in the resubmittal for the Rezone, as the intent is to rezone both properties concurrently. Should the rezone of the properties be approved, the properties will be subdivided; 2590 Galley Lane will be Filing One of Galley Meadows, and 675 26 Road will be Filing Two.

As such, a second Neighborhood Meeting regarding the proposed rezone request was held virtually on June 10, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City Staff were present with the applicants and their consultants, including 15 public participants attending the meeting. Information was prepared for presentation regarding the request to rezone both properties, the timeline, and opportunities for public comment.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on March 25, 2026. 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 July 16, 2026. The notice of

this public hearing was published July 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 rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicants' responses to these criteria are included in the General Project Report, included as Exhibit 2. Staff's analysis of the criteria is provided below.

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

The existing R-1R zone district has been retired from future use. The intent of the R-1R zone district is to provide areas for low density residential uses in less intensely developed areas. The requested rezoning of 2 properties from R-1R to RL-4 not only meets the intent of the One Grand Junction Comprehensive Plan, but RL-4 is an appropriate zone district for the Residential Low category, allowing this project to promote responsible growth within the North West GJ Planning Area.

Plan Principles

The proposed rezone from R-1R to RL-4 aligns with the following Plan Principles:

Plan Principle 1: Collective Identity

This request is consistent with Plan Principle 1 because it responds to changing community needs by providing opportunities for additional housing in an appropriate infill location. Rezoning and redeveloping infill properties directs new housing to areas already served by existing infrastructure and services, accommodating growth efficiently while discouraging outward expansion. This approach supports the City's long-term vision by meeting housing demand, promoting efficient land use, preserving Grand Junction's community identity, and adapting to changing economic conditions.

Plan Principle 3: Responsible and Managed Growth

This request is consistent with Plan Principle 3 because the subject property is located within Tier 1 (Urban Infill) of the Grand Junction Comprehensive Plan Growth Plan, where the Comprehensive Plan prioritizes new development and public investment. Rezoning the property to facilitate residential development directs growth to an area already served by existing infrastructure and public services, consistent with the City's tiered growth strategy. Focusing development within Tier 1 promotes efficient use of public investments, minimizes the need for costly infrastructure expansions, and discourages outward sprawl.

This request also supports Plan Principle 3 by encouraging the redevelopment of underutilized infill parcels that can be served by existing infrastructure. The proposed RL-4 zoning provides additional housing opportunities within an established area that is already near employment centers, commercial services, schools, parks, and transportation corridors. Leveraging existing infrastructure and community amenities

promotes efficient land use, supports sustainable growth patterns, and reduces the need for new public infrastructure investments while accommodating future housing demand.

Plan Principle 5: Strong Neighborhoods and Housing Choices

The project advances Plan Principle 5 by providing additional single-family housing within an established residential area. The proposed density of approximately 2 to 4 dwelling units per acre is compatible with the Residential Low Future Land Use designation and provides a logical transition between surrounding residential development patterns. The proposal contributes to the City's housing inventory while maintaining a neighborhood scale consistent with adjacent development.

Conclusion

Overall, the proposed rezone is consistent with the 2020 Grand Junction Comprehensive Plan. The request implements the Residential Low Future Land Use designation by facilitating compatible residential development on an infill property within the Tier 1 (Urban Infill) Growth Area. The proposal promotes efficient use of existing infrastructure and public services, supports the City's strategy for responsible and managed growth, expands housing opportunities, and maintains a development pattern that is compatible with the surrounding neighborhood. As such, the proposed rezone advances the goals and vision of the Comprehensive Plan by accommodating future housing needs while encouraging sustainable, efficient growth.

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

Rezoning the properties from R-1R to RL-4 supports logical, well-structured development patterns that are responsive to the surrounding areas and is consistent with the broader land use vision outlined in the One Grand Junction Comprehensive Plan. The proposed rezone results in a logical and orderly development pattern by implementing the Residential Low Future Land Use designation established in the 2020 Comprehensive Plan and allowing residential development at a density consistent with the surrounding area. The requested RL-4 zone district will facilitate single-family detached housing at the lower end of the permitted density range, providing a compatible transition with adjacent residential uses. As an infill development within the Tier 1 (Urban Infill) Growth Area, the proposal makes efficient use of existing infrastructure and public services while accommodating future housing needs. The development pattern is consistent with the City's long-term planning goals by encouraging orderly residential growth in an area planned and served for development.

This request also implements the Comprehensive Plan's framework for responsible and managed growth. The Plan's tiered growth strategy prioritizes infill in Tier 1 areas, directing redevelopment to sites already served by infrastructure in order to avoid leap-frog growth and unnecessary service extensions. The rezone advances the Plan's mandate to support growth where levels of service can be maintained efficiently, making best use of existing water, sewer, transportation, and public safety systems.

This aligns directly with Plan Principle 3 – Responsible and Managed Growth, which emphasizes fiscal stewardship, efficient use of infrastructure, and a predictable zoning framework.

In Summary, rezoning these 2 properties to RL-4 results in logical and orderly development as it steers growth to Tier 1 infill areas and meets Servicing Growth expectations using existing infrastructure.

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

The proposed rezone provides an overall benefit to the community by implementing the Residential Low Future Land Use designation identified in the 2020 Grand Junction Comprehensive Plan and facilitating the development of additional single-family housing to help meet the City's growing housing needs. The project utilizes underdeveloped infill property within the Tier 1 (Urban Infill) Growth Area, making efficient use of existing infrastructure, public services, and transportation networks while minimizing the need for costly infrastructure expansion. The proposed density is compatible with the surrounding residential development pattern and supports orderly growth by providing housing in an area planned for residential development. Collectively, these benefits further the City's goals of responsible growth, efficient land use, and expanded housing opportunities.

SUGGESTED MOTION:

Chair, on the Rezone request for the properties located at 2590 Galley Lane (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009), City file number RZN-2025-749, 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 Applications - Galley Meadows Rezone
2. Exhibit 2_General Project Report - Galley Meadows Rezone
3. Exhibit 3_Neighborhood Mtg Notes - Galley Meadows Rezone
4. Exhibit 4_Maps
5. Exhibit 5_DRAFT Galley Meadows RZN 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: 2025.12.17 10:36:03 -07'00'

Date

Signature of Legal Property Owner

Date

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2026.03.13 10:12:06 -06'00'

Date

Signature of Legal Property Owner

Date

**- General Project Report –
Rezone
Galley Meadows Rezone**

**2590 Galley Lane (South Parcel) and
675 26 Road (North Parcel)
Grand Junction, CO**

**Tax Parcel No. 2945-031-37-001 *and*
Tax Parcel No. 2945-031-00-009**

Owner(s): Monument Homes Development, Inc.

**December 18, 2025
Revised March 13, 2026
*Revised April 6, 2026***

A. Project Description:

Location: The parcels are located on the west side of 26 Road and north of Galley Lane.

Acreage: The parcels contain approximately 6.56 acres and 6.82 acres respectively.

Proposed Use: The applicant would like to rezone the parcels from R-1R to RL-4 to facilitate future development of a 14 lot single-family detached subdivision on the south parcel and nine lots on the north parcel, after a minor subdivision is completed, splitting off the exiting house on 2.01 acres. The requested RL-4 zoning is appropriate for the future land use designation of Residential Low, determined by the 2020 Comprehensive Plan. The proposed use is not significantly different from existing uses. The applicant wishes to keep the density at the low end of the density range of the RL-4 zone district, which is 2-4 dwelling units per acre.

B. Public Benefit

The public benefits would be the addition of housing in an area that has planned multimodal transportation along 26 Road and is in proximity to services of all types along the Patterson Road corridor. The parcels are infill parcels with existing ROW and public utilities adjacent to the project. Future development will take advantage of existing public infrastructure and prevent sprawl, which burdens the taxpayer due to the extension of public infrastructure. In the short term, construction of infrastructure and homes will contribute to the local economy.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on September 18, 2025. A summary of the meeting is included with this submittal. A plan showing the proposed subdivision was presented at the meeting as well. Another meeting was held on February 19, 2026, regarding the north parcel. No plan was shown at this meeting so another neighborhood meeting will need to be held when a plan is available. Summaries from both meetings have been included with the application.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The requested RL-4 zoning is an appropriate zone district for the Residential Low Category. The future development of the parcel at RL-4 zoning would be compliant with the Grand Junction Municipal code requirements. The project would promote Plan Principle 1, Collective Identity and Principle 3, Responsible and Managed Growth. The parcel is located in Tier 1 of the Growth Plan. It should be noted that the existing R-1R zoning has been retired and does not implement the intent of the Comprehensive Plan.

Plan Principle 1, Collective Identity;

Policy 1. Preserve, promote and celebrate Grand Junction's identity, diversity and history. g. Agricultural and industrial Roots

Response: Like all communities, Grand Junction is continually evolving. New investments in our community by large scale employers (i.e. Amazon) are providing new employment opportunities for not only existing residents but people moving into the area. These investments trigger needs for additional housing. By rezoning and redeveloping infill parcels per the guidance of the Comprehensive Plan, the City's identity is preserved through periods of change.

Principle 3, Responsible and Managed Growth;

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the tiers which are; Tier 1, Urban Infill; Tier 2, Suburban Infill; Tier 3, Rural Areas and County Development.

Response: The subject parcels are located in Tier 1 of the Growth Plan. Development of parcels within Tier 1 where the City is prioritizing investment discourages sprawl and reduces the amount of additional City investment required than if it were located in Tier 2.

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Response: The subject parcels are infill parcels. Development of these parcels with RL-4 product reduces the distance between rooftops and amenities, with these parcels being located in close proximity to services and employment centers along the Patterson Road Corridor. Existing infrastructure can support the development of these parcels with single-family detached housing.

2) Land use in the surrounding area:

The uses in the surrounding area include R-1R (one dwelling unit per acre) with the two adjacent parcels to the west being zoned R-2R (two dwelling units per acre). Both of these zone districts are retired with the lowest zone district now implementing the Residential Low category of the Comprehensive Plan being RL-4 (2-4 dwelling units per acre). 2590 Galley Lane is the only vacant parcel in the area and 675 26 Road is underutilized with one single-family home on 6.82 acres.

3) Site access and traffic patterns:

The parcels have direct access to Galley Lane and 26 Road. 26 Road then provides direct access to G Road to the north and Patterson Road to the south, including services to the south. 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

Xcel Energy (gas & electric)

Grand Valley Irrigation Company

Grand Valley Drainage District

City of Grand Junction Fire – Station 3

Charter/Spectrum (Cable)

CenturyLink/Lumen (Phone)

All utilities exist to the subject parcel. A Fire Flow Form will be obtained when a development application is made to indicate the proximity 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 rezone.

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:

N/A for the rezone, but future use will be 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 21.02.050 (m)(3)(ii) Review Criteria for Rezoning:

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

The requested RL-4 zoning is 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 rezone request and subsequent development at RL-4 standards will allow better use of these underutilized parcels and is consistent with surrounding development.

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 benefits from the addition of housing on infill parcels. The eventual development of the parcels would extend services and make better use of existing infrastructure. The eventual construction of infrastructure and subsequent housing would provide local jobs and contribute money to the local economy in the short term.

F. Development Schedule

This criterion is not applicable for this submittal.

Neighborhood Meeting Summary – 2590 Galley Lane Rezone & Subdivision:

Held Thursday, September 18, 2025 via Zoom Meeting at 5:30 PM

29 Participants including Tracy States, River City Consultants; Denny Granum and Nicole, Monument Homes, Kate Kirk, Senior Planner City of Grand Junction

**Additions by Tracy States

Tracy States presented a proposal to rezone the property at 2590 Galley Lane from R-1R to RL4, allowing two to four dwelling units per acre, in line with the comprehensive plan for residential-low density. The proposal includes subdividing the property into 14 lots, achieving a density of 2.13 dwelling units per acre. Tracy addressed visibility concerns regarding presentation materials and outlined the development plan, which will utilize six shares of Grand Valley irrigation water and feature a pressurized irrigation system. Most homes are planned to be single-story, with some potential for two-story designs, and the road will be stubbed for future development.

Concerns were raised by Susan and Mark Bautch regarding increased traffic on 26th Road, which they attributed to ongoing developments in the area. They highlighted safety risks due to speeding and the use of Galley Lane as a shortcut. Tracy responded that the city plans to widen 26th Road and conduct a traffic assessment to evaluate the need for a turn lane. The discussion also touched on the timing of infrastructure improvements, with Tracy stating that changes to Galley Lane would occur post-rezoning approval, while Michelle questioned the rationale behind addressing critical issues only after the fact. **Concerns were also expressed regarding increased traffic on Young Street as a short cut to F ½ Road.

The conversation included discussions about the implications of higher density development on neighborhood character, traffic safety, and the need for sidewalks. Michelle expressed strong concerns about the potential increase in traffic and the community's preference for maintaining one house per acre. Tracy confirmed that the development would include a covenant-controlled community and that public hearings would be held for the rezone. Residents voiced their desire for transparency and involvement in the zoning process, with inquiries about the developer's responsibilities regarding landscaping and drainage management.

Additional concerns were raised about drainage, sewer, and water table issues, with David Von Borstel noting that the current irrigation shares may be insufficient. Casey Wren suggested a study to evaluate the proposed high-pressure irrigation system's capacity. Michael highlighted the lack of notification letters to nearby residents, questioning the adequacy of the 500-foot notification radius. Tracy acknowledged these concerns and confirmed that meeting notes would be submitted to the city as a public record, while also addressing the need for documentation and transparency in the development process.

****Kate Kirk confirmed the 500-foot notification radius.**

Chapters & Topics:

Overview of Rezoning Proposal for 2590 Galley Lane

Tracy States introduced the rezoning proposal for 2590 Galley Lane, aiming to change the zoning from R-1R to RL4, permitting two to four dwelling units per acre. This request is consistent with the comprehensive plan's designation for residential-low density in the area. The plan includes subdividing the property into 14 lots, with a proposed density of 2.13 dwelling units per acre.

Overview of 2590 Galley Lane Development Proposal

Tracy discussed the development proposal for 2590 Galley Lane, noting that the smallest lot will be large and the overall density will be 2.13 dwelling units per acre, which is at the low end of the requested RL4 zoning. The project will include six shares of Grand Valley irrigation water and a pressurized irrigation system. Most homes are expected to be single-story, with some potential for two-story designs.

Traffic Concerns and Development Impact

Susan and Mark Bautch raised concerns regarding traffic increases on 26th Road and Galley Lane due to nearby development. They noted that the speed limit is frequently exceeded and that Galley Lane ****and Youn Street are**** being used as a bypass, which poses risks for pedestrians and cyclists. They inquired about how the city plans to manage traffic on rural roads in light of these developments.

Neighborhood Concerns Regarding Galley Meadows Development

Tracy outlined the process for the Galley Meadows development, indicating that road improvements and engineering studies will follow zoning approval. Michelle expressed concerns about the timing of addressing traffic and compatibility issues, suggesting they should be resolved prior to rezoning. Tracy acknowledged the need for a traffic assessment and mentioned an upcoming pre-application meeting.

* Community input and concerns regarding property values and neighborhood compatibility.

Discussion on Zoning and Development Plans for 2590 Galley Lane

Tracy States clarified that a rezone request is required to develop the property at 2590 Galley Lane, as the existing zoning would not permit development. Dan questioned the necessity of the zoning change and raised concerns about traffic congestion from the proposed 14 lots accessing Galley Lane. Tracy assured attendees that safety standards would be met and that the city would review the plans.

* Infrastructure improvements required for the development.

Zoning and Development Concerns for Galley Meadows

Tracy outlined the zoning options available for the property, indicating that the current zoning permits one dwelling per acre, but the landowner could seek a rezone to RL4 or RL5 for higher density. Michelle raised concerns about traffic increases and the neighborhood's character, advocating for maintaining the current zoning to preserve the semi-agricultural lifestyle. The discussion also touched on the need for traffic studies and the potential impact on local wildlife.

* Traffic concerns related to the proposed subdivision.

Discussion on Stub Out Requirements and Zoning Concerns

Tracy clarified that the city mandated a stub out to the north for future interconnectivity, despite the uncertainty of development. Dan raised concerns about potential traffic issues resulting from this development, suggesting that it could lead to significant increases in

local traffic. Tracy assured that community concerns would be documented and submitted to the city for review.

Discussion on Water and Irrigation Concerns

Michelle Gossage brought up issues related to drainage, sewer, and the water table during the meeting. David Von Borstel expressed concerns that the six shares allocated for irrigation may not be adequate for the development, suggesting that additional shares might be required. Casey Wren pointed out potential limitations of the high-pressure irrigation system and recommended a study to evaluate its effectiveness.

* Environmental considerations, including wildlife and irrigation.

Concerns Regarding Notification and Future Development on Galley Lane

Michael raised an issue regarding the notification process for residents living near the subdivision, noting that he and others did not receive letters despite being close to the 500-foot radius. Kate clarified that the mailing list is based on addresses on file, which may not reflect current residents. Michael also emphasized the potential for increased development in the area, expressing concerns about the impact on the neighborhood's character.

Meeting Documentation and Recording Inquiry

dharris asked if a recording of the meeting would be available and if minutes would be sent to participants. Tracy explained that the meeting is not audio recorded, and while she will submit a summary to the city, individual minutes are not typically distributed. dharris noted that he needs documentation for his records, to which Tracy offered to send information via email after submission.

Discussion on Development Concerns and Property Values

Tracy confirmed that Monument Homes is the current developer and discussed their past projects in the area. A resident, Rhonda, highlighted concerns about outdoor lighting from new developments affecting the night sky and stressed the importance of using down lights. Michelle raised issues regarding potential increases in property taxes and the impact of higher density homes on property values, advocating for a fiscal impact review. **Tracy

responded that increases in property taxes would likely be due to increases in property values.

Action Items:

- * Tracy States advised the applicant will conduct a traffic assessment as part of the subdivision application process.
- * Tracy States assured that the project provides sidewalks along Galley Lane as part of the development.
- * Tracy States acknowledged the wildlife concerns and advised Colorado Parks and Wildlife will engage as part of the review process.
- * Tracy States acknowledged the engineering team will investigate the drainage concerns and ensure proper engineering for the irrigation system.
- * Tracy States will compile a summary of the meeting and submit it to the city as part of the application process.

Key Questions:

- * What are the specific traffic improvements planned for Galley Lane after the subdivision is developed?
- * Will the developer be responsible for landscaping around the development?
- * How will the irrigation system be designed to accommodate the needs of the subdivision?

Find a participant

Joined (25) ▾

TS	Tracy States (Host, me)	  
D	Dan	  
SW	Susie Woodbury	  
KK	Kate Kirk	 
MG	Michelle Gossage	 
DG	denny granum	 
D	dharris	 
ET	Elaine Treadwell	 
RM	read.ai meeting notes	 
	19702160919	
	19707781005	
CS	Camille Swenson	 
CW	Casey Wren	 
CA	Chrisy and Pat Ralston	 
D	dmt	 
EI	Elizabeth's iPad (2)	 
		 
		 

You can now send nonverbal feedback ("yes", "slow down", etc.) from "Reactions" on the toolbar. ×

M	mcote	 
MG	Michelle Gossage	 
N	Nicole	 
P	pdwood53@gmail.com	 
S&	Susan & Mark Bautch	 

BAUTCH SUSAN P
BAUTCH MARK C
663 26 RD
GRAND JUNCTION CO 81505

BOWLER RYAN M
BOWLER STEPHANIE D
2593 GALLEY LN
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION
KATE KIRK
250 N 5TH ST
GRAND JUNCTION CO 81501

CUESTA VERDE LLC
775 26 RD
GRAND JUNCTION CO 81506

DMT ENTERPRISES LLC
775 26 RD
GRAND JUNCTION CO 81506

DONNA RADFORD PATTERSON
TRUST
668 26 RD
GRAND JUNCTION CO 81506

DRAZEK JAN B
685 1/4 26 RD
GRAND JUNCTION CO 81506

GALVAN JOSE MODESTO
PHYLLIS A GALVAN TRUST DTD
12/17/2014
2614 F 3/4 RD
GRAND JUNCTION CO 81506

GEISLER CHRISTOPHER R
GEISLER KELE K
656 YOUNG ST
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921 LYNBROOK RD
RUSTBURG VA 24588

JOHN D VERZUH TRUST
658 YOUNG ST
GRAND JUNCTION CO 81505

MAHLUM CHAD
657 26 RD
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MILSKI DANIEL M
MILSKI NANCY G
2593 1/2 GALLEY LN
GRAND JUNCTION CO 81505

MOTT JASON
2591 GALLEY LN
GRAND JUNCTION CO 81505

ROYCE ROBERT J
ROYCE R M
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SMITH JEANA C
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VON BORSTELL DAVID
2597 GALLEY LN
GRAND JUNCTION CO 81505

WIARDA MICHAEL K
BOND LAURA C
670 26 RD
GRAND JUNCTION CO 81506

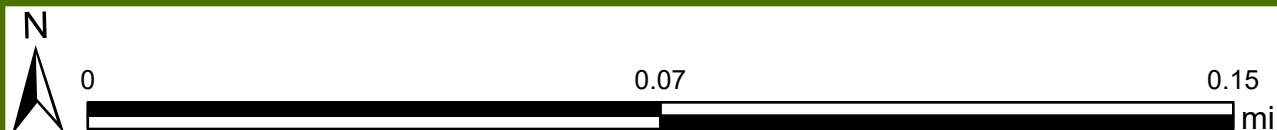
WINTCH KENNETH MICHAEL
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2577 GALLEY LN
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WOODBURY SUSAN C
2582 GALLEY LN
GRAND JUNCTION CO 81505

WREN CASEY
WREN TONYA
677 26 RD
GRAND JUNCTION CO 81505

YOUNG FAMILY LLC
2499 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

Location Map



Printed: 9/18/2025
1 inch equals 0 miles
Scale: 1:1,593

Zoning Map



Comprehensive Plan



Printed: 9/18/2025
1 inch equals 0 miles
Scale: 1:1,593

UTILITY PROVIDERS

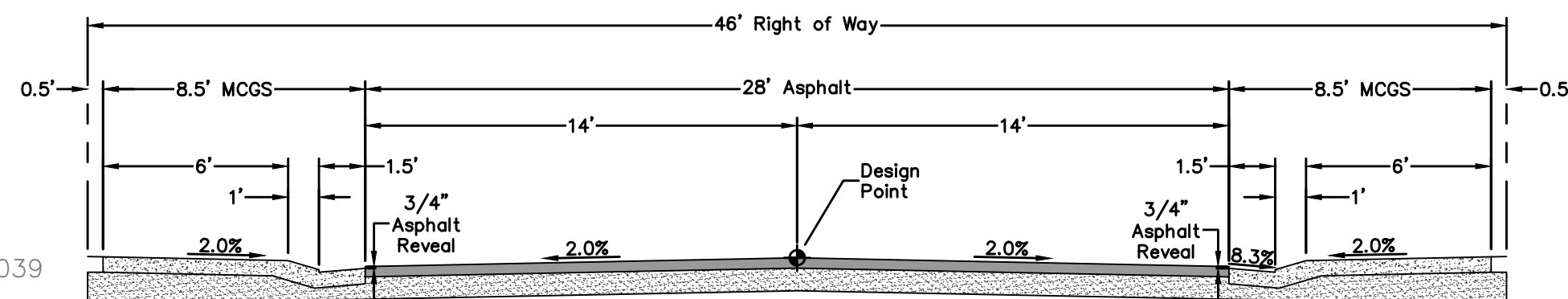
Water	Ute Water
Sewer	City of Grand Junction
Electric	Grand Valley Power
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	City of Grand Junction

ZONING SUMMARY

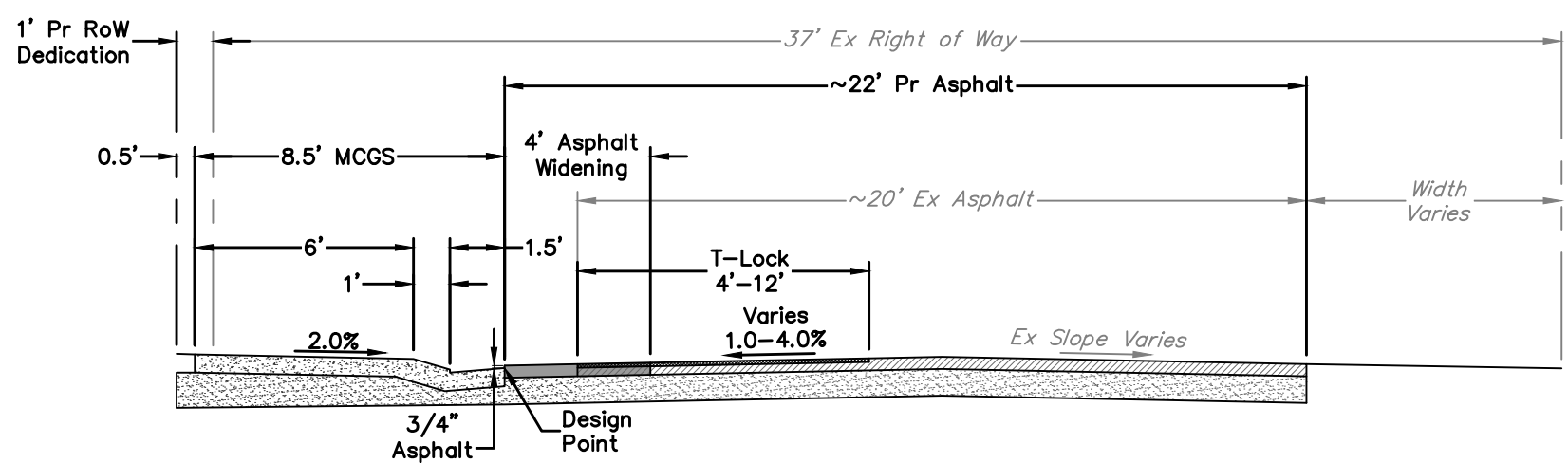
Zoning: RL-4
 Min Lot Size: 7,000 SF
 Min Lot Width: 70 FT
 Min Lot Frontage: 20 FT
 Min Setbacks
 Front: 15 FT
 Rear: 25 FT
 Side: 7 FT
 Max Height (Building): 40 FT
 Max Height (Stories): N/A
 Max Lot Coverage: 50%
 Max Building Size: N/A

Site Data Table

Land Use Zone: RL-4		
Site	Arces	%
Lots (14)	5.041	76.86
Tract A	0.460	7.02
Right of Way	1.057	16.12
Total	6.559	100.00
Asphalt	0.717	
Concrete	0.483	



Typical Road Section
(NTB)



Typical Galley Lane Section
(NTB)

Notes

- Abbreviations can be found on Sheet C1.
- Adjacent property information is taken from the Mesa County GIS website and is shown for reference only.
- This site is not affected by a previously mapped floodplain as shown on FEMA FIRM Panel 08077C0802G.

ACCEPTANCE BLOCK

The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City Planner _____ Date _____

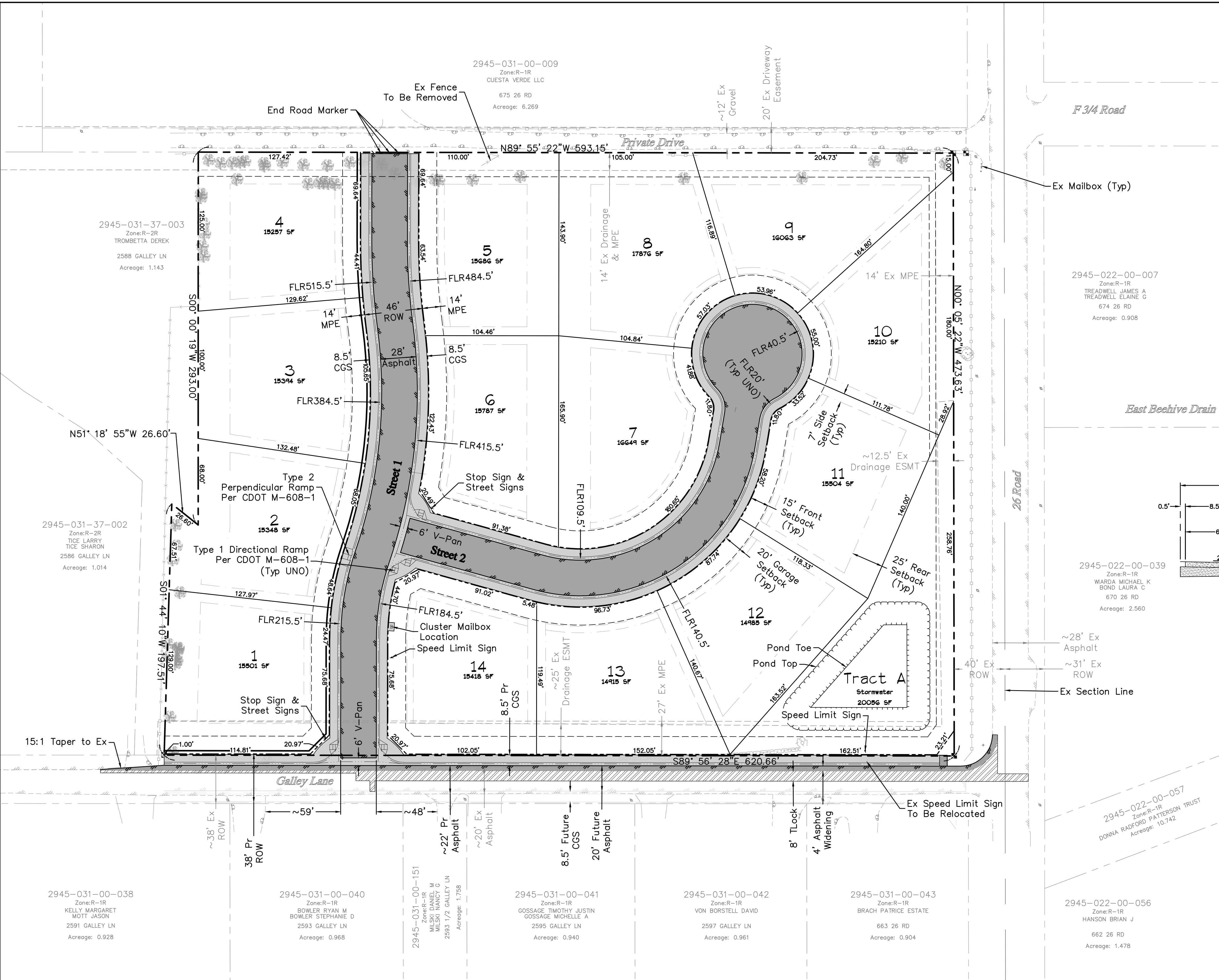
City Development Engineer _____ Date _____

DMT ENTERPRISES LLC

Galley Meadows

Site Plan

C2



811
 UNCC
 800.922.1987
 www.uncc.org
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
 TBD

NORTHING: —
 EASTING: —
 ELEVATION: —
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
 (FEET)
 0 40 80
 HORIZONTAL
 VERTICAL: N/A

PROJECT PHASE: Pre Application
 DATE ISSUED: 12.Sep.2025

NO.	DATE	REVISION	BY

PRELIMINARY

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rcwest.com

DRAWN BY: lbj PROJECT: 1550-006
 CHECKED BY: dij
 ORIGINAL SHEET SIZE: 22 x 34

Packet Page 30

Galley Meadows Neighborhood Comment Meeting
Thursday, June 10, 2026, via Zoom at 5:30 PM

The meeting began at approximately 5:30 PM. The meeting reviewed a proposed subdivision amendment to combine the northern parcel located at 675 26 Road and add 4.4 acres to the existing Galley Meadows subdivision at 2590 Galley Lane, rezoning both parcels from a retired residential classification (R-1R) to Residential Low-4 (RL-4) to maintain lower density. The applicant's team (Tracy States , Project Coordinator and Dillon Foster, P.E. of River City Consultants, Senior Planner Kate Kirk with the City of Grand Junction, and developer Denny Granum) presented the lot plan (net addition of nine lots, detention areas for a total of 23 lots) and described the public hearing sequence and notice procedures. There were 9 members of the public present.

Rezoning and zoning effects: The property is inside city limits with a comprehensive plan designation of Residential Low; RL-4 is the lower-density option and the developer's current layout averages just over two dwelling units per acre. Dillon clarified the RL-4 zoning sets density but alternative engineering layouts are possible; neighboring owners may choose RL-4 or RL-5 per the comp plan if they wish to rezone their properties. Tracy confirmed the rezone will proceed through Planning Commission recommendation and City Council decision.

Traffic and right-of-way: An external traffic study (Turnkey Consulting) and supplemental sight-distance exhibits were referenced; the submitted southern portion is public from the City's website and the northern portion will be submitted for city review. The studies conclude no deceleration/turn lane is warranted at the 26 Road entrance. City design guidelines govern requirements. A pedestrian stub between lots 10 and 11 is a city code requirement to connect a future sidewalk to collector 26 Road. Speed limit on Galley Meadows Drive will be posted at 20 mph and 26 Road improvements remain a city responsibility due to the collector classification.

Drainage, irrigation, and water rights: The project will over-detain on-site using two ponds and reduce peak flow through the existing 15-inch culvert under Galley Lane; the city now owns/maintains the existing 15" line and ditch downstream of the discharge location under Galley Lane. Irrigation will be supplied from the same northeast lateral where the current supply location onsite is located. A pump station and a storage tank with a dual-actuated float system will be installed interior to the site to supply water for the subdivision per the 12 allocated shares owned by the developer. Irrigation will be scheduled per lot or small

groups to avoid simultaneous heavy draws. Headgate maintenance currently handled by neighbors will remain the same but will have to coordinate with the HOA. Questions remained about ensuring the subdivision pump schedule will not reduce pressure for downstream lateral users and whether the diagonal irrigation easement must be formally vacated or extinguished by common ownership.

Utilities, addresses, and site details: Denny indicated intent to install a privacy fence along 26 Road and Galley Lane subject to city approval. Sewer and utility extension commitments were discussed; Denny had previously agreed to extend sewer and utilities to property lines of the owners benefitting from the current east/west access easement in exchange for vacating a portion of the access easement affecting Galley Meadows lots. Formal signed agreements were not yet provided. City planning assigns street names and addresses after subdivision approval; residents must update postal records if addresses change. The team requested a neighborhood mailing list for email notifications.

Open and unresolved issues: Formal utility extension agreement remains unsigned; confirmation is needed that subdivision irrigation operations will not reduce pressure for existing lateral users; resolution of the recorded gravel road easement vacation and the diagonal irrigation easement remain pending.

The meeting adjourned at approximately 6:30 PM. A list of attendees and the mailing list follow this page.

zm

Participants (13)

Q

Find a participant

TS

Tracy States (Host, me)

DF

Dillon Foster - RCC

2F

2613 F 3/4 Rd

L

larrytice

RM

read.ai meeting notes

CW

Casey Wren (677)

C

chad mahlum

DG

denny granum

J

JPierce

KK

Kate Kirk

N

Nicole

P

pdwood53@gmail.com

SW

Susie Woodbury

Invite

Mute all

More

BAUTCH SUSAN P
BAUTCH MARK C
663 26 RD
GRAND JUNCTION CO 81505

BECKNER FAMILY TRUST
2591 G RD
GRAND JUNCTION CO 81505

BLACKMER PATRICK C
BLACKMER CINDY L
695 GLEN CARO DR
GRAND JUNCTION CO 81506

BOMBERG BRYAN C
BOMBERG KAREN M, YAMPA FLEUR
DE LIS TRST DTD AUG 20 2019
GRANTEE BENEFICIARY
PO BOX 774805
STEAMBOAT SPRINGS CO 80477

CHRISTENSEN MICHAEL A
2593 G RD
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION
KATE KIRK
250 N 5TH ST
GRAND JUNCTION CO 81501

CONFIDENTIAL OWNER
CHURCH SANDY
689 26 RD
GRAND JUNCTION CO 81506

CUESTA VERDE LLC
775 26 RD
GRAND JUNCTION CO 81506

DONNA RADFORD PATTERSON
TRUST
668 26 RD
GRAND JUNCTION CO 81506

DRAZEK JAN B
685 1/4 26 RD
GRAND JUNCTION CO 81506

GALVAN JOSE MODESTO
PHYLLIS A GALVAN TRUST DATED
DEC 17 2014
2614 F 3/4 RD
GRAND JUNCTION CO 81506

GEISLER CHRISTOPHER R
GEISLER KELE K
656 YOUNG ST
GRAND JUNCTION CO 81505

GOLDEN JUDY L
VEALE KRISTEN L & THERON J
GRANTEE BENEFICIARIES
679 26 RD
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GOSSAGE TIMOTHY JUSTIN
GOSSAGE MICHELLE A
2595 GALLEY LN
GRAND JUNCTION CO 81505

GRAND VALLEY IRRIGATION
COMPANY
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HOLLOWAY MICHAEL
HOLLOWAY HANNAH LEE
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JENSEN ETHEL PEARL
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JET PROPERTY HOLDINGS LLC
921 LYNBROOK RD
RUSTBURG VA 24588

JONES DONALD R
JONES C E
693 26 RD
GRAND JUNCTION CO 81505

LAY TRENTON P
LAY CELESTE C
693 GLEN CARO DR
GRAND JUNCTION CO 81506

MAHLUM CHAD
657 26 RD
GRAND JUNCTION CO 81505

MAHONEY JAMIE
MAHONEY KEVIN
687 1/2 26 RD
GRAND JUNCTION CO 81506

MILSKI DANIEL M
MILSKI NANCY G
2593 1/2 GALLEY LN
GRAND JUNCTION CO 81505

MONUMENT HOMES DEVELOPMENT
INC
DENNY GRANUM
2526 W PINYON AVE
GRAND JUNCTION CO 81505

MOTT JASON
2591 GALLEY LN
GRAND JUNCTION CO 81505

NOBLE PATRICIA A
HANAY KATHLEEN A GRANTEE
BENEFICIARY
52830 LISBURNE AVE
KENAI AK 99611

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

ROYCE FAMILY TRUST DATED FEB 26
2026
662 YOUNG ST
GRAND JUNCTION CO 81505

SMITH KATHERINE
BYRNE PETER
2593 GALLEY LN
GRAND JUNCTION CO 81505

SMITH LYLE ROGER
SMITH JEANA C
680 26 RD
GRAND JUNCTION CO 81506

STANFIELD JAY T
STANFIELD CINDY J
685 1/2 26 RD
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SWENSON BRADLEY G
SWENSON CAMILLE K
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TROMBETTA DEREK
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TROMBETTA-TICE SHARON A
GOLDEN JUDY L, VEALE KRISTEN L &
THERON J GRANTEE BENEFICIARIES
679 26 RD
GRAND JUNCTION CO 81506

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WIARDA MICHAEL K
BOND LAURA C
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WILLIAMS MARK N
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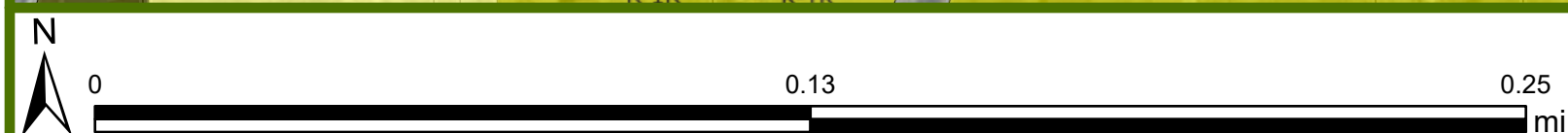
YOUNG FAMILY LLC
2499 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

Location Map



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1 inch equals 0 miles
Scale: 1:2,066

Zoning Map



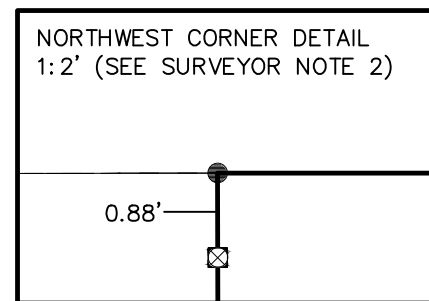
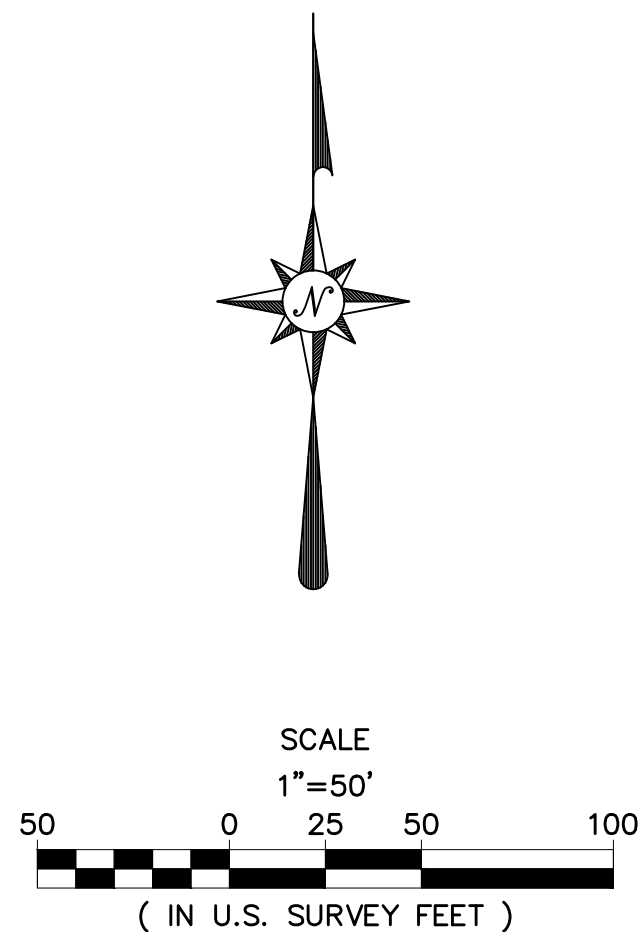
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1 inch equals 0 miles
Scale: 1:2,066

Comprehensive Plan (Future Land Use)



Printed: 6/10/2026
1 inch equals 0 miles
Scale: 1:2,066

GALLEY MINOR NORTH
LOT 1, SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



PROPERTY DESCRIPTION
(Source instrument: Warranty Deed Reception Number 2314345)

As Surveyed Description:

A PARCEL OF LAND SITUATED IN LOT 1, SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" BRASS CAP FOR THE NORTH 1/16TH OF SAID SECTION 3
AND SECTION 2, MCSM 208-1, WHENCE A 2.75" BRASS CAP FOR THE EAST
1/4 CORNER OF SAID SECTION 3, MCSM 90-1, BEARS South 00°05'22" East
WITH ALL BEARINGS HEREIN RELATIVE THERETO;
Thence North 89°55'22" West along the north line of Galley Minor Subdivision
as recorded at Reception Number 1752346, a distance of 750.37 feet to a
2" aluminum cap marked PLS 38274 - RCC;
Thence North 00°14'20" West, a distance of 394.65 feet to a 2" aluminum
cap marked PLS 38274 - RCC on the south line of Walkers Subdivision as
recorded at Reception Number 1237945;
Thence North 89°56'56" East, a distance of 751.46 feet to the west line of
Right of Way as recorded at Reception Number 936136;
Thence South 00°04'45" East, a distance of 396.33 feet to the Point of
Beginning,
Said parcel containing 6.82 acres more or less.

SYMBOLS AND ABBREVIATIONS USED
ON THIS PLAT

A: ARC LENGTH OF CURVE
AC: ACRES
C: CENTER
CCR: COVENANT CONDITIONS & RESTRICTIONS
CH: BEARING & LENGTH
CL: CENTERLINE
E: EAST
IRR: IRRIGATION
L: ARC LENGTH
LS: LICENSED SURVEYOR
MCSM: MESA COUNTY SURVEY MARKER
MPE: MULTI-PURPOSE EASEMENT
N: NORTH
NO: NUMBER
PLS: PROFESSIONAL LAND SURVEYOR
RAD: RADIUS
R: RANGE
REC: RECEPTION
ROW: RIGHT OF WAY
S: SOUTH
SF: SQUARE FEET
T: TOWNSHIP
UM: UTE MERIDIAN
W: WEST
Ø: DIAMETER
Δ: CENTRAL ANGLE DELTA

SURVEYORS NOTES

- This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJR65063643, dated February 17, 2026. Other documents may exist which would affect this property.
- The three rebar recovered along the west boundary are in harmony with the fence line and lines of occupation with the western adjoiners. No record of the origin of these rebar was discovered by this survey. A line created by these monuments was extended south and north to intersect the subdivisions of record and a new monument was set at these positions.
- An irrigation plan map was provided by Grand Valley Irrigation Company. This map depicts line-work along the northern and western boundaries of subject parcel. Field survey revealed irrigation risers along the northern and western boundaries. The hereon signed surveyor considers these facts to support an apparent irrigation easement not revealed in the title work noted above.
- Wire fences along the northern boundary were observed to be in extreme disrepair. Evidence of occupation on both sides of fence is inconclusive due to excessive overgrowth of trees, brush and other vegetation. Survey did reveal a modern split rail fence along the south line of Lot 1 of Walker Subdivision that coincides with the north property line determined hereon.

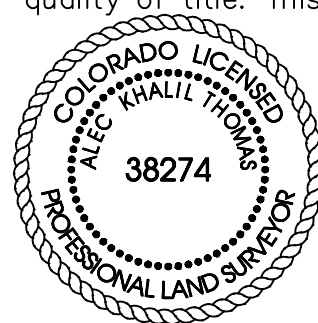
SEE PROPERTY LEGAL DESCRIPTION FOR BASIS OF BEARINGS STATEMENT.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of GALLEY MINOR NORTH, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my responsible charge and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274



LEGEND

- FOUND 2" ALUMINUM CAP IN CONCRETE
12085 - TOM H. MOORE
- FOUND MONUMENT AS NOTED
- FOUND ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- SET 2.0" ALUMINUM CAP ON # 5 REBAR
PLS 38274 - RCC
- EASEMENT LINE
- PARCEL LINE
- ADJOINER LINE
- ROW LINE
- ALIQUOT LINE
- TIE LINE/CENTERLINE

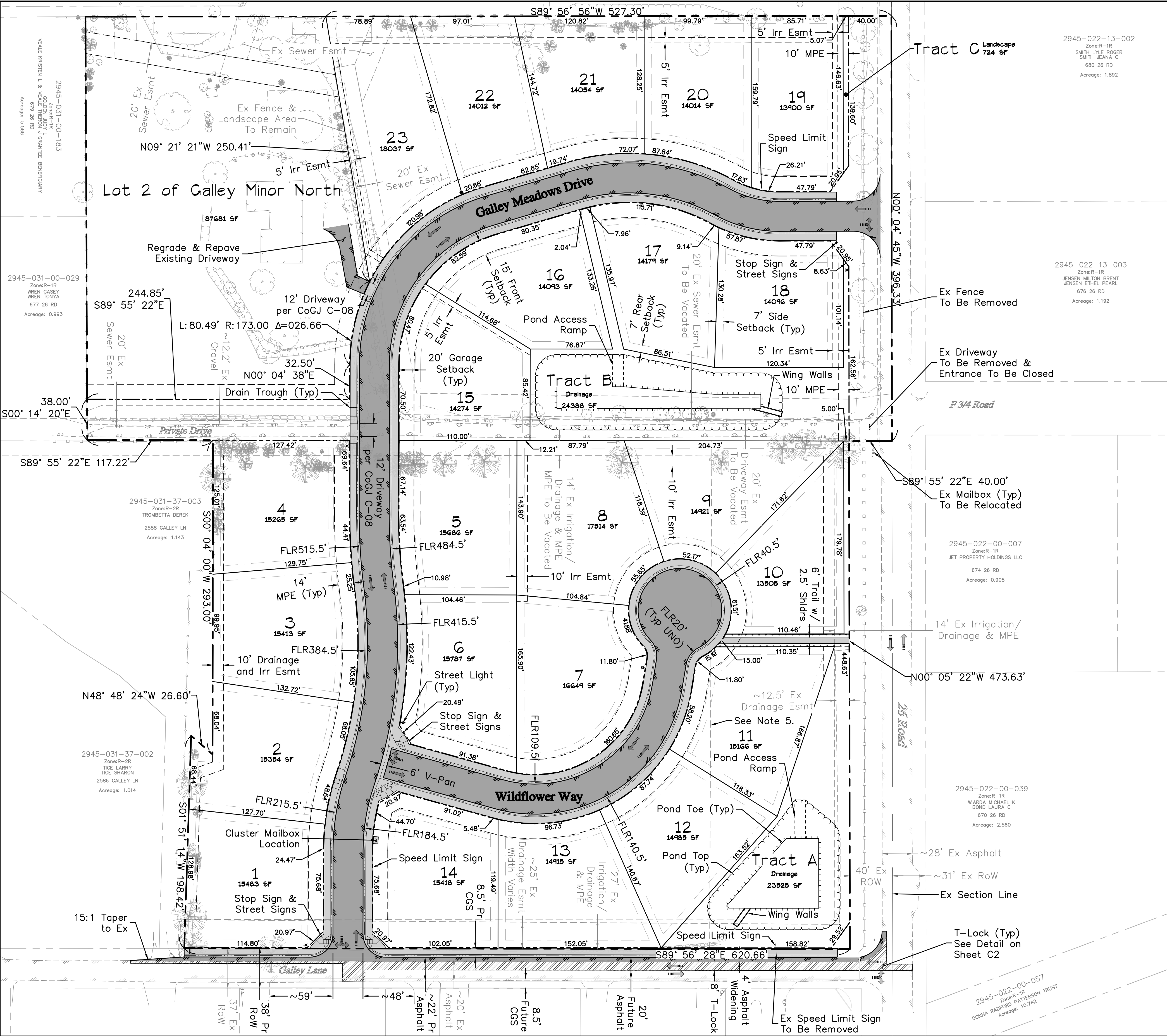
Line Table		
Line #	Length	Direction
L1	16.85'	N69° 42' 52"E
L2	224.08'	S89° 59' 39"E
L3	51.62'	N65° 55' 06"E
L4	40.00'	S89° 55' 22"E
L5	37.39'	S82° 12' 58"W
L6	67.71'	N22° 11' 53"E
L7	199.89'	N80° 15' 19"W
L8	30.62'	N00° 31' 32"W
L9	40.47'	S19° 00' 01"W

GALLEY MINOR NORTH
LOT 1, SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Sheet 2 of 2 Date: 5/5/26		Job No. 1550-006	
Surveyed: GN	Drawn: AKT	Checked: JHN	
Drawing name: S:\PROJECTS\1550-006\Drawings\1550-006-02\GALLEY MINOR NORTH.dwg			

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

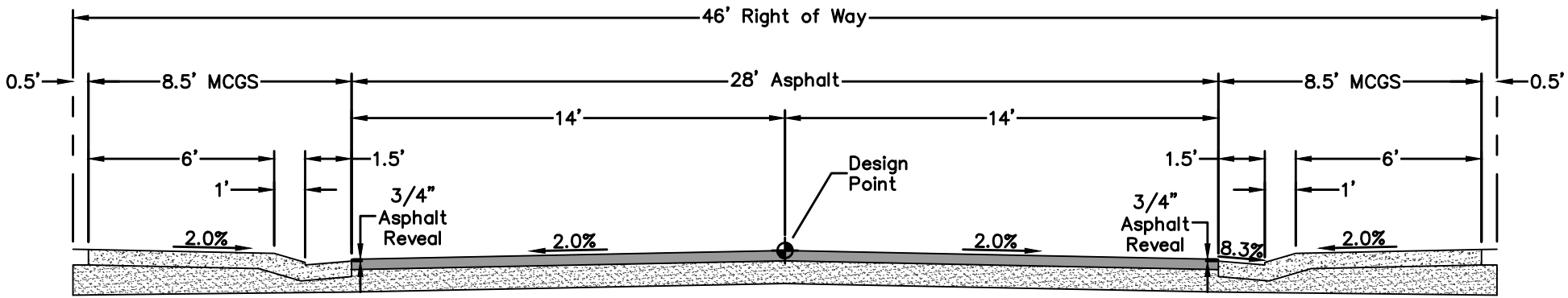




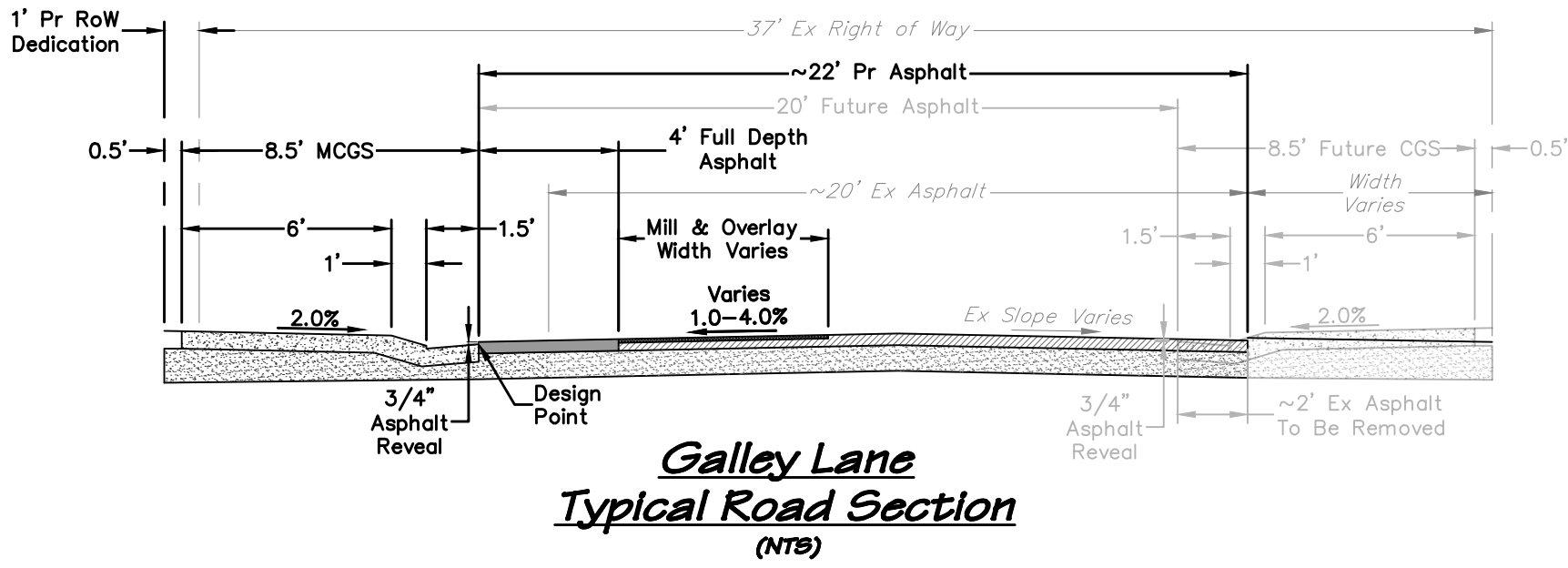
UTILITY PROVIDERS	
Water	Ute Water
Sewer	City of Grand Junction
Electric	Grand Valley Power
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	City of Grand Junction

ZONING SUMMARY	
Zoning:	RL-4
Min Lot Size:	7,000 SF
Min Lot Width:	70 FT
Min Lot Frontage:	20 FT
Min Setbacks	
Front:	15 FT
Rear:	7 FT
Side:	7 FT
Max Height (Building):	40 FT
Max Height (Stories):	N/A
Max Lot Coverage:	50%
Max Building Size:	N/A

Site Data Table		
Land Use Zone: RL-4		
Site	Arces	%
Lots (23)	7.960	70.04%
Tract A	0.540	4.75%
Tract B	0.560	4.93%
Tract C	0.016	0.14%
Right of Way	2.288	20.13%
Total	11.400	100.00%
Asphalt	1.154	
Concrete	0.734	



Galley Meadows Dr & Wildflower Way
Typical Road Section
(N.T.S)



Galley Lane
Typical Road Section
(N.T.S)



E Main St



Typical Signs
(N.T.S)

Notes

- Abbreviations can be found on Sheet C3.
- Adjacent property information is taken from the Mesa County GIS website and is shown for reference only.
- This site is not affected by a previously mapped floodplain as shown on FEMA FIRM Panel 08077C0802G.
- See sheets C30-C36 for signage details.
- Existing waste irrigation water ditch centerline. Apparent Esmt to be merged.

ACCEPTANCE BLOCK

City of Grand Junction staff has reviewed these plans and finds that they comply with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record.

Construction must commence within two years from the date of plan signature.

City Development Engineer

Date

City Planner

Date

UNCC
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark

2" ALUMINUM CAP IN CONCRETE
12085 - TOM H. MOORE 10' EAST OF
NORTHEAST PARCEL CORNER NEAR 26 RD
NORTHING: 48683.06
EASTING: 89422.95
ELEVATION: 4635.76
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
(FEET)
0 50 100
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Preliminary				DATE ISSUED: 02.Feb.2026	
NO.	DATE	REVISION	BY		



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

DRAWN BY: lbj
CHECKED BY: dij
PROJECT: 1550-006
ORIGINAL SHEET SIZE: 22 x 34

MONUMENT HOMES DEVELOPMENT, INC.

Galley Meadows
Site Plan

C4

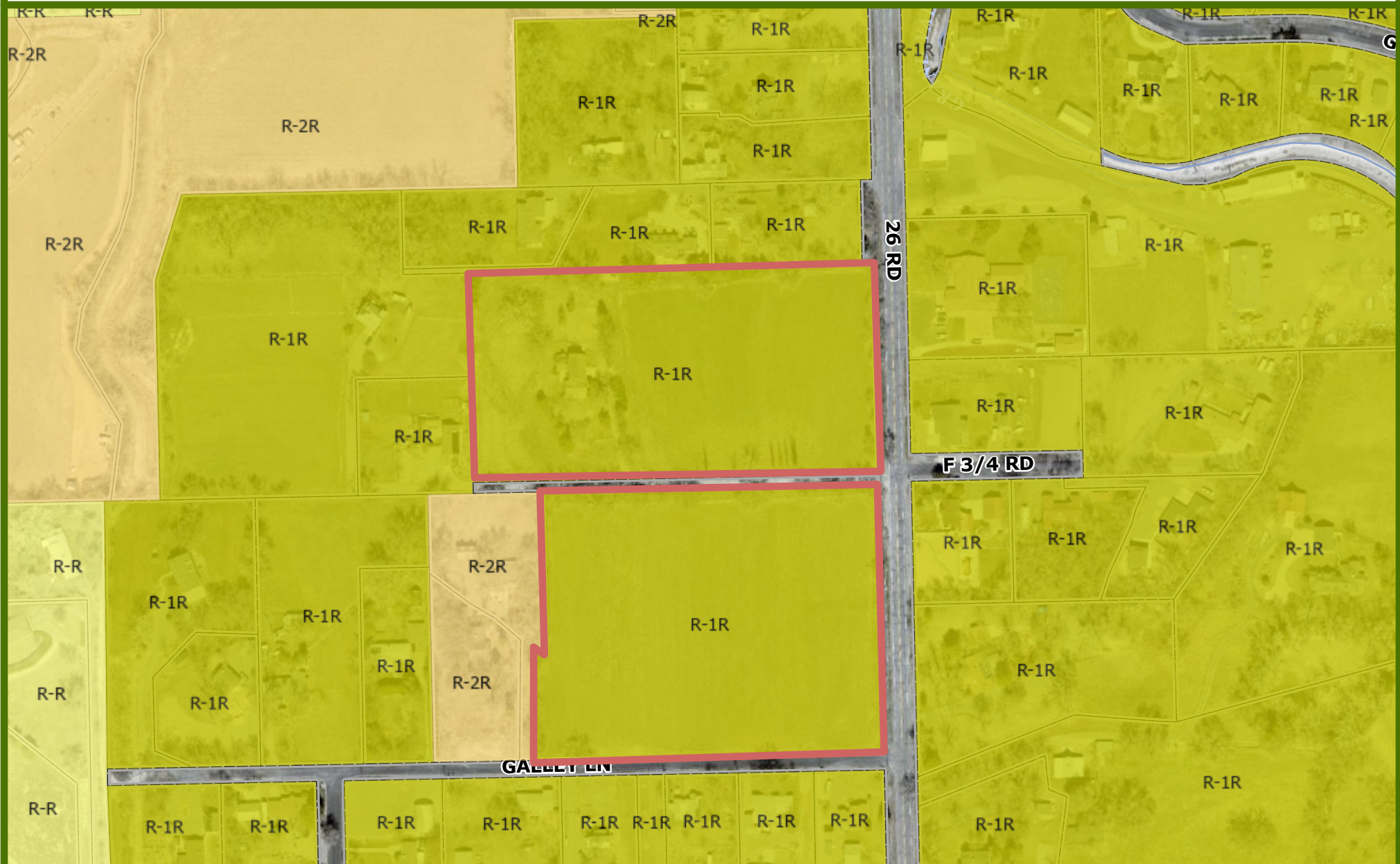
Location Map



0 0.07 0.15
mi

Printed: 7/15/2026
1 inch equals 0 miles
Scale: 1:2,861
Packet Page 41

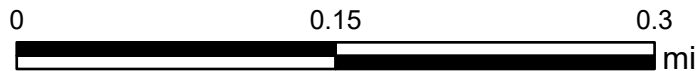
Zoning Map



0 0.07 0.15
mi

Printed: 7/15/2026
1 inch equals 0 miles
Scale: 1:2,861
Packet Page 42

Future Land Use Map



Printed: 7/15/2026
1 inch equals 0 miles
Scale: 1:5,722
Packet Page 43

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 13.04 ACRES FROM R-1R (RESIDENTIAL 1 RETIRED) TO RL-4 (RESIDENTIAL LOW – 4) ZONE DISTRICT LOCATED AT 2590 GALLEY LN (PARCEL #2945-031-37-007) AND 675 26 ROAD (PARCEL #2945-031-00-009).

Recitals:

The property owners, Monument Homes Development, Inc. and Cuesta Verde LLC, propose a rezone from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) Zone District, located at 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended **approval/denial** of changing the zoning from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) for the properties, finding that it is consistent with the One Grand Junction Land Use Map (“Plan”) designations of Residential Low and the Plan’s goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) for the properties is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to RL-4 (Residential Low – 4) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following properties are hereby duly and lawfully zoned to RL-4 (Residential Low – 4) on the zoning map.

The Tax Parcel Number for 2590 Galley Lane is 2945-031-37-001, 6.77 Acres +/- and is described as follows:

LOT 1 GALLEY MINOR SUBDIVISION, Section 3, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

The Tax Parcel Number for 675 26 Road is 2945-031-00-009, 6.26 Acres +/- and is described as follows:

The east 7-acres of the south 12-acres of the NE ¼ of the NE ¼ of Section 3, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

INTRODUCED on first reading this Xth day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading XXth day of July 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT