

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, AUGUST 25, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-8-25-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Martin Mendoza to vacate a portion of Inland Ave Public Right-of-Way that is the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
August 11, 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; Keith Ehlers, Ian Moore, Gregg Palmer, Robert Quintero, and Orin Zyvan.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Kate Kirk (Senior Planner) and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

Chair Weckerly made comment that the first item on the agenda for the South Westgate Subdivision ROW Vacation has been moved to the hearing on August 25th.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from July 28, 2026.

Commissioner Palmer to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

1. South Westgate Subdivision ROW Vacation **VAC-2026-148**

Consider a request by Martin Mendoza to vacate a portion of Inland Ave Public Right-of-Way that is the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way. **This item has been continued to the August 25th hearing.**

2. Galley Meadows Rezone **RZN-2025-749**

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).

Staff Presentation

Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked if RL-4 is the lowest density that could occur on this property, and how the irrigation shares would be dispersed to the new lots that would be created.

Representative Tracy States made statements that these properties are infill parcels, and the developer is requesting the lowest density that he can apply for.

Commissioner Moore had further questions about the access points with this proposed subdivision, and the traffic study that was conducted for the development. Further asked about any standards for dark sky regulations with subdivisions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, August 4, 2026, via www.gjcity.org.

Pete Woodbury, 2582 Galley Ln, has concerns about safety issues with Galley Ln and the entrances' location off Galley Ln and 26 Rd.

Susan Woodbury, 2582 Galley Ln, wanted to see what measures could be taken to shielding street and exterior lights. Another concern she had was the construction traffic that would occur with this development.

Michelle Gossage, 2595 Galley Ln, made a request for the entrance to come off 26 Rd instead of Galley Ln. Also made a request to reconsider the low density of RL-4.

Mark Bautch, 663 26 Rd, made comments about his concerns with traffic on 26 Rd and how it has increased. He disagrees with the traffic study and feels with the new development it will distract from the current feel of the neighborhood.

The public hearing was closed at 6:04 p.m. on August 11, 2026.

Discussion

Commissioner Quintero made comments that tonight's item was to see if the rezone met the criteria but was appreciative of the public's attendance.

Commissioner Moore agreed with Commissioner Quintero's comments but wanted to shed further light on other parameters that go into a subdivision process.

Commissioner Ehlers made comment that the Comp Plan has determined the older zonings were retired because they did not serve the public the best that they could be. There will be other plans implemented with this subdivision to improve upon pedestrian and multi-modal means of

traffic and did not see any conflict with the Code. He further encouraged citizens to take part in the upcoming Comprehensive Plan Review.

Commissioner Palmer made statement that this process works best when people are involved in the process. Further made comment that the lowest density that could be applied for is RL-4.

Commissioner Weckerly made comment that the public's concerns are valid and taken into consideration with the Comprehensive Plan update in the forthcoming year.

Motion and Vote

Commissioner Quintero made the following 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."

Commissioner Palmer seconded; Motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:13 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: August 25, 2026
Presented By: Lily Sutton, Senior Planner
Department: Community Development
Submitted By: Lily Sutton, Senior Planner

Information

SUBJECT:

Consider a request by Martin Mendoza to vacate a portion of Inland Ave Public Right-of-Way that is the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way.

RECOMMENDATION:

Staff recommends conditional approval of the request.

EXECUTIVE SUMMARY:

The property owner, Martin Mendoza, represented by Kim Kerk Land Consulting & Development, is requesting the vacation of approximately 2,236 square feet of platted public right-of-way associated with an unconstructed cul-de-sac on Inland Avenue adjacent to 567 and 569 South Westgate Drive. The subject right-of-way was originally dedicated as part of the Sen-Bar Subdivision plat and was intended to serve as a turnaround for what was then Sen-Bar Avenue, later renamed Frostline Avenue and ultimately Inland Avenue.

With the construction of Inland Avenue as a through street, the need for the cul-de-sac was eliminated; however, the platted right-of-way remained of record. The proposed vacation will allow the owner to fully utilize the adjoining property for material storage associated with an existing landscaping business.

The proposed vacation will not impact existing or future use of Inland Avenue by the public, adjacent property owners, or emergency service providers. The request is consistent with the City's Comprehensive Plan and transportation objectives because the right-of-way is no longer needed for circulation purposes and its vacation will not adversely affect the City's transportation network.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area consists of approximately 7,445 square feet of platted public right-of-way located at the terminus of Inland Avenue abutting 565 and 569 South Westgate Drive. The properties are legally described as Lot 1, Block 6, and Lot 14, Block 4 of Westgate Park, County of Mesa, State of Colorado, and are zoned Commercial General (CG).

The right-of-way proposed for vacation was originally platted as a cul-de-sac turnaround associated with Sen-Bar Avenue. Over time, the street name was changed to Frostline Avenue and subsequently renamed Inland Avenue through City of Grand Junction Resolution No. 9-88, recorded at Reception No. 1482333. When Inland Avenue was ultimately constructed as a through street, the need for the cul-de-sac turnaround was eliminated. Although the turnaround was never constructed, the platted right-of-way remained on record.

The applicant is currently processing a Minor Subdivision application to combine two existing parcels into a single lot. The requested vacation is a related action that will remove an unnecessary right-of-way encumbrance and allow the property owner to fully utilize the site for material storage associated with an existing landscaping business.

The surrounding area is developed with commercial uses and is zoned Commercial General (CG). Land uses surrounding the site include commercial businesses to the north, commercial businesses to the east, commercial businesses to the south, and commercial businesses to the west.

The proposed vacation will not impact existing transportation circulation, access to adjacent properties, or future roadway connectivity. Inland Avenue functions as a through street, and the subject cul-de-sac area no longer serves a transportation purpose. Vacating the right-of-way will eliminate an obsolete platted feature while allowing more efficient use of private property.

The request provides a public benefit by removing an unnecessary right-of-way that is no longer needed for public use while supporting the continued operation of an existing local business. The proposed vacation will not adversely affect neighboring properties, public infrastructure, or the City's transportation circulation plan.

SUGGESTED MOTION:

Chair, on the Inland Ave Public Right-Of-Way Vacation located between 567 South Westgate Drive and 569 South Westgate Drive, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 2 - Development Application
2. Exhibit 3 - Neighborhood Meeting Notes
3. Exhibit 4 - Right-of-Way Exhibits
4. Exhibit 5 - Draft Zoning Ordinance



Grand Junction Planning Commission

Regular Session

Item #1.

<u>Meeting Date:</u>	August 25,2026
<u>Presented By:</u>	Lily Sutton, Senior Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Lily Sutton, Senior Planner

Information

SUBJECT:

Consider a request by Martin Mendoza to vacate portions of Inland Ave Public Right-of-Way that are the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way.

RECOMMENDATION:

Staff recommends conditional approval of the request.

EXECUTIVE SUMMARY:

The property owner, Martin Mendoza, represented by Kim Kerk Land Consulting & Development, is requesting the vacation of approximately 2,236 square feet of platted public right-of-way associated with an unconstructed cul-de-sac on Inland Avenue adjacent to 567 and 569 South Westgate Drive. The subject right-of-way was originally dedicated as part of the Sen-Bar Subdivision plat and was intended to serve as a turnaround for what was then Sen-Bar Avenue, later renamed Frostline Avenue and ultimately Inland Avenue.

With the construction of Inland Avenue as a through street, the need for the cul-de-sac was eliminated; however, the platted right-of-way remained of record. The proposed vacation will allow the owner to fully utilize the adjoining property for material storage associated with an existing landscaping business.

The proposed vacation will not impact existing or future use of Inland Avenue by the public, adjacent property owners, or emergency service providers. The request is consistent with the City's Comprehensive Plan and transportation objectives because the right-of-way is no longer needed for circulation purposes and its vacation will not adversely affect the City's transportation network.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation areas consist of approximately 2,236 square feet of platted public right-of-way located at the terminus of Inland Avenue abutting 567 and 569 South Westgate Drive. The properties are legally described as Lot 1, Block 6, and Lot 14, Block 4 of Westgate Park, County of Mesa, State of Colorado, and are zoned Commercial General (CG).

The right-of-way proposed for vacation was originally platted as a cul-de-sac turnaround associated with Sen-Bar Avenue. Over time, the street name was changed to Frostline Avenue and subsequently renamed Inland Avenue through City of Grand Junction Resolution No. 9-88, recorded at Reception No. 1482333. When Inland Avenue was ultimately constructed as a through street, the need for the cul-de-sac turnaround was eliminated. Although the turnaround was never constructed, the platted right-of-way remained on record.

The applicant is currently processing a Minor Subdivision application to combine two existing parcels into a single lot. The requested vacation is a related action that will remove an unnecessary right-of-way encumbrance and allow the property owner to fully utilize the site for material storage associated with an existing landscaping business.

The surrounding area is developed with commercial uses and is zoned Commercial General (CG). Land uses surrounding the site include commercial businesses to the north, commercial businesses to the east, commercial businesses to the south, and commercial businesses to the west.

The proposed vacation will not impact existing transportation circulation, access to adjacent properties, or future roadway connectivity. Inland Avenue functions as a through street, and the subject cul-de-sac area no longer serves a transportation purpose. Vacating the right-of-way will eliminate an obsolete platted feature while allowing more efficient use of private property.

The request provides a public benefit by removing an unnecessary right-of-way that is no longer needed for public use while supporting the continued operation of an existing local business. The proposed vacation will not adversely affect neighboring properties, public infrastructure, or the City's transportation circulation plan.

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 January 28th, 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 29, 2026. The notice of the Planning Commission public hearing was published August 1, 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 is to vacate approximately 2,236 square feet of platted public right-of-way associated with an unconstructed cul-de-sac turnaround on Inland Avenue. The turnaround was originally platted when the street was planned as a dead-end roadway. Following the construction of Inland Avenue as a through street connecting South Westgate Drive and 25 Road, the need for the cul-de-sac was eliminated.

The proposed vacation will not affect the existing roadway network, public circulation, or future transportation planning objectives. Inland Avenue currently functions as a through street and provides adequate access to surrounding commercial properties. The right-of-way proposed for vacation has never been constructed and is not identified for future transportation improvements.

Therefore, staff finds that the proposed vacation is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan, and other adopted plans and policies of the City.

Therefore, staff finds that this criterion is met.

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

The proposed vacation will not create any landlocked parcels. The subject properties maintain frontage and access from South Westgate Drive, and surrounding properties will continue to have access through the existing public street network.

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 proposed vacation involves an unconstructed cul-de-sac turnaround that does not currently provide access to any property. Existing access to adjacent properties will remain unchanged following the vacation. The proposal will not restrict access, create unreasonable access conditions, or adversely affect the value or use of surrounding 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 vacation of the unconstructed cul-de-sac right-of-way will not adversely impact public health, safety, or welfare. Inland Avenue currently provides adequate vehicular access and circulation throughout the area. Emergency services, utility providers, and surrounding property owners will continue to have access through the existing street network.

With the reservation and retaining of a multipurpose easement for utilities in each area of the vacated portions of the cul-de-sac, there will be no reduction in public facilities or services as a result of the proposed vacation.

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 area contains existing utility infrastructure. A multipurpose easement shall be retained as part of the vacation process to ensure continued access, maintenance, and operation of public facilities. The vacation will not inhibit the provision of utilities or other public services to the subject property or surrounding properties.

Staff finds that this criterion has been met.

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

The proposed vacation removes a platted right-of-way that is no longer necessary for transportation or other public purposes. The area has never been constructed as a public street. Vacating the surplus right-of-way will not hinder public operations, municipal services, or future City functions.

Therefore, staff finds that this criterion is met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Inland Ave Public Right-Of-Way Vacation, VAC-2026-148, located between 567 South Westgate Drive and 569 South Westgate Drive, the following findings of fact have been made with the recommended approval.

The request with the following conditions conforms with Section 21.02.050(p) of the Zoning and Development Code as long as a 14' multipurpose easement is reserved and retained in the areas of the vacated cul-de-sac along Inland Avenue.

Therefore, staff recommends approval of the requested vacation.

SUGGESTED MOTION:

Madam Chair, on the Inland Ave Public Right-Of-Way Vacation located between 567 South Westgate Drive and 569 South Westgate Drive, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.



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: ROW Vacation

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: 565 & 567 S Westgate Dr. Grand Junction, CO 81505 Site Acreage: 0.161 & 0.181 +/-

Site Tax No(s): 2945-102-24-002 & 2945-102-24-001

Site Zoning: CG

Project Description: Vacating the existing Easement for the City Cul-De-Sac

Property Owner Information

Name: Martin Mendoza

Street Address: 117 Miriam Ave

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-201-9098

E-Mail: sneddonbuild@gmail.com

Fax #:

Contact Person: Max Sneddon

Contact Phone #: 970-201-9098

Applicant Information

Name: Martin Mendoza

Street Address: Martin Mendoza

City/State/Zip: Martin Mendoza

Business Phone #: 970-201-9098

E-Mail: sneddonbuiuld@gmail.com

Fax #:

Contact Person: Max Sneddon

Contact Phone #: 970-201-9098

Representative Information

Name: Kim Kerk Land Consulting & Development

Street Address: 342 North Ave

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-640-6913

E-Mail: kimk355@outlook.com

Fax #:

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

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

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

Signature of Person Completing the Application

Kim Kerk

Date 2/17/2026

Signature of Legal Property Owner

Martin Mendoza

Date 02/18/24

Neighborhood Comment Meeting Notes-Vacate Row-565 & 567 S. Westgate Dr.

Parcels # 2945-102-24-002 & 2945-102-24-001. Owner is Martin Mendoza

Kim Kerk, PM, is the representative for the owner and is assisting in coordination of the project.

The virtual meeting was held via Zoom and began at 5:30 pm on January 28th, 2026. In attendance were Kim Kerk-Project Manager, Sam Wuebbles, City of Grand Junction Planner and Chelsea Snow-Project Coordinator, taking meeting minutes. Invitations were mailed as required prior to the meeting.

There were no attendees at the neighborhood meeting. Kim did receive a call from a neighbor who mistakenly thought they were closing off the cul-de-sac.

The meeting was adjourned at 5:45 pm.

Packet Page 14

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING PORTIONS OF INLAND AVENUE RIGHT-OF-WAY

LOCATED BETWEEN 25 ROAD AND SOUTH WESTGATE DRIVE

Recitals:

The property owner, Martin Mendoza, has requested vacation of portions of Inland Avenue public right-of-way, adjacent to 567 and 569 South Westgate Drive. The property owner, Martin Mendoza, is initiating this vacation to align the dedicated public Right-of-Way with the constructed Inland Avenue. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because Inland Avenue has been constructed as a through street and the previously dedicated Right-of-Way for a cul-de-sac on Inland Avenue is no longer needed. Portions of the vacated right-of-way will be retained and reserved for a 14' multipurpose easement along the remaining 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:

A Parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and lying entirely with the boundary of Sen-Bar Subdivision as recorded at Reception Number 876864 of the Mesa County Records and being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 3 in said Sen-Bar Subdivision and considering the East Line of said Subdivision to bear N0°05'54"W for a Basis of Bearings, all bearings hereon related thereto; thence 92.91 feet along a non-tangent curve to the right measured from a radius point of 50.00 feet located S53°13'42"E from the start of said curve and a central angle of 106°28'09" whose chord bears S89°59'38"E a distance of 80.11 feet; thence N89°59'38"W a distance of 80.11 feet to the Point of Beginning.

Said North Parcel of land contains 1,124 square feet as described.

Together with:

COMMENCING at the Northeast Corner of Lot 6 in said Sen-Bar Subdivision and considering the East Line of said Subdivision to bear N0°05'54"W for a Basis of Bearings, all bearings hereon related thereto; thence S89°59'38"E a distance of 79.89 feet to the start of a non-tangent curve to the right; thence 92.55 feet along said non-tangent curve to the right measured from a radius point of 50.00 feet located N53°01'10"W from the start of said curve and a central angle of 106°03'05" whose chord bears N89°59'38"W a distance of 79.89 feet to the Point of Beginning.

Said North Parcel of land contains 1,112 square feet as described.

ATTEST:

Selestina Sandoval
City Clerk

Cody Kennedy
City Council President

EXHIBIT B

