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

TUESDAY, AUGUST 11, 2020 @ 6:00 PM

Options for attending and submitting public comment for items on this agenda are listed here:

1. Provide a comment in advance at www.GJSpeaks.org by 6 p.m. on August 10. Item information including presentations and application materials are available online.
2. Attend the meeting at City Hall, 250 N 5th Street. Per the Governor's Executive Order, those attending in person will be required to wear a face mask. Other social distancing measures will be in place.

Call to Order - 6:00 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from July 28, 2020.

Regular Agenda

1. Consider a request by Mallard View LLC, for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road. - Staff Presentation | Applicant Presentation

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
July 28, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Bill Wade, George Gatseos, Keith Ehlers, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Senta Costello (Associate Planner), and Jace Hochwalt (Associate Planner).

There were approximately 24 members of the public in attendance.

CONSENT AGENDA

Commissioner Susuras moved to adopt Consent Agenda Items #1-2. Commissioner Wade seconded the motion. The motion carried 6-0.

1. **Minutes of Previous Meeting(s)**

   The Planning Commission reviewed the meeting minutes from the June 23, 2020 meeting.

2. **2nd Addition to O'nan Subdivision Right-of-Way and Public Easement Vacations File #VAC-2020-184; VAC-2020-186**

   Consider a request by the Church of Jesus Christ of Latter Day Saints to Vacate the platted Public Right-of-Way of West Cliff Drive and Public Easements (Utility & Irrigation) as identified on the 2nd Addition to O'Nan Subdivision Located by Horizon Drive, N. 12th Street, Midway Avenue & Budlong Street.

REGULAR AGENDA

1. **Volley's Conditional Use Permit File # CUP-2020-147**

   Agenda item can be viewed at 5:35

   Consider a request by Doria Herek for an amendment to an existing Conditional Use Permit (CUP) to clarify the parking requirements and hours of operation for an outdoor recreation facility, on 0.797 acres in a C-2 (General Commercial) zone district, located at 1130 N 3rd Street and 330 North Avenue.

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Staff Presentation
Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Gatseos made a comment about a neighboring business' complaint regarding parking availability and the reason for the hours of operation being changed.

Commissioner Wade asked a question regarding the parking analysis that the Applicant conducted.

Applicant's Presentation
The Applicant, David Herek, was present and made a comment regarding the request.

Questions for Applicant
Commissioner Gatseos asked a question regarding parking and how where appropriate parking spaces are shown to guests.

Commissioner Scissors asked a question regarding parking and clientele.

Commissioner Wade asked a question about peak busy times and parking.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Michael E Sitz made a comment on GJSpeaks in opposition of the request.

Mike Sitz made a comment in opposition of the request.

The public hearing was closed at 6:37 p.m. on July 28, 2020.

Applicant's Response
Mr. Herek made a comment regarding parking availability in response to public comment.

Discussion
There was discussion regarding unresolved parking analysis issues and approval criteria.

DRAFT

Motion and Vote
Commissioner Ehlers made the following motion, "Mr. Chairman, on the Conditional Use Permit Amendment for the property located at 1130 N 3rd Street, 304 North Avenue and 330 North Avenue, City file number CUP-2020-147, I move that the Planning Commission approve the request with the findings of fact and condition as listed in the staff report."

Commissioner Susuras seconded the motion. The motion failed 2-4 with Commissioners Teske, Wade, Gatseos, and Scissors voting no.

2. Fairview Glen Annexation File # ANX-2020-222

Agenda item can be viewed at 1:01:40

Consider a request to zone approximately 19.259-acres from County RSF-4 (Residential Single Family – 4 du/ac) and PUD (Planned Unit Development) to a City R-8 (Residential – 8 du/ac) for the Fairview Glen Annexation, located at 2767 C Road and properties located north of B ½ Road between Allyce Avenue and Nashua Lane/Court.

Staff Presentation
Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
Ted Ciavonne, Ciavonne Roberts and Associates, the Applicant's representative, was present and gave a presentation regarding the request. Five Star Homes and Darren Davidson were also present in the audience.

Questions for Applicant
Commissioner Gatseos made a comment in support of the request

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Corina Scott, Patricia Willis (2772 Lexington Court), Tanner Willis (2774 B ½ Road), Robin Greer, Nick Schmidt, Teresa Schmidt, Chris McGillivary, Donald Davey (278 Mountain View), and Charlayne Higginson (2773 Unaweep Avenue) made comments in opposition of the request.

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Daniel Moore, Susan Smith, Dennis Simmons, Hope Painter, Roslyn Lawrence, Sandy Shepard, Deb Richert, Andy Pember, and Mike DeShara left comment via voicemail on July 28 in opposition of the request.

Chris and Jeanie McGillivary and Paul Quam left comments on GJSpeaks in opposition of the request.

The public hearing was closed at 7:53 p.m. on July 28, 2020.

Applicant's Response
Mr. Ciavonne gave response to public comment.

Questions for Applicant
Commissioner Wade asked a question regarding density and a traffic impact study.

Commissioner Wade asked staff a question regarding traffic concerns.

Commissioner Ehlers asked a question regarding what would be reviewed during the planning process.

Discussion
Commissioners Ehlers, Wade, Gatseos, and Teske made comments in support of the request.

Motion and Vote
Commissioner Wade made the following motion, "Mr. Chairman, on the Zone of Annexation for the Fairview Glen Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2020-222, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Susuras seconded the motion. The motion carried 6-0.

3. West Junction Metropolitan District File # SDS-2020-322
Agenda item can be viewed at 2:01
Consider a request by Foothills Housing 2 LLC for review and approval of the Consolidated Service Plan for the West Junction Metropolitan District, for the Halandras Planned Development on 177 acres of land within the City of Grand Junction.

Staff Presentation
Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

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Questions for Staff
Commissioner Ehlers asked a question about risks involved with this proposal.

Applicant's Presentation
Stuart Borne, Developer Representative, Foothills Housing 2 LLC, was present and gave a presentation regarding the request.

Joan Fritsche, Metropolitan District Counsel, Fritsche Law LLC, and Michael Lund, Director Public Finance, Stifel, also were present available for questions.

Questions for Applicant
None.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Mark Hermundstad, General Counsel, Ute Water, submitted a comment via GJSpeaks.

The public hearing was closed at 8:50 p.m. on July 28, 2020.

Questions for Applicant
Commissioner Ehlers asked about overall impacts of the metropolitan district and the costs associated for a homeowner within the district.

Discussion
Commissioners Scissors and Gatseos made comments in support of the request.

Motion and Vote
Commissioner Susuras made the following motion, "Mr. Chairman, on the request for review and approval of the Service Plan for the West Junction Metropolitan District, a metropolitan district intended to serve the proposed West Junction development, SDS-2020-322, I move that the Planning Commission forward a recommendation of conditional approval with the following condition:

Condition 1: Approval and execution of one or more Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the West Junction Metropolitan District."

Commissioner Wade seconded the motion. The motion carried 6-0.

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Planning Commission took a recess at 9:05 p.m.

Planning Commission resumed at 9:15 p.m.

4. **Zoning Code Amendment – Mini-Warehouse Design Standards File # ZCA-2020-175**
Agenda item can be viewed at 3:14:36
Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding use specific standards for Mini-Warehouses.

Staff Presentation
Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

None.

The public hearing was closed at 9:25 p.m. on July 28, 2020.

Discussion
None.

Motion and Vote
Commissioner Susuras made the following motion, “Mr. Chair, on the amendment to Title 21, City file number ZCA-2020-175, 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 Wade seconded the motion. The motion carried 6-0.

5. **Other Business**
None.

DRAFT

6. Adjournment

Commissioner Wade moved to adjourn the meeting. Commissioner Susuras seconded the motion. The meeting adjourned at 9:26 p.m.

DRAFT

Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: August 11, 2020

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Mallard View LLC, for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road. - Staff Presentation | Applicant Presentation

RECOMMENDATION:

Staff recommends approval of the requests.

EXECUTIVE SUMMARY:

The Applicant, Mallard View LLC, is requesting a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac – 14.90-acres) and C-1 (Light Commercial – 3.16-acres), in anticipation of future development. The requested R-8 and C-1 zone districts would be consistent with the Comprehensive Plan Future Land Use Map designations of Residential Medium (4 – 8 du/ac) and Village Center, if approved.

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated west of 24 Road, north of I-70 and south of H Road. Fellowship Church is located further to the south. The property currently contains a single-family detached home along with various accessory structures and is 17.84-acres in size.

The Applicant previously requested a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac) to Village Center and a rezone from R-E (Residential – Estate) to C-1 (Light Commercial) for the entire 17.84-acres, however that request was denied by the Planning Commission at their May 12, 2020 meeting (City file #'s RZN-2020-100 & CPA-2020-101). The Applicant chose to withdraw their request prior to being heard by City Council. The Applicant is now requesting to rezone 3.16-acres as C-1 for the area adjacent to 24 Road with the remaining 14.90-acres requested to be rezoned as R-8, which is more in keeping with the residential densities as envisioned with the existing Comprehensive Plan Future Land Use Map designations of Residential High Mixed Use (16 – 24 du/ac), Residential Medium (4 – 8 du/ac) and Village Center.

Comprehensive Plan Future Land Use Map Amendment:
Presently, the property contains three (3) Comprehensive Plan Future Land Use designations including Residential High Mixed Use (16 – 24 du/ac) (approx.12 acres), Residential Medium (4 – 8 du/ac) (approx. 3.5 acres) and Village Center (approx. 2 acres) and is zoned R-E (Residential Estate). The Applicant is requesting to change the Future Land Use Map to only have two (2) designations on the property, Residential Medium (4 – 8 du/ac) for 14.90-acres of the site and Village Center for the remaining 3.16-acres. In conjunction with the Comprehensive Plan Amendments, the Applicant is also requesting a corresponding rezone of the property to R-8 (Residential – 8 du/ac) for the property requested to become designated Residential Medium and C-1 (Light Commercial) for the property requested to become Village Center.

A small portion of the Applicant's property is designated as Village Center on the Comprehensive Plan Future Land Use Map (approx. 2 acres) in the northeast corner of the property closest to intersection of 24 Road and H Road. The Applicant proposes to modify the Comprehensive Plan by designating the Village Center along the property's 24 Road frontage in a width of 228 feet, for a total of approximately 3.16 acres. This area would correspond to the request to zone the Village Center designated property to C-1. Currently all property flanking H Road between 24 Road and 23 7/10 is designated Village Center as well as all property on the east side of 24 Road between Interstate 70 and H Road. The property located directly across the road on the east side of 24 Road is presently zoned C-1 and contains a distillery and lavender farm.

Rezone Request:
The Applicant is interested in preparing the property for future development that would be consistent with the scope and type of development envisioned by the Comprehensive Plan with a Residential Medium (4 – 8 du/ac) density and Village Center as currently identified on portions of the property. The Applicant seeks the C-1 zone district for only 3.16-acres of the site; the frontage along 24 Road. Allowable land uses within the C-1 zone district could include medical clinics, hotels, office buildings and a variety of retail sales and services. Multi-Family residential development is also

allowed within the proposed C-1 district with a density range of 12 – 24 dwelling units an acre. The Applicant also seeks the R-8 zone district for the remainder of the property, 14.90-acres, in anticipation of future residential subdivision development with a density range between 5.5 – 8 dwelling units an acre.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-high density attached and detached dwellings, two-family dwelling and multi-family. R-8 is a transitional district between lower density single-family districts and higher density multi-family or business development. A mix of dwelling types is allowed in this district.

In addition to the R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Medium (4 – 8 du/ac) and Village Center for the subject property.

Residential Medium (4 – 8 du/ac)

R-4 (Residential – 4 du/ac)
R-5 (Residential – 5 du/ac)

Village Center

R-8 (Residential – 8 du/ac)
R-12 (Residential – 12 du/ac)
R-16 (Residential – 16 du/ac)
R-24 (Residential – 24 du/ac)
R-O (Residential Office)
B-1 (Neighborhood Business)
M-U (Mixed Use)

Should the Residential High Mixed Use (16 – 24 du/ac) designation be preserved (or for a means of comparison) the following zone districts work to implement this designation:

R-16 (Residential – 16 du/ac)
R-24 (Residential – 24 du/ac)
R-O (Residential Office
B-1 (Neighborhood Business)

In reviewing the other zoning district options for the proposed Residential Medium (4 – 8 du/ac) category, all applicable zoning districts allow single-family detached and two-family development with the R-5 zone district allowing for additional multi-family

development. For the Village Center designations, all zoning districts allow multi-family residential as an allowed land use. The remaining commercial zones of R-O, B-1, and M-U would allow some type of general office and/or retail land use. The requested zone district of C-1 for 3.16-acres of the site provides for allowable uses, such as medical clinics, hotels, office buildings and a variety of retail sales and services.

The purpose of the C-1 (Light Commercial) zone district is to provide indoor retail, service and office uses requiring direct or indirect arterial street access, and business and commercial development along arterials. The C-1 district should accommodate well-designed development on sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. 24 Road is currently classified as a Minor Arterial north of I-70.

Properties adjacent to the subject property to the east, across 24 Road are zoned C-1 (Light Commercial) and County RSF-R (Residential Single Family – Rural). Also, to the east, west and south is County RSF-R (Residential Single Family – Rural). Directly to the north is County residential Planned Unit Development (PUD) with a City B-1 (Neighborhood Business) to the northeast located at the intersection of 24 Road and H Road, which contains Beehive Homes, an assisted living facility. Further to the south is Fellowship Church that is zoned R-R (Residential - Rural).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Rezone and Comprehensive Plan Amendment requests were held on February 4, 2020 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's Representative and City staff were in attendance along with over twelve citizens. Main comments and concerns expressed by the attendees centered on what was going to be developed on the property and what the impacts of the proposed zoning would have on the existing residential properties in the area. Since the February 2020 Neighborhood Meeting, the Applicant has modified their plan amendment and rezone request.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on June 12, 2020. 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 31, 2020. The notice of this public hearing was published August 4, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Amendment

The criteria for review are set forth in Section 21.02.130 (c) (1). The criteria provide that

the City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and at least one of the criteria outlined below;

(1) Subsequent events have invalidated the original premises and findings; and/or

The 2010 Comprehensive Plan includes a Future Land Use Map which identifies this property as having three designations; Village Center, Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac). With this request, the Applicant is requesting to remove any area designated as Residential High Mixed Use and to designate the majority of the site as Residential Medium (4 – 8 du/ac), an area proposed as 14.90-acres. The remaining 3.16 acres would become classified as Village Center. Land use designations do not always follow property lines and it is not unusual for a single parcel of land to have more than one land use classification, especially larger acreage such as this. The intent of the Future Land Use Map designations would suggest that the property would develop with more of an emphasis on higher density residential with a smaller percentage remaining for commercial development.

Staff has been unable to identify any event subsequent to the existing designation that would invalidate the current three designations, and therefore staff finds this criterion has not been met.

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

The condition of the surrounding area has changed within the area since the adoption of the 2010 Comprehensive Plan. This includes the area known as the Proietti Annexation (782 24 Road) which was zoned C-1 (Light Commercial) in 2014. In addition, the Taurus Park Plaza Annexation (789 23 Road) zoned PD (Planned Development – contemplates a mix of both residential and commercial land uses ranging in densities between 6 – 32 du/ac. The City reviewed and approved the South Twenty Annexation (2335 H Road) which was zoned R-4 (Residential – 4 du/ac) and R-8 (Residential – 8 du/ac) in 2019 and finally the Maverick Estates Annexation (2428 H Road) that was zoned R-1 (Residential – 1 du/ac) in 2019. Also, Beehive Homes Assisted Living facility located at 2395 H Road has recently expanded their facilities with the construction of a second building. These changes in existing conditions lend support to the request for the elimination of the Residential High Mixed Use (16 -24 du/ac) designation and realignment of the Village Center and Residential Medium designations in that a medium dense residential designation could be seen as more compatible with the new conditions and associated zone district designations.

The existing Residential High Mixed-Use (16 – 24 du/ac) land use category is not

conducive to the area to have a density range this high as the properties located on the west side of 24 Road remain single-family residential located on large lot/acreage and relatively rural in nature at this time. The recent annexations and zoning of properties from R-1 to R-8 in this area as provided are evidence of the increasing demand for single-family detached and attached residential markets rather than higher density attached single-family or multi-family as prescribed by the Residential High Mixed-Use category.

The requested Comprehensive Plan Amendments and Rezoning are consistent with the recent trend of annexation and developing properties in the Appleton Neighborhood area and therefore, Staff has found this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with either the Residential Medium (4 – 8 du/ac) or the Village Center categories. Ute Water and City sanitary sewer are presently available within 24 Road. Property is also currently being served by Xcel Energy electric and natural gas. A short distance away to the south is Community Hospital located on G Road. Further to the south on 24 Road is the Mesa Mall area which includes restaurants, retail and service centers, banks and a grocery store, etc. Appleton Elementary School is located less than a mile from the property on H Road.

In general, staff has found public and community facilities are adequate to serve the type and scope of the Residential Medium (4 – 8 du/ac) and Village Center designations as proposed. As such, staff finds this criterion has been met.

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

The property is currently comprised of three designations. The Applicant proposes eliminating the Residential High Mixed-Use designation and replacing it with mostly Residential Medium (4 – 8 du/ac) and a small portion of Village Center designations. Both the Residential Medium designation and the Village Center comprise large areas of largely undeveloped land in the proximate area (42-acres adjacent to the applicant's property) and thus, Staff finds that the criterion has not been met.

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

The property currently contains three Future Land Use categories, Village Center, Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac).

With this request, the Applicant is requesting future land use designations of Residential Medium (4 – 8 du/ac), proposed as 14.90-acres and Village Center, proposed as 3.16-acres with proposed zoning designations of R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) respectfully. The community and area can benefit from the proposed Comprehensive Plan Amendments as the applicant is requesting Future Land Use and Zoning designations in keeping with the current designations already identified on the property with the Village Center designation for only a small portion along the 24 Road Corridor, while keeping and modifying the Residential Medium (4 – 8 du/ac) category for the remaining portion of the property, which would allow the property to develop as a mixed use development of both light commercial and residential, thus meeting the general intent and proposed uses of the 2010 Comprehensive Plan Future Land Use Map for this area of the community. The proposed Future Land Use Map amendment would simplify the development of this property by eliminating one of the three Future Land Use categories identified on this property while still providing development opportunities for both residential and commercial, in keeping with the existing Future Land Use map.

The existing Residential High Mixed-Use (16 – 24 du/ac) land use category is not conducive to the area to have a density range this high as the properties located on the west side of 24 Road remain single-family residential located on large lot/acreage and relatively rural in nature at this time. The recent annexations and zoning of properties from R-1 to R-8 in this area are evidence of the increasing demand for single-family detached and attached residential markets rather than multi-family as prescribed by the Residential High Mixed-Use category. Therefore, Staff finds that the community or area will derive benefits from the proposed amendment.

Further, the proposed Future Land Use Map Amendment to Residential Medium (4 – 8 du/ac) and Village Center implement's the following guiding principles, goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers.

Policy A: City and County land use decisions will be consistent with the Future Land Use Map.

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

Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.

Goal 5: To provide a broader mix of housing types in the community to meet the

needs of a variety of incomes, family types and life stages.

Policy C: Increasing the capacity of housing developers to meet housing demand.

Rezone

The criteria for review are set forth in Section 21.02.140 (a). The criteria provides that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

The property is currently zoned R-E (Residential Estate) and was annexed into the City limits in 2006 (Arbogast Annexation # 1 & # 2). The Applicant is requesting a zoning change to R-8 (Residential – 8 du/ac – 14.90-acres) and C-1 (Light Commercial – 3.16-acres) in conjunction with a proposed Comprehensive Plan Future Land Use Map amendment to Residential Medium (4 – 8 du/ac) and Village Center. The existing zoning of R-E is currently not in conformance with any of the current Future Land Use Map designations on the property (Village Center, Residential High Mixed Use (16-24 du/ac) and Residential Medium (4-8 du/ac)). Any future development of the property would require a rezone to an appropriate zone district as allowed under the current Future Land Use Map categories as identified on the property.

The original 2010 Future Land Use Map premise for the existing three designations was that the property would follow a more residential medium to residential high overall density designation (R-8 to R-24) with a limited commercial portion. With the proposed request, the applicant is providing a mixture of both residential and commercial zonings which are still in conformance with the Comprehensive Plan's vision for this area of the community, just not to the overall density as allowed under the Residential High Mixed-Use category at 16 – 24 du/ac.

If the Comprehensive Plan Future Land Use Map requested changes are approved, the request to rezone the majority of the subject property to R-8 maintains the focus primarily on residential development which is consistent with the Comprehensive Plan. The Village Center land use classification is assigned to a smaller portion of the property, also consistent with the Future Land Use Map with a proposed zoning designation of C-1. With the adoption of the 2010 Comprehensive Plan as well as consideration of approval of the proposed amendments as included in this request, each action(s) have invalidated the R-E zone designation and therefore, this criterion has been met.

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

The character and/or condition of the surrounding area has changed within the last 10-years as defined by the Proietti Annexation (782 24 Road) which was zoned C-1 (Light Commercial) in 2014. South Twenty Annexation (2335 H Road) zoned R-4 (Residential – 4 du/ac) & R-8 (Residential – 8 du/ac) in 2019 and finally the Maverick Estates Annexation (2428 H Road) zoned R-1 (Residential – 1 du/ac) in 2019. Also, Beehive Homes Assisted Living facility located at 2395 H Road has recently expanded their facilities with the construction of a second building. Therefore, there is a market and interest in both residential and nonresidential uses in this area of 24 Road and H Road.

The properties located on the west side of 24 Road remain single-family residential located on large lot/acreage and relatively rural in nature at this time. The recent annexations and zoning of properties from R-1 to R-8 in this area as defined are evidence of the increasing demand for residential markets.

The requested rezoning's are consistent with the recent trend of annexation and developing properties in the Appleton Neighborhood area and is consistent with the growth envisioned by the Comprehensive Plan. Therefore, Staff has found this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with both the R-8 and C-1 zone districts. Ute Water and City sanitary sewer are presently available within 24 Road. Property is also currently being served by Xcel Energy electric and natural gas. A short distance away to the south is Community Hospital located on G Road. Further to the south on 24 Road is the Mesa Mall area which includes restaurants, retail and service centers, banks and a grocery store, etc. Appleton Elementary School is also located less than a mile from the property on H Road.

In general, staff has found public and community facilities are adequate to serve the type and scope of the R-8 and C-1 zone districts as proposed. As such, staff finds this criterion has been met.

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

The proposed R-8 and C-1 zone districts could allow for a mixture of both commercial and residential development. The property currently has a small amount of acreage designated as Village Center which would permit the proposed C-1 zone district. Also,

a portion of the property is also designated as Residential Medium (4 – 8 du/ac). The applicant is proposing to change the current zoning of R-E (Residential Estate) to allow the property to develop as a mixed use development of both light commercial and residential zoning, thus meeting the intent of the 2010 Comprehensive Plan Future Land Use Map for this area of the community. Therefore, staff has not found there is an inadequate supply of suitably designated commercial or R-8 zoned land available either in the community or the immediate surrounding area since nearby is already vacant C-1 zone properties near I-70 and the R-8 zone district comprises the largest amount of residential zoned properties within the City.

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

The property is currently zoned as R-E (Residential Estate). The purpose of the R-E zone district is to provide low density (1 du/ac), estate-type single-family residential development on lots of at least one acre in size. The proposed R-8 zone district would allow a density range of 5.5 to 8 dwelling units an acre with a minimum 3,000 sq. ft. lot size. With this request, the Applicant is requesting future land use designations of Residential Medium (4 – 8 du/ac), proposed as 14.90-acres and Village Center, proposed as 3.16-acres with proposed zoning designations of R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) respectfully. The community and area can benefit from the proposed requests as the applicant is requesting zoning designations in keeping with the current designations already identified on the property with the Village Center designation for only a small portion along the 24 Road Corridor, while keeping and modifying the Residential Medium (4 – 8 du/ac) category for the remaining portion of the property, which would allow the property to develop as a mixed use development of both light commercial and residential, thus meeting the general intent of the 2010 Comprehensive Plan Future Land Use Map for this area of the community.

Recent annexations and zoning of properties from R-1 to R-8 in this area are evidence of the increasing demand for single-family detached and attached residential markets rather than multi-family as prescribed by the Residential High Mixed-Use category. Therefore, Staff finds that the community or area will derive benefits from the proposed rezones by providing development opportunities as allowed under the Future Land Use Map for the area.

Further, the proposed rezone to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) implement's the following guiding principles, goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers.

Policy A: City and County land use decisions will be consistent with the Future Land Use Map.

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

Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.

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

Policy C: Increasing the capacity of housing developers to meet housing demand.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Mallard View Comprehensive Plan Amendment and Rezone requests, for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) for the property located at 785 24 Road, the following findings of facts and condition have been made:

On the request for an amendment to the Comprehensive Plan, the following findings of fact have been made:

1) The request has met one or more of the criteria in Section 21.02.130(c)(1) of the Zoning and Development Code.

2) The request is consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for rezoning, the following findings of fact have been made:

1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.

2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Comprehensive Plan Amendment and Rezone requests.

SUGGESTED MOTION:

Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 785 24 Road, City file number CPA-2020-289, and for the Rezone request for the same property, City file number RZN-2020-288, 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.

OR two separate motions (Motion 2 cannot be approved without approval of Motion 1)

Motion 1: Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 785 24 Road, City file number CPA-2020-289, I move the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

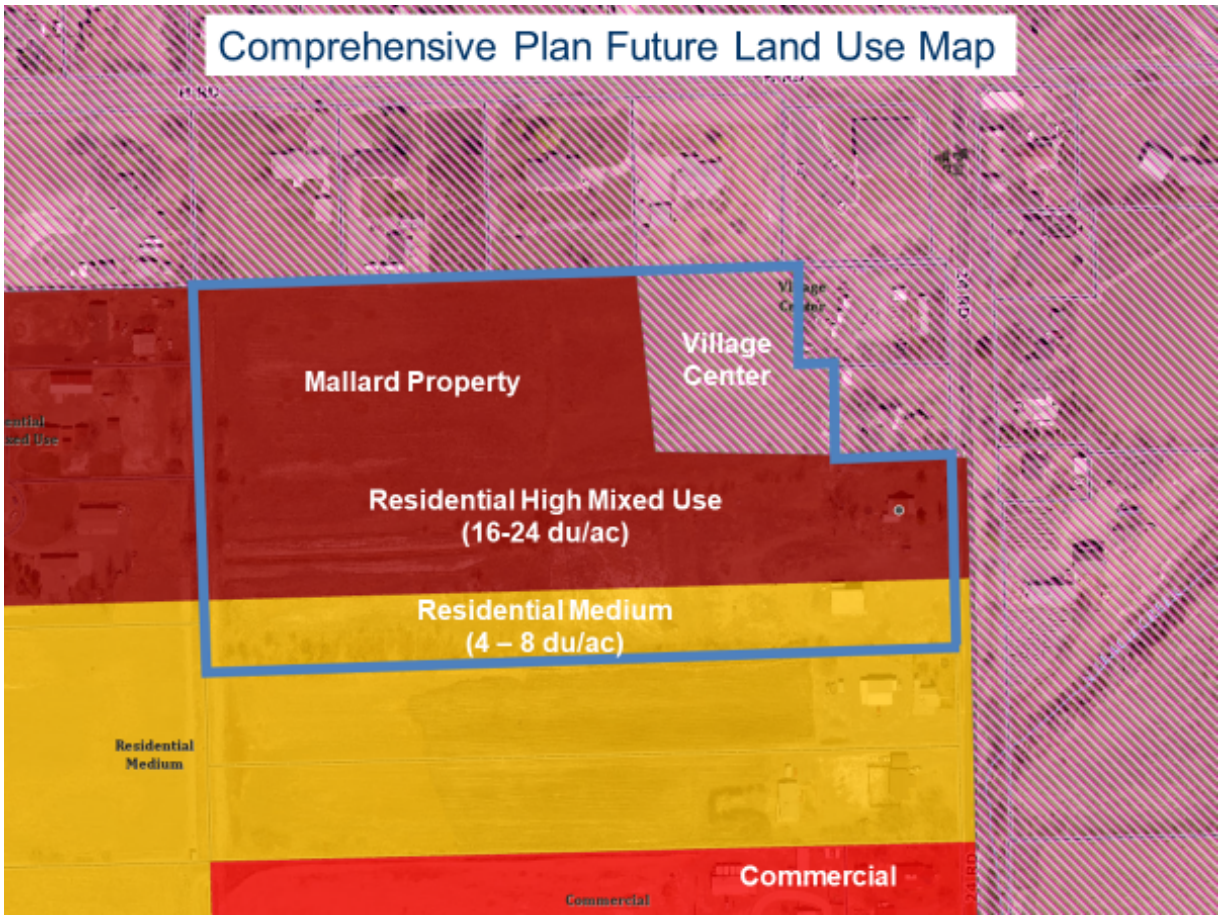
Motion 2: Mr. Chairman, on the Rezone request for the property located at 785 24 Road, City file number RZN-2020-288, I move the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

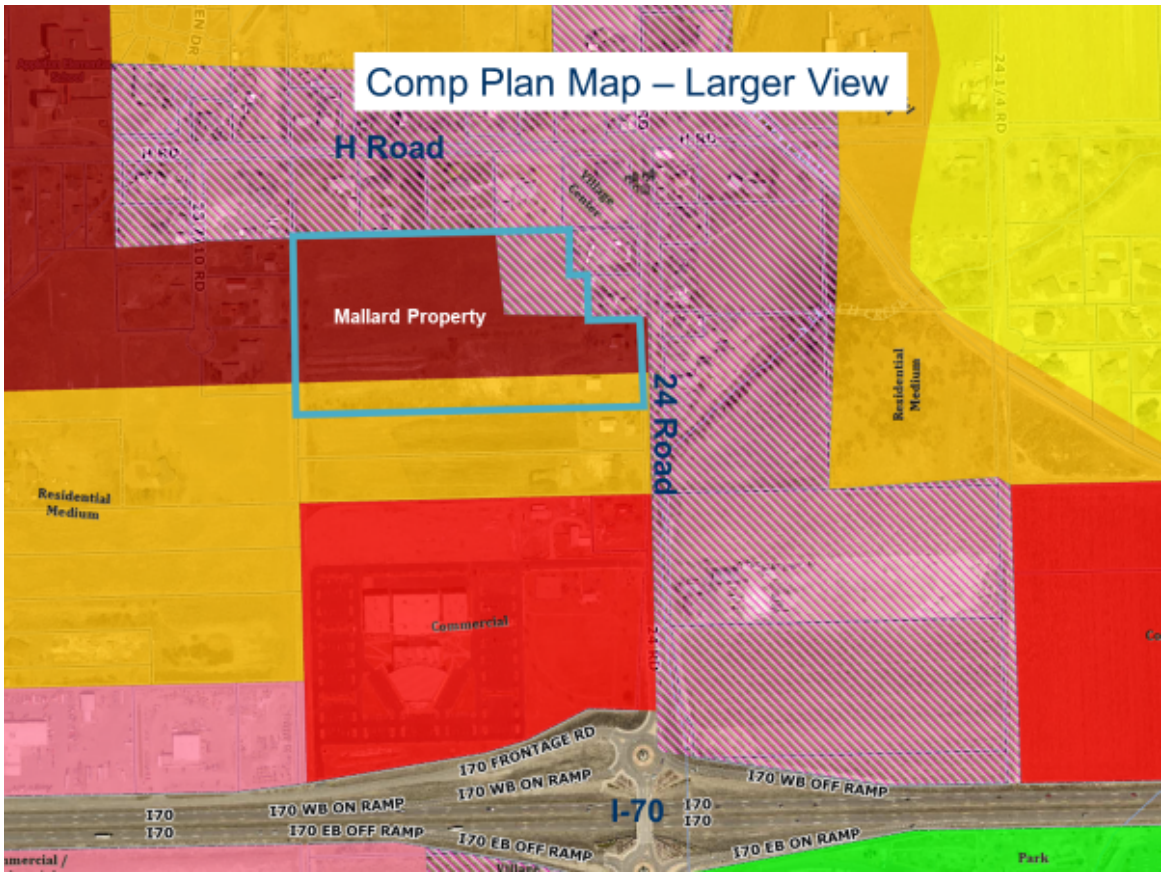
Attachments

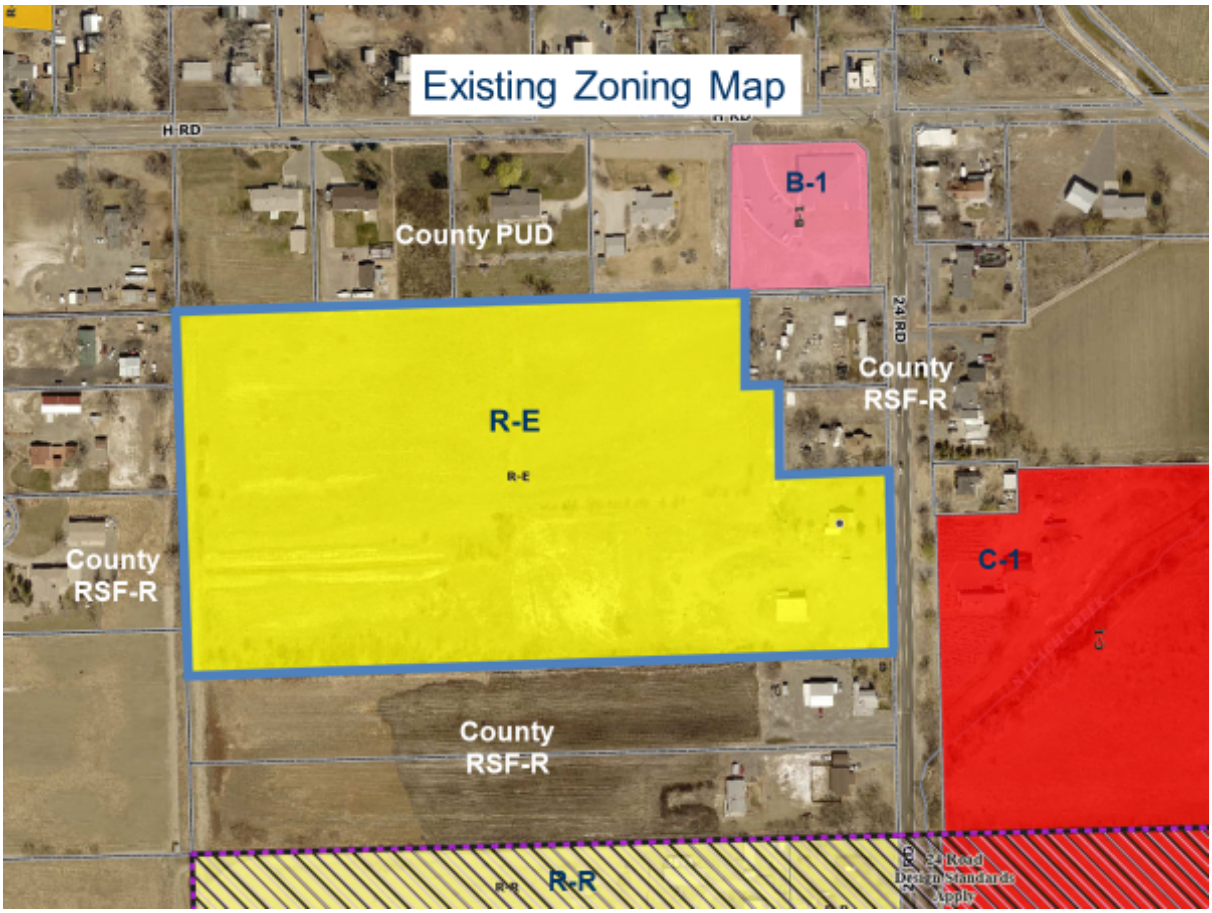
1. Site Location, Aerial, Future Land Use & Zoning Maps, etc
2. Development Application Dated June 3, 2020
3. Combined CPA and Zoning Ordinance

Site Location Map
H Road
H RD
23 7/10 RD
Site
(17.84-acres)
24 Road
24 RD
24 1/4 RD
Fellowship
Church
23 1/2 RD
I70 FRONTAGE RD
I70 WB ON RAMP
I70 WB OFF RAMP
I70
I70
I70 WB ON RAMP
I70 EB OFF RAMP
I-70
I70 EB OFF RAMP
I70
I70
I70 EB ON RAMP

Aerial Photo Map
H RD
H RD
Beehive Homes
Mallard Property
24 RD
Belli Fiori Lavender Farm
Highlands Distillery
24 RD


Comprehensive Plan Future Land Use Map
Mallard Property
Village Center
Residential High Mixed Use (16-24 du/ac)
Residential Medium (4 – 8 du/ac)
Residential Medium
Commercial


Comp Plan Map – Larger View
H Road
Mallard Property
24 Road
Residential Medium
Residential Medium
Commercial
I-70
I70 FRONTAGE RD
I70 WB ON RAMP
I70 EB OFF RAMP
I70 WB OFF RAMP
I70 EB ON RAMP
Park


Existing Zoning Map
H RD
B-1
County PUD
24 RD
County
RSF-R
R-E
R-E
County
RSF-R
C-1
County
RSF-R
R-R
R-R
24 Road
Design Standards
Apply

Google Maps Street view of property from 24 Road, looking northwest – July 2019

City of Grand Junction Colorado
PUBLIC WORKS & PLANNING

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: Rezone

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

Existing Land Use Designation: VCMU, RMH, & RM
Existing Zoning: RE (Residential Estate)
Proposed Land Use Designation: VCMU and RM
Proposed Zoning: C1 (Light Commercial) & R8

Property Information

Site Location: 785 24 Road, Grand Junction, CO 81505
Site Acreage: Approx. 17.84
Site Tax No(s): 2701-320-00-027
Site Zoning: RE (Residential Estate)
Project Description: Application to rezone from RE (Residential Estate) to zone district C1 (Light Commercial) and R8 zone

Property Owner Information	Applicant Information	Representative Information
Name: Mallard View, LLC	Name: Mallard View, LLC	Name: Vortex Engineering, Inc.
Street Address: 637 25 Road	Street Address: 637 25 Road	Street Address: 861 Rood Avenue
City/State/Zip: Grand Jct., CO 81505	City/State/Zip: Grand Jct., CO 81505	City/State/Zip: Grand Jct., CO 81501
Business Phone #: (970) 640-4320	Business Phone #: (970) 640-4320	Business Phone #: (970) 245-9051
E-Mail: jdavis@bluestarindustries.com	E-Mail: Same as Owner	E-Mail: rjones@vortexeng.us
Fax #:	Fax #:	Fax #: (970) 245-7639
Contact Person: John Davis	Contact Person: John Davis	Contact Person: Robert W. Jones, II
Contact Phone #: (970) 640-4320	Contact Phone #: (970) 640-4320	Contact Phone #: (970) 245-9051

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: Robert W. Jones II — Date: 5-29-2020

Signature of Legal Property Owner: — Date: 5/29/2020

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Mallard View, LLC ("Entity") is the owner of the following property:

(b) 785 24 Road, Grand Junction, CO 81505

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

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

- (•) My legal authority to bind the Entity both financially and concerning this property is unlimited.
- ( ) My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

- (•) The Entity is the sole owner of the property.
- ( ) The Entity owns the property with other(s). The other owners of the property are:

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

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

(e) N/A

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

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

Signature of Entity representative: _____

Printed name of person signing: John Davis

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 11 day of February, 2020

by John Davis

Witness my hand and seal.

My Notary Commission expires on 2.24.21

Lois Keeler
Notary Public Signature

LOIS KEELER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20004025693
My Commission Expires February 24, 2021

Instructions

An ownership statement must be provided for each and every owner of the property.

(a) Insert complete name of owner as it appears on deed by which it took title. If true naem differs form that on the deed, please provide explanation by separate document

(b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.

(c) Insert title/capacity within the Entity of person who is signing.

(d) Insert the type of development application request that has been made. Include all pending applications affecting the property.

(e) Insert name of all other owners, if applicable.

(f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.

(g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.

2/3

79.99

WARRANTY DEED

Grantor(s):
Steve V. Arbogast

2321584 BK 4176 PG 93
06/08/2006 01:42 PM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee $79.99

whose address is , ,

*County of , and State of

, for the consideration of
SEVEN HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND NO/100- - - - - - - - - - -
- dollars, in hand paid, hereby sell(s)
and convey(s) to:

Mallard View, LLC

whose address is P.O. Box 2867, Grand Junction, Colorado 81505

*County of Mesa , and State of Colorado , the following real

property, in the *County of Mesa , and State of Colorado, to wit:

TAX SCHEDULE NUMBER: 2701-321-00-027

A parcel of land situate in the Northeast Quarter of the Northeast Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2990 at Page 652 of the records of said Mesa County, being more particularly described as follows:
The North Half of the South Half of the Northeast Quarter of the Northeast Quarter and the South Half of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 32;
EXCEPT:
Commencing at the Northeast Corner of said Section 32, being a found Mesa County survey marker, the basis of bearing being S00°02'59"W to the North 1/16 corner of said Section 32, being another found Mesa County survey marker;
thence S00°02'59"W a distance of 330.22 feet to the Point of Beginning;
thence S00°02'59"W a distance of 330.22 feet;
thence N89°58'07"W a distance of 222.75 feet;
thence N00°02'59"E a distance of 160.21 feet;
thence N89°58'17"W a distance of 61.00 feet;
thence N00°02'29"E a distance of 170.00 feet;
thence S89°58'17"E a distance of 283.75 feet to the Point of Beginning.

also known by the street and number as 785 24 Road, Grand Junction, Colorado 81505

with all its appurtenances, and warrant(s) the title to the same, subject to:
general taxes for the year and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy & Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters Not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy & Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any.

Signed this 26 th day of May , 2006

Steve V. Arbogast

STATE OF COLORADO
*County of MESA } ss.

The foregoing instrument was acknowledged before me this 26 th day of May 2006

BY: Steve V. Arbogast

My Commission expires

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/02/2009
County of Mesa

Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and"

No. 897.Rev. 12-85. WARRANTY DEED (Short Form)

Meridian Land Title, LLC 79241

Project Report
for
Mallard Rezone Request -
RE (Residential Estate) to
R8 (Residential 4-8 du/ac) and C1 (Light Commercial)

Date: June 1, 2020

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051
VEI# F10-050

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Type of Design: Rezone Request from RE to C1 and R8

Property Owner: Mallard View, LLC
637 25 Road
Grand Junction, CO 81505

Property Address: 785 24 Road
Grand Junction, CO 81505

Tax Parcel No: 2701-321-00-027

1. Project Intent

This application is made to request a rezone from RE (Residential Estate) zone district to the R8 (Residential, 5.5-8 du/ac) zone district and to the C1 (Light Commercial) zone district which supports the Comprehensive Plan's goal for residential development and a Village Center in the Appleton Neighborhood area of the community. The owner's intent is to prepare the subject property for future development that will be consistent with development as envisioned by the Comprehensive Plan.

2. Project Description

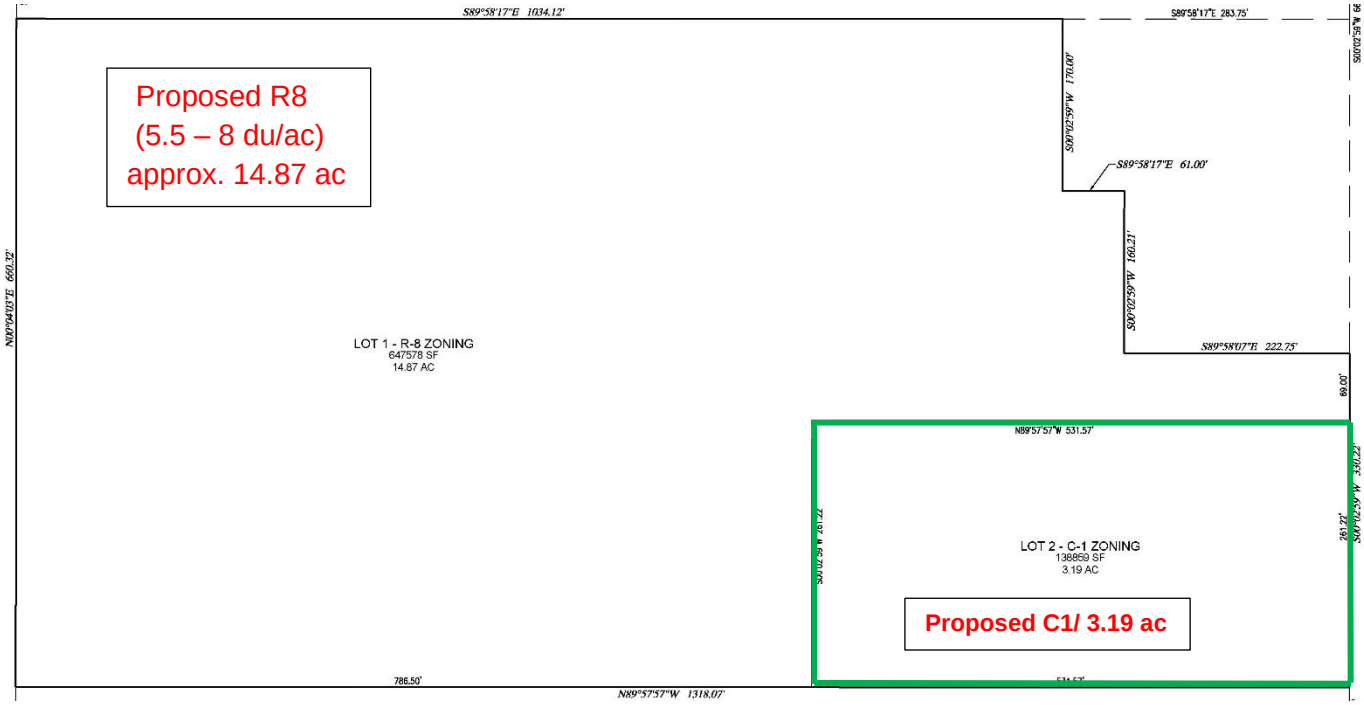
The subject property is located at 785 24 Road and is approximately 18.06 acres. The property is located in an area of the City that has seen recent annexations and development of properties with residential and non-residential development. As the City moves forward with their efforts to update the existing Comprehensive Plan, the Appleton Neighborhood has been identified as an area likely to see increased interest in development. The applicant would like to prepare the subject property for future development that is consistent with the type of development envisioned by the Comprehensive Plan which includes residential development and a Village Center.

The property is ideally located to provide residential and commercial development that will support the Appleton Neighborhood. There is a demonstrated demand for housing in the Appleton Neighborhood as well as commercial. The R8 zone district provides an opportunity for a variety of housing types through the bulk standards of the zone district while the C1 zone district allows uses that include high density multi-family housing such as apartments, medical clinics, hotels, office buildings, health club and a variety of retail sales and services, as well as indoor and outdoor recreational and entertainment uses.

The applicant is requesting a rezone from the RE (Residential Estate) zone district to the R8 zone district (Residential 4-8 du/ac with a minimum density of 5.5 du/ac) for approximately 14.87 acres of the property and to the C1 zone district (Light Commercial) for approximately 3.19 acres for the small area on 24 Road. The residential area will allow the provision of a variety of housing of types to serve the community utilizing the majority of the subject property. The proposed split zoning will also allow a small commercial site sufficient in size to develop for services as allowed by the C1 zone district that takes advantage of the I-70 exit ramp and the Appleton Neighborhood community.

The current zoning of the subject property is Residential Estate which is not consistent with the Comprehensive Plan. The property must be rezoned to enable development to occur in accordance with the Comprehensive Plan.

Rezone Request



Legal Description

The legal description of this site is:

N2S2NE4NE4 + S2N2NE4NE4 SEC 32 1N 1W EXC BEG 322.5FT S OF NE COR SEC 32 W 258.75FT S 170FT E 36FT S 160FT E 222.75FT N TO BEG

3. Neighborhood Meeting

A Neighborhood Meeting was held on Tuesday, February 4, 2020, from 5:30 to 6:30 pm at the Canyon View Vineyard Church, located at 736 24 ½ Road, Grand Junction. The owner's representative provided an overview of the applicant's rezone request and answered questions from area residents. Scott Peterson, Senior Planner with the City of Grand Junction Community Development Department, also attended the meeting to answer questions about the review and approval process.

The meeting was well attended by approximately eighteen citizens, although not all citizens signed the attendance sheet. A list of all those attending the meeting has been included with this application, as well as the primary issues of concern that were discussed during the meeting. Most comments raised during the meeting concerned what the proposed use will be, the maximum height and possible uses allowed in the C1 district, truck traffic on 24 Road and availability of utilities such as sewer and water.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on the public right-of-way.

4. Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the subject property with three different land use classifications: Village Center Mixed Use (VCMU, 7 du/ac), Residential High Mixed Use (RMH, 16-24 du/ac) and Residential Medium (RM, 4-8 du/ac).

Because land use classifications do not always follow property lines, it's not unusual for a single parcel of land to have more than one land use classification. When a parcel has more than one land use classification, it allows greater flexibility for the specific zoning of the property and the future development.

The proposed rezone meets a number of the goals and policies of the Comprehensive Plan:

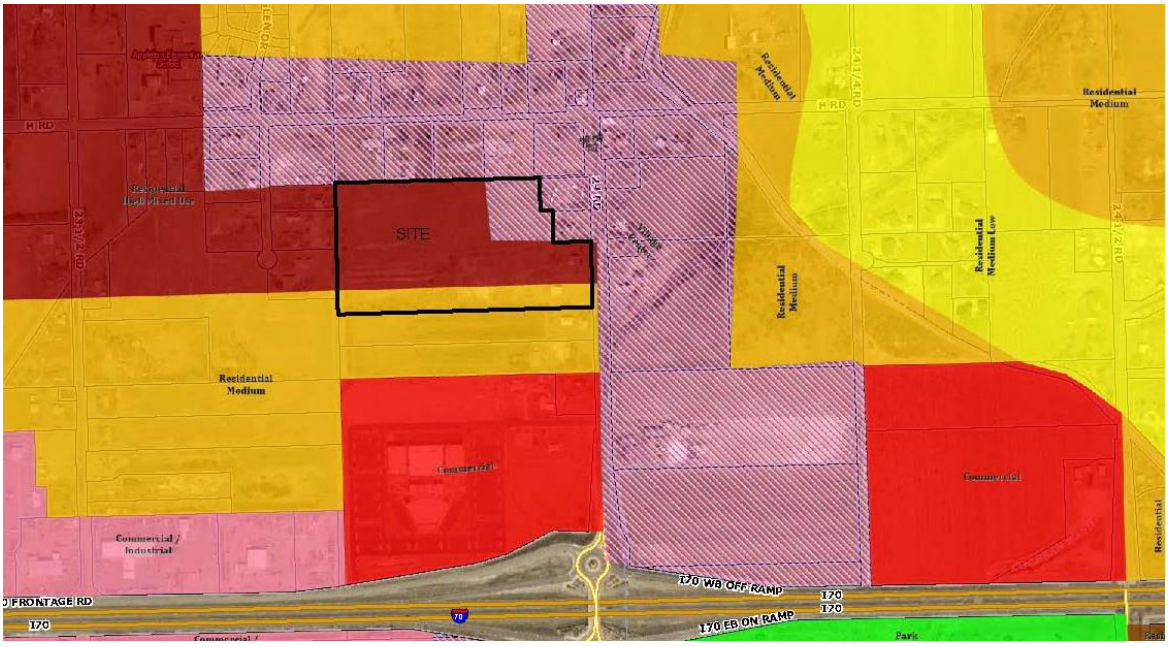
Goal 1, Policy C: The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.
Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.
Goal 3, Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.
Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.
Goal 5, Policy C: Increasing the capacity of housing developers to meet housing demand.

In addition to the goals and policies, the proposed development also meets the following Guiding Principles of the Comprehensive Plan:

Guiding Principle 1: Concentrated Centers – The Plan calls for three types of centers: The City Center, Village Centers and Neighborhood Centers. The Plan establishes "Mixed Use Opportunity Corridors" along some major corridors.

Guiding Principle 2: Sustainable Growth Patterns – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

Guiding Principle 3: Allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of our diverse population – singles, couples, families, those just starting out, children who have left home, retirees, etc.



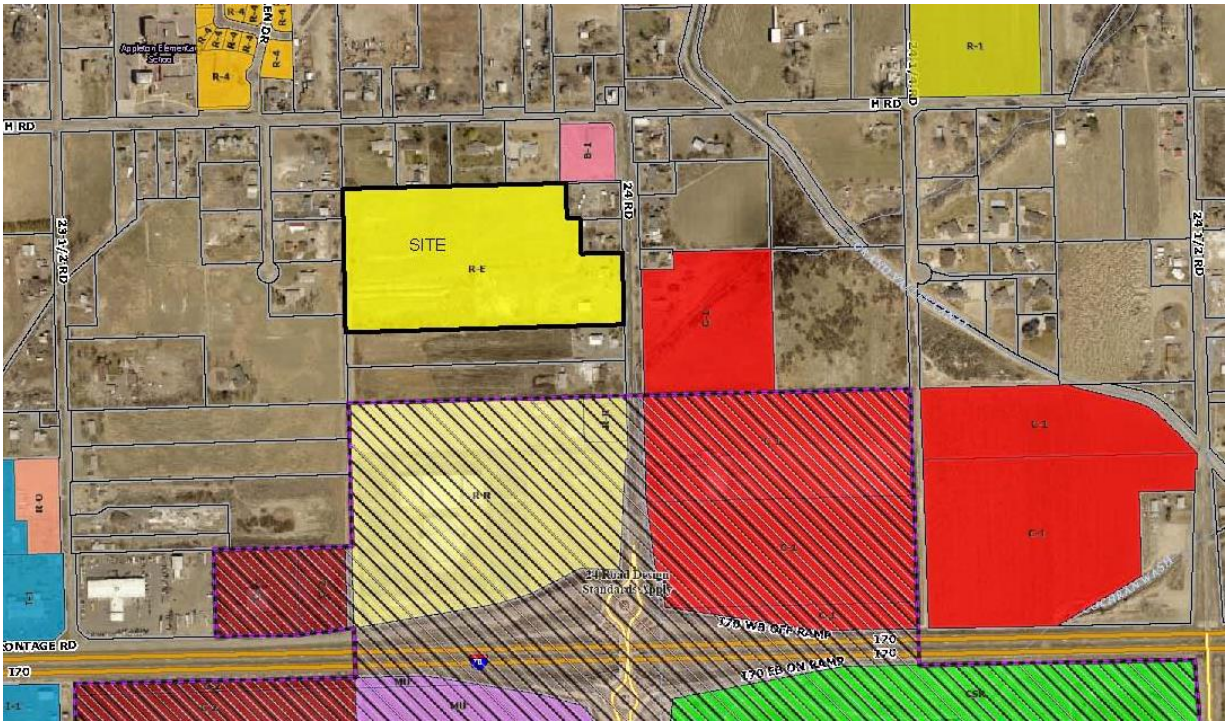
5. Zoning and Surrounding Areas

The applicant is requesting a rezone from the existing Residential Estate (RE, 1 du/ac) zone district to the R8 (Residential, 5.5-8 du/ac) zone district and C1 (Light Commercial) zone district to better prepare the subject property for future residential and limited commercial development.

The Residential Estate zone district does not implement any of the assigned land use classifications of the Comprehensive Plan and is therefore not consistent with the Plan. The request to rezone approximately 14.87 acres to the R8 zone district will preserve the City's desire for residential housing on the majority of the subject property. Only a small portion of the southeast corner of the property (approximately 3.19 acres) is requested to be rezoned to C1. Both the R8 and C1 zone districts are consistent with the Future Land Use Map of the Comprehensive Plan.

Surrounding area zoning and land uses include:

North – Mesa County Planned Unit Development (PUD) with single family land uses
South – Mesa County RSF-R with single family and agricultural land uses
West – Mesa County RSF-R with single family land uses
East – Mesa County RSF-R with single family land uses



The subject property is not located within any Neighborhood Area plans; the Appleton Area plan was sunset with adoption of the 2010 Grand Junction Comprehensive Plan and the 24 Road Corridor Plan does not extend north to include this property.

6. Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant
Water: Ute Water Conservation District
Gas/Electric: Xcel Energy and Grand Valley Power
Drainage: Grand Valley Drainage District
Irrigation: Grand Valley Irrigation Company

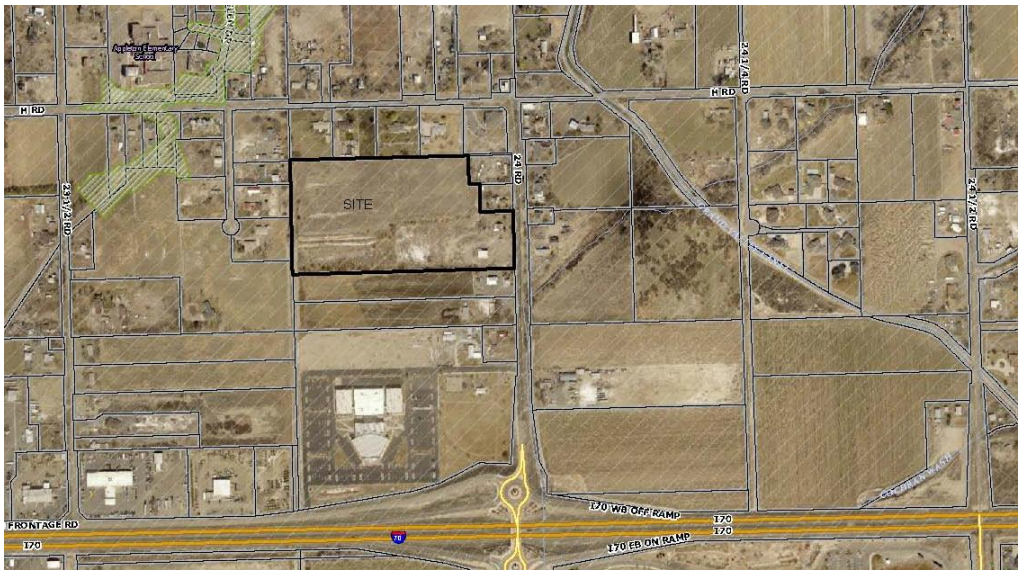
All utilities shall be constructed to the design specifications and standards of the utility providers.

7. Drainage

The subject property has a gentle slope from east to west with an elevation of 4590 feet sloping to 4576 on the western side of the site. Stormwater and water quality for the site will be addressed at the time of actual development. It is anticipated that drainage will be detained onsite and discharged to an appropriate facility off-site at the time of development.

8. Wetlands and Floodplain

The subject property is located in Zone X – outside the 0.2% annual chance floodplain on FEMA Panel #0801G. There are no wetlands on the subject property that are identified on the City and Mesa County's GIS website maps.



9. Approval Criteria

The approval criteria for Plan Amendments and Rezone requests are the same in Chapter 21 of the Grand Junction Municipal Code and have therefore been addressed concurrently.

Section 21.02.130(c), Criteria for Plan Amendments, states that the City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan the following criteria are met; Section 21.02.140(a), Approval Criteria, states that "In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if":

(1) Subsequent events have invalidated the original premises and findings; and/or
Response: There are three land use classifications assigned to the subject property as shown on the 2010 Comprehensive Plan Future Land Use Map: Village Center Mixed Use (approximately 2.1 acres); Residential High Mixed Use (16 – 24 du/ac) approximately (12.1 acres); and Residential Medium (4 – 8 du/ac) for approximately 3.5 acres. The intent of the Future Land Use Map designations would suggest that the property would develop with an emphasis on residential rather than commercial development.

The request to rezone the majority of the subject property to R8 maintains the focus primarily on residential development which is consistent with the Comprehensive Plan. The Village Center land use classification is assigned to a smaller portion of the property. The request to rezone only 3.19 acres to Commercial is also consistent with the land use classification and intent of the Comprehensive Plan.
This criterion has been MET.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
Response: The character of the area has changed with the Proietti Annexation (2014), Taurus Park Plaza Annexation (2018), South Twenty Annexation (2019) and the Maverick Estates Annexation (2019) as well as the recently developed Apple Glen Subdivision (2018), a new subdivision under review for 73 lots located at 2335 H Road and the Phase II expansion of the Beehive Homes Assisted Living facility. Clearly there is a market and interest in both residential and nonresidential uses in this area.

The properties located on the west side of 24 Road remain single-family residential located on large lot/acreage and relatively rural in nature at this time. The recent annexation and zoning of properties from R1 to R8 in this area are evidence of the residential market. The South Twenty Annexation was annexed in 2019 and zoned R4 and R8 with the same land use classifications as the subject property.

The requested rezone to R8 and C1 is consistent with the recent trend of annexation and developing properties in the Appleton Neighborhood area and is consistent with the growth envisioned by the 2010 Comprehensive Plan.
This criterion has been MET.

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

Response: Public and community facilities providing services in medical, education, recreational, retail, sales and personal services are available within 2 miles of the subject property. Ute Water and City sanitary sewer are presently available within 24 Road; Xcel Energy provides electric and natural gas to this community. Community Hospital located on G Road to the south and further south on 24 Road is the Mesa Mall area which includes restaurants, retail and service centers, banks and a grocery store, etc. All utilities have the willingness and capacity to serve the site when it develops.

This criterion has been MET.

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

Response: The request to rezone approximately 14.87 acres to R8 is consistent with the Comprehensive Plan's goal of providing more varied housing in this area of the community found in **Goal 5, Goal 5, Policy C** and **Guiding Principle 3** of the Comprehensive Plan. The small portion of the property requested for C1 zoning will also support the Appleton Neighborhood and is consistent with the Village Center land use classification. The applicant feels that the rezone request is consistent with the proportion of residential to commercial zoning and development as envisioned by the 2010 Comprehensive Plan.

This criterion has been MET.

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

Response: Future development of the subject property will provide jobs during the construction phase of development and services with new businesses to the area. Development of the site will also encourage infill development in the Appleton Neighborhood area, resulting in more compact development and less urban sprawl. The provision of housing, services and potential employment within the commercial area (3.19 acres) will provide benefit to the local community and overall City. Development of approximately 14.87 acres in new housing will help achieve the goals of the Comprehensive Plan for a variety of housing in this area of the community as noted earlier in this report by meeting a number of the goals, policies and Guiding Principles of the 2010 Comprehensive Plan.

This criterion has been MET.

10. Conclusion

After demonstrating how the proposed rezone request meets the goals and policies of the Comprehensive Plan and the approval criteria from Sections 21.02.130(c) and 21.02.140(a) of the Grand Junction Municipal Code, the applicant respectfully requests approval of the request to

rezone from Residential Estate zone district to the R8 (Residential, 5.5-8 du/ac) zone district and the C1, Light Commercial zone district.

11. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

February 10, 2020

City of Grand Junction
Community Development Department
Attn: Scott Peterson, Senior Planner
250 N. 5th Street
Grand Junction, CO 81501

RE: Mallard Rezone Neighborhood Meeting
Date: Tuesday, February 4, 2020
Time: 5:30 – 6:30 PM
Location: Canyon View Vineyard Church

Dear Mr. Peterson:

On Tuesday, February 4, 2020, a Neighborhood Meeting was held from 5:30 – 6:30 pm at the Canyon View Vineyard Church for the proposed Mallard Rezone. An overview of the proposed rezone request from the RE, Residential Estate zone, to the C1, Light Commercial zone was presented by Lisa Cox of Vortex Engineering, Inc., followed by questions from the neighborhood residents.

The meeting was well attended with approximately eighteen citizens, Scott Peterson from the City of Grand Junction, and Lisa Cox, Robert Jones and Jennifer Christensen from Vortex Engineering, Inc. Comments, questions and concerns were voiced during the meeting.

Lisa Cox, with Vortex Engineering, Inc., provided an overview of the requested rezone from RE, Residential Estate, to the Cl, Light Commercial zone district, as well as a list of allowed uses in the C1 zone. Ms. Cox stated that the C1 zone districted supports the Comprehensive Plan's goal of creating a Village Center in the Appleton area of 24 Road and H Road. The current zoning of property in the Appleton area was also reviewed, including the six parcels to the east that are currently zoned C1.

Ms. Cox stated that the current zoning does not implement the Future Land Use Map of the Comprehensive Plan and that the property will have to be rezoned to be developed. Ms. Cox reviewed the other possible zone districts that implement the City's Future Land Use Map for the property that support the Village Center concept.

The following is a synopsis of the questions posed by the neighborhood residents:

- What was the maximum height allowed in the C1 zone district?
- What was going to be developed on the property?
- Does C1 support warehousing like FedEx and UPS?
- Will citizens get a handout from the City of allowed uses in the C1?

- Where are utilities coming from?
- Why isn't the church zoned C1?

Ms. Cox reviewed the ways that citizens will receive notice of the application when it has been received by the City and that the application will be processed with two public hearings through the Planning Commission and City Council. There would be multiple opportunities for public input during the review process.

At 6:25 p.m. Lisa Cox thanked those who attended the neighborhood meeting and shared their concerns. The meeting was then closed.

Upon review of the meeting notes, please do not hesitate to contact me by phone at 970-245-9051 or by email at rjones@vortexeng.us should you have any questions.

Sincerely,

Robert W. Jones II, P.E.
Vortex Engineering & Architecture, Inc.

Cc: File

Mallard Rezone
Neighborhood Meeting Sign-In Sheet
Tuesday, February 4, 2020

	Full Name (Printed)	Address	City	Zip
1	Jennifer Christensen	861 Rood Ave.	GJ	81501
2	Lisa Cox	861 Rood Ave.	GJ.	81501
3	Alan Peaco	782-23 7/10 Rd	GJ.	81505
4	Dick Fennaghan	780-23 7/10 Rd	GJ	81505
5	Wendell Gates	2395 H ROAD	GJ	81505
6	Sarah Abraham	2387 H Road	GJ	81505
7	James Abraham	"	"	"
8	Kimberly V Cloud	2391 H Rd	GJ	81505
9	Allen Etcheverry	779 24 Rd	GJ	81505
10	Shellie Etcheverry	779 24 Rd	GJ	81505
11	Scott Peterson	City Planning		81501
12	Scott Love	786 24 Rd	GJ	81505
13	Ron Gray	2364 H Rd	GJ	81505
14	Barbara Justice + Scott Ryden	792 23 7/10 Rd	GJ	81505
15	Robert W. Jones, II	861 Rood Avenue	GJ	81501
16				

City of Grand Junction
Review Comments

Date: June 26, 2020 **Comment Round No.** 1 **Page No.** 1 of 4

Project Name: Mallard View Rezone & Comp Plan Amendment **File No:** RZN-2020-288 / CPA-2020-289

Project Location: 785 24 Road

Check appropriate [X] **if comments were mailed, emailed, and/or picked up.**

	Property Owner(s):	Mallard View LLC – Attn: John Davis
[ ]	**Mailing Address:**	637 25 Road, Grand Junction, CO 81505
[X]	**Email:**	jdavis@bluestarindustries.com **Telephone:** (970) 640-4320
[ ]	**Date Picked Up:**	**Signature:**

	Representative(s):	Vortex Engineering Inc. – Attn: Robert Jones II
[ ]	**Mailing Address:**	861 Rood Avenue, Grand Junction, CO 81501
[X]	**Email:**	rjones@vortexeng.us **Telephone:** (970) 245-9051
[ ]	**Date Picked Up:**	**Signature:**

	Developer(s):	
[ ]	**Mailing Address:**	
[ ]	**Email:**	**Telephone:**
[ ]	**Date Picked Up:**	**Signature:**

CITY CONTACTS

Project Manager: Scott D. Peterson, Senior Planner
Email: scottp@gjcity.org **Telephone:** (970) 244-1447

Dev. Engineer: Jarrod Whelan
Email: jarrodw@gjcity.org **Telephone:** (970) 244-1443

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

CITY PLANNING

1. Application is to request a Rezone from R-E (Residential Estate) to C-1 (Light Commercial – (3.19 +/- acres)) and R-8 (Residential – 8 du/ac – (14.87 +/- acres)) along with a Comprehensive Plan Future Land Use Map Amendment from Residential High Mixed Use (16 - 24 du/ac) to Residential Medium (4 - 8 du/ac) and Village Center, in anticipation of future commercial and residential development. Existing property is 17.84 +/- acres in size. The proposed R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) Zone Districts are applicable zone districts within the Residential Medium and Village Center categories respectfully.

Applicant's Response:

Document Reference:

2. Legal Description of Areas:
a. According to the applicant's submitted map exhibit for the proposed zoning areas, there is a 69' foot wide gap adjacent to 24 Road in anticipation of a future right-of-way that would serve the anticipated residential and commercial developments. FYI. A standard commercial street section would be a 52' wide right-of-way. Does applicant still want to provide a 69' wide frontage adjacent to 24 Road? If that is the case, it would be assumed that the remaining 17' of land area would be utilized as an HOA landscaping strip entrance feature for the future residential development along with a screen and buffer for the property located at 789 24 Road. Please address further.
b. City Project Manager is supportive of the applicant's requests to change the Comprehensive Plan Future Land Use Map and Rezone the property as identified within this application to R-8 (14.87 +/- acres) and C-1 (3.19 +/- acres). Therefore, please submit a metes/bounds legal description and map exhibit prepared by a Licensed Land Surveyor for the requested R-8 and C-1 zone districts in preparation for City Ordinance.
Applicant's Response:
Document Reference:

3. Planning Commission and City Council Public Hearings:
Once proposed legal descriptions and map exhibits have been reviewed and approved by City Surveyor, City Project Manager will schedule applications for the next available Planning Commission and City Council meetings.
Code Reference: Sections 21.02.140 of the Zoning and Development Code.
Applicant's Response:
Document Reference:

CITY DEVELOPMENT ENGINEER

No Exceptions Taken.
Applicant's Response:
Document Reference:

CITY FIRE DEPARTMENT – Matt Sewalson – mattse@gjcity.org (970) 549-5855

The Grand Junction Fire Department's Fire Prevention Bureau has no comments or objections.
Applicant's Response:
Document Reference:

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

No comments.
Applicant's Response:
Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Darrell Bay
Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

MCBD has no objections to this project.
Applicant's Response:

Review Agency: Ute Water Conservancy District
Contact Name: Jim Daugherty
Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

No objections to CPA & re-zone only.
Applicant's Response:

Review Agency: Grand Valley Drainage District
Contact Name: Tim Ryan
Email / Telephone Number: tim.admin@gvdd.org (970) 242-4343

GVDD has no comment or objection to the rezoning, but the District requests that our easement, R#2552880, be shown on the plat and other maps.
Applicant's Response:

Review Agency: Grand Valley Power
Contact Name: Perry Rupp
Email / Telephone Number: prupp@gvp.org (970) 242-0040

1. The project is not in the Grand Valley Power (GVP) service area.
2. Thanks for the opportunity to review the project.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have not responded as of the comment due date.

1. Xcel Energy
2. Grand Valley Irrigation Company

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **Please follow-up with City Planning as necessary.**

Date due: **September 26, 2020**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature	**Date**

July 6, 2020

TO:	City of Grand Junction – Planning Department Attn: Scott Peterson, Senior Planner 250 North 5th Street Grand Junction, CO 81501	**RE:**	Mallard Rezone R8-C1 Response to Comments – Round 1 785 24 Road Grand Junction, CO 81505
FILE #:	RZ-2020-288 and CPA-2020-289	**VEAI #:**	F10-050

The following Response to Comments is provided in response to Round 1 Review Comments dated June 26, 2020, from various City Departments and outside agencies.

CITY PLANNING

Comments:

1. Application is to request a Rezone from R-E (Residential Estate) to C-1 (Light Commercial – (3.19 +/- acres)) and R-8 (Residential – 8 du/ac – (14.87 +/- acres)) along with a Comprehensive Plan Future Land Use Map Amendment from Residential High Mixed Use (16 - 24 du/ac) to Residential Medium (4 - 8 du/ac) and Village Center, in anticipation of future commercial and residential development. Existing property is 17.84 +/- acres in size. The proposed R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) Zone Districts are applicable zone districts within the Residential Medium and Village Center categories respectfully.

Response: Comment acknowledged.

2. Legal Description of Areas:

a. According to the applicant's submitted map exhibit for the proposed zoning areas, there is a 69' foot wide gap adjacent to 24 Road in anticipation of a future right-of-way that would serve the anticipated residential and commercial developments. FYI. A standard commercial street section would be a 52' wide right-of-way. Does applicant still want to provide a 69' wide frontage adjacent to 24 Road? If that is the case, it would be assumed that the remaining 17' of land area would be utilized as an HOA landscaping strip entrance feature for the future residential development along with a screen and buffer for the property located at 789 24 Road. Please address further.

Response: Comment acknowledged. The applicant's intent is to construct the 52' (right-of-way) commercial street at the entrance to 24 Road and will utilize the extra right-of-way as additional buffer and screening for the property to the north located at 789 24 Road. The area located between the entrance street (with 52' ROW) is a result of the required chamfer at 24 Road and results in a strip that will be used for landscaping and buffering that exceeds the City's standard requirements between the C1 property and 789 24 Road which is currently zoned RSF-R in unincorporated Mesa County.

b. City Project Manager is supportive of the applicant's requests to change the Comprehensive Plan Future Land Use Map and Rezone the property as identified within this application to R-8 (14.87 +/- acres) and C-1 (3.19 +/- acres). Therefore, please submit a metes/bounds legal description and map

exhibit prepared by a Licensed Land Surveyor for the requested R-8 and C-1 zone districts in preparation for City Ordinance.

Response: Comment acknowledged. See the metes/bounds legal description for each portion to be rezoned R8 and C1 included with this Response to Comments.

3. Planning Commission and City Council Public Hearings:

Once proposed legal descriptions and map exhibits have been reviewed and approved by City Surveyor, City Project Manager will schedule applications for the next available Planning Commission and City Council meetings. Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Response: Comment acknowledged.

CITY DEVELOPMENT ENGINEER

No exceptions taken.

Response: Comment acknowledged.

CITY FIRE DEPARTMENT – Matt Sewalson – mattse@gjcity.org (970) 256-4030

The Grand Junction Fire Department's Fire Prevention Bureau has no comments or objections.

Response: Comment acknowledged.

CITY ADDRESSING– Pat Dunlap – patd@gjcity.org (970) 256-4030

No comments.

Response: Comment acknowledged.

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Darrell Bay
Email / Telephone Number: Darrell.bay@mesacounty.us **(970) 244-1651**

MCBD has no objections to this project.

Response: Comment acknowledged.

Review Agency: Ute Water Conservancy District
Contact Name: Jim Daugherty
Email / Telephone Number: jdaugherty@utewater.org **(970) 242-7491**

No objections to CPA & re-zone only.

Response: Comment acknowledged.

Review Agency: Grand Valley Drainage District
Contact Name: Tim Ryan
Email / Telephone Number: tim.admin@gvdd.org **(970) 242-4343**

GVDD has no comment or objection to the rezoning, but the District requests that our easement, R#2552880, be shown on the plat and other maps.

Response: Comment acknowledged. The easement will be shown on the plat with the future application for a Simple Subdivision to formally subdivide the property.

Review Agency: Grand Valley Power
Contact Name: Perry Rupp
Email / Telephone Number: prupp@gvp.org **(970) 242-0040**

1. The project is not in the Grand Valley Power (GVP) service area.
   Response: Comment acknowledged.

2. Thanks for the opportunity to review the project.
   Response: Comment acknowledged.

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have not responded as of the comment due date.

1. Xcel Energy
2. Grand Valley Irrigation Company

Upon your review of this information, should you have any questions or require additional information, please do not hesitate to contact me at 970-245-9051 or by email at rjones@vortexeng.us. Thank you.

Sincerely,

Vortex Engineering, Inc.

Robert W. Jones II

Robert W. Jones, II, P.E.

cc: File

LEGEND

PROPERTY BOUNDARY
LOT LINE
SECTION LINE

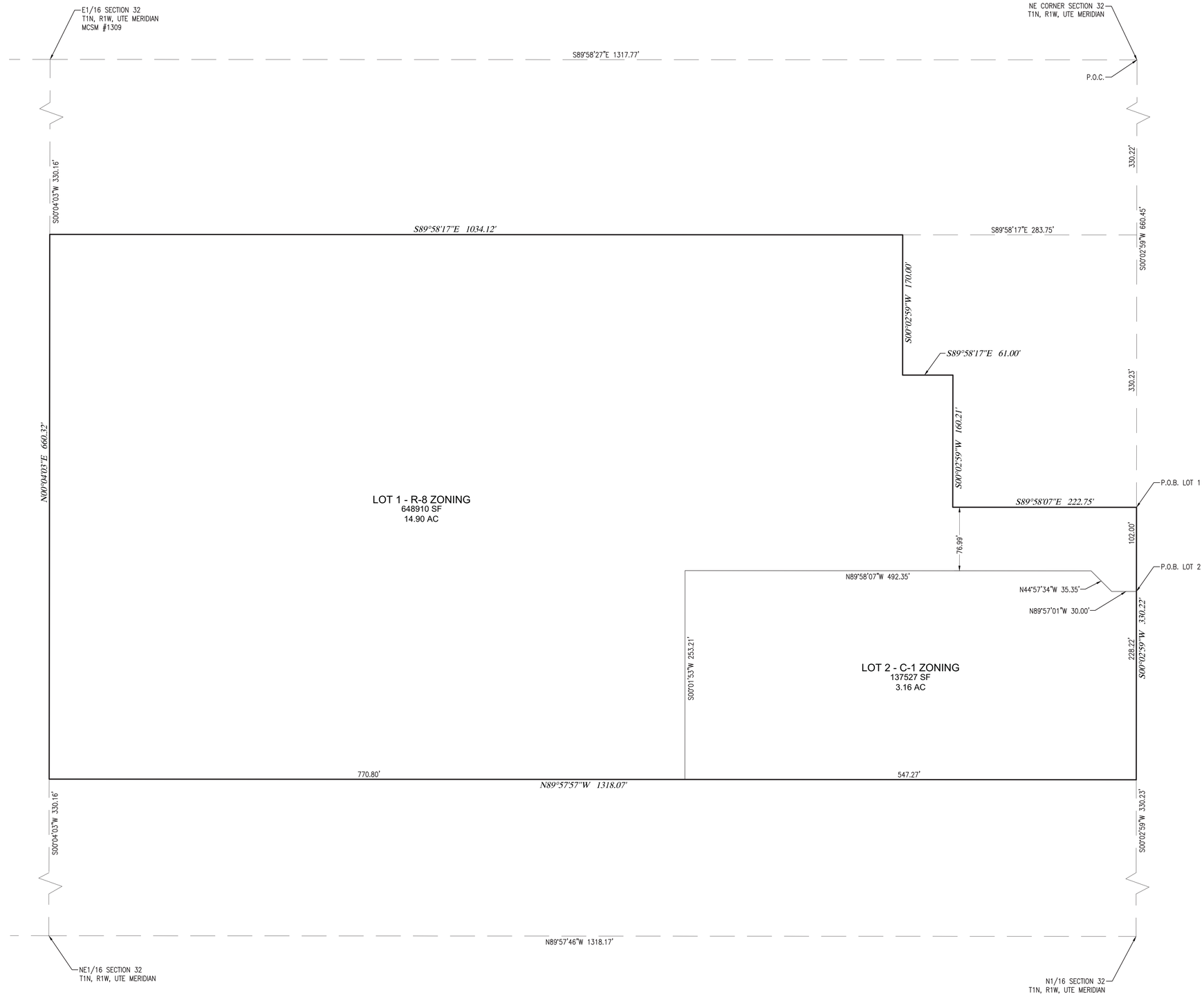
AREA SUMMARY:

PROPOSED R-8 ZONING:	14.90 AC.	82.5%
PROPOSED C-1 ZONING:	3.16 AC.	17.5%
TOTAL:	18.05 AC.	100%

TOTAL AREA IS BASED ON THE SUM OF SQUARE FOOTAGE OF THE INDIVIDUAL LOTS.

TABLE OF ABBREVIATIONS

MCSM –	MESA COUNTY SURVEY MONUMENT
N –	NORTH
S –	SOUTH
E –	EAST
W –	WEST
T –	TOWNSHIP
R –	RANGE
SF –	SQUARE FEET
AC –	ACRES
P.O.B –	POINT OF BEGINNING
P.O.C. –	POINT OF COMMENCEMENT.



N

SCALE IN FEET
60 30 0 60 120
1" = 60'
LINEAL UNITS = U.S. SURVEY FEET

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION – IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGERS
• CIVIL & CONSULTING ENGINEERS
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

ALEXANDRE B. LHERITIER
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE No. 38464

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NO.	REV. DATE	COMMENT	BY
1	07/21/20	CITY COMMENTS DATED 7/21/2020	ABL

BOUNDARY DESCRIPTIONS EXHIBIT

MALLARD REZONE

785 24 ROAD
GRAND JUNCTION, CO

PROJECT NO: F10-050
DATE: 07-06-2020
SCALE: 1"=60'
mallard rezone boundary.dwg

~SHEET~
1 OF 1

Lot 1 for R-8 Zoning

A parcel of land located in the NE1/4NE1/4 Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

Commencing at the NE corner of Section 32, from which the N1/16 corner on the east line of Section 32 bears S00°02'59"W 1320.90 feet, running thence along said east line S00°02'59"W 660.45 feet to the Point of Beginning.

Running thence along said east line S00°02'59"W 102.00 feet; thence N89°57'01"W 30.00 feet; thence N44°57'34"W 35.35 feet; thence N89°58'07"W 492.35 feet; thence S00°01'53"W 253.21 feet; thence N89°57'57"W 770.80 feet to the E1/16 line of Section 32; thence along said E1/16 line N00°04'03"E 660.32 feet; thence S89°58'17"E 1034.12 feet; thence S00°02'59"W 170.00 feet; thence S89°58'17"E 61.00 feet; thence S00°02'59"W 160.21 feet; thence S89°58'07"E 222.75 feet to the east line of Section 32 and the Point of Beginning.

Parcel contains 14.90 acres.

Lot 2 for C-1 Zoning

A parcel of land located in the NE1/4NE1/4 Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

Commencing at the NE corner of Section 32, from which the N1/16 corner on the east line of Section 32 bears S00°02'59"W 1320.90 feet, running thence along said east line S00°02'59"W 762.45 feet to the Point of Beginning.

Running thence along said east line S00°02'59"W 228.22 feet; thence N89°57'57"W 547.27 feet; thence N00°01'53"E 253.21 feet; thence S89°58'07"E 492.35 feet; thence S44°57'34"E 35.35 feet; thence S89°57'01"E 30.00 feet to the east line of Section 32 and the Point of Beginning.

Parcel contains 3.16 acres.

Boundary description written by:
Alex Lheritier, PLS 38464
Vortex Engineering
861 Rood Ave.
Grand Junction, CO 81501

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL HIGH MIXED USE (16-24 DU/ACRE) TO RESIDENTIAL MEDIUM (4-8 DU/ACRE) AND VILLAGE CENTER AND REZONING FROM R-E (RESIDENTIAL ESTATE) TO R-8 (RESIDENTIAL – 8 DU/AC) AND C-1 (LIGHT COMMERCIAL) ZONE DISTRICT

LOCATED AT 785 24 ROAD

Recitals:

The property owner, Mallard View LLC, proposes an amendment to the Comprehensive Plan Future Land Use Map from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and recommended subsequent approval of changing the zoning from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) for the property, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 du/ac) and Village Center of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Future Land Use Map from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and rezoning from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) zone district, are consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be re-designated as Residential Medium (4 – 8 du/ac) on the Future Land Use Map of the Comprehensive Plan and shall be zoned R-8 (Residential – 8 du/ac):

A parcel of land located in the NE1/4NE1/4 Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:
Commencing at the NE corner of Section 32, from which the N1/16 corner on the east line of Section 32 bears S00°02'59"W 1320.90 feet, running thence along said east line S00°02'59"W 660.45 feet to the Point of Beginning.
Running thence along said east line S00°02'59"W 102.00 feet; thence N89°57'01"W 30.00 feet; thence N44°57'34"W 35.35 feet; thence N89°58'07"W 492.35 feet; thence S00°01'53"W 253.21 feet; thence N89°57'57"W 770.80 feet to the E1/16 line of Section 32; thence along said E1/16 line N00°04'03"E 660.32 feet; thence S89°58'17"E 1034.12 feet; thence S00°02'59"W 170.00 feet; thence S89°58'17"E 61.00 feet; thence S00°02'59"W 160.21 feet; thence S89°58'07"E 222.75 feet to the east line of Section 32 and the Point of Beginning.

Parcel contains 14.90 acres.

Boundary description written by:
Alex Lheritier, PLS 38464
Vortex Engineering
861 Rood Ave.
Grand Junction, CO 81501

The following property shall be re-designated as Village Center on the Future Land Use Map of the Comprehensive Plan and shall be zoned C-1 (Light Commercial):

A parcel of land located in the NE1/4NE1/4 Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:
Commencing at the NE corner of Section 32, from which the N1/16 corner on the east line of Section 32 bears S00°02'59"W 1320.90 feet, running thence along said east line S00°02'59"W 762.45 feet to the Point of Beginning.
Running thence along said east line S00°02'59"W 228.22 feet; thence N89°57'57"W 547.27 feet; thence N00°01'53"E 253.21 feet; thence S89°58'07"E 492.35 feet; thence S44°57'34"E 35.35 feet; thence S89°57'01"E 30.00 feet to the east line of Section 32 and the Point of Beginning.

Parcel contains 3.16 acres.

Boundary description written by:
Alex Lheritier, PLS 38464
Vortex Engineering
861 Rood Ave.

Grand Junction, CO 81501

Introduced on first reading this ___ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this ___ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

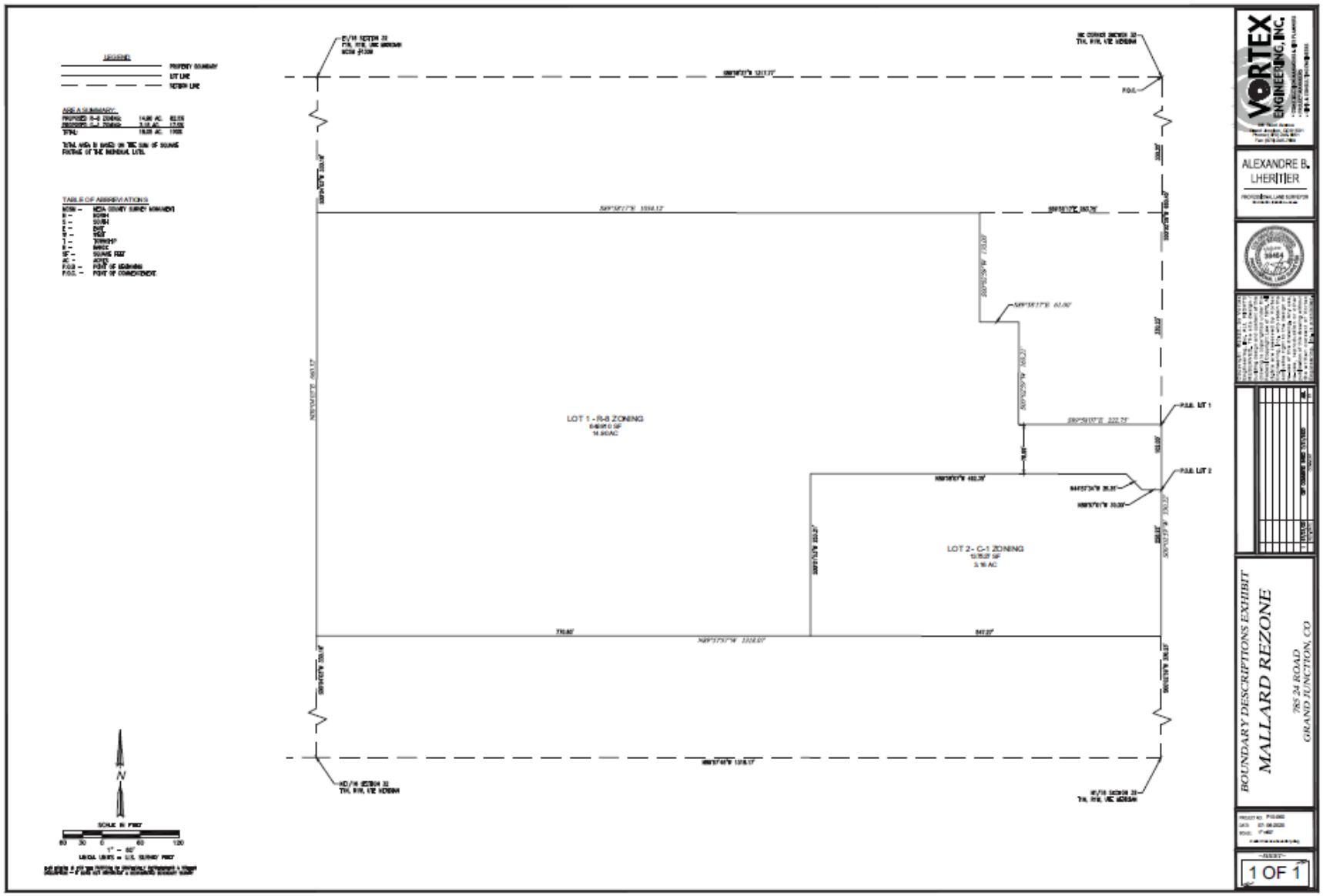
LEGEND
PROPERTY BOUNDARY
LOT LINE
SECTION LINE
AREA SUMMARY:
TABLE OF ABBREVIATIONS
LOT 1 - R-8 ZONING
LOT 2 - C-1 ZONING
P.O.B. LOT 1
P.O.B. LOT 2
N
SCALE IN FEET
1" = 60'
VORTEX ENGINEERING, INC.
ALEXANDRE B. LHERITIER
PROFESSIONAL LAND SURVEYOR
BOUNDARY DESCRIPTIONS EXHIBIT
MALLARD REZONE
785 24 ROAD
GRAND JUNCTION, CO
1 OF 1

Exhibit "A"